



1795

avani DERM SPA

**1795 CLARKSON ROAD**

CHESTERFIELD, MO 63017

**1,364 SF CHESTERFIELD OFFICE  
SUBLEASE AVAILABLE**

**XTEAM**  
RETAIL-ADVISORS



# 1795 CLARKSON ROAD

## FLOOR PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION  
REBECCA THESSEN

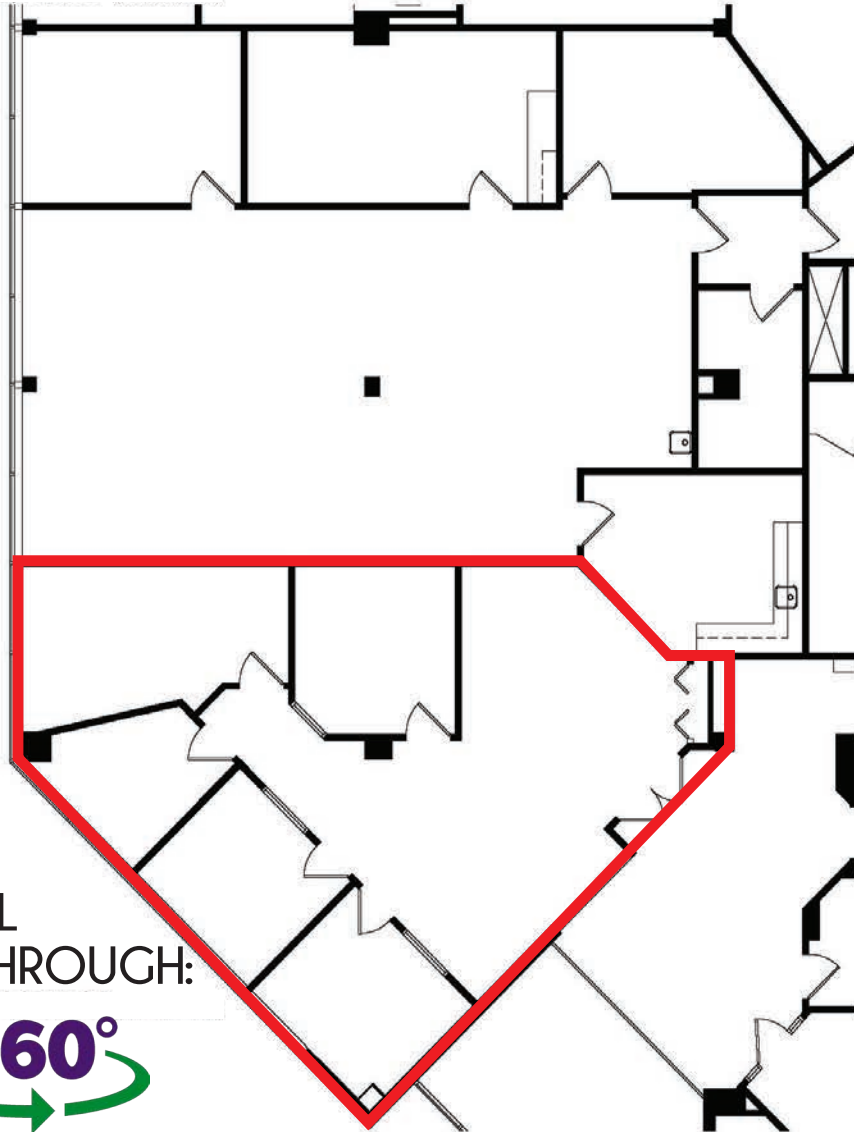
314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

SUITE 250  
2,371 RSF  
(APPROX)

SUITE 240  
1,364 RSF  
(APPROX)






- 1,364 SF CLASS A OFFICE
- SUBLEASE TERM THROUGH 12/1/2027
- CONVENIENTLY LOCATED AT THE SIGNALIZED INTERSECTION OF CLARKSON RD AND BAXTER RD
- \$18.50 PSF, FULL SERVICE

VIEW &  
DOWNLOAD:

**DEMO REPORT**

POPULATION ANALYSIS

POPULATION	 <u>1 MILE</u> 9,446	<u>3 MILES</u> 53,538	<u>5 MILES</u> 127,824
HOUSEHOLDS	 <u>1 MILE</u> 4,111	<u>3 MILES</u> 21,068	<u>5 MILES</u> 48,953
AVG HH INCOME	 <u>1 MILE</u> \$138,504	<u>3 MILES</u> \$164,238	<u>5 MILES</u> \$154,188

VIRTUAL  
WALKTHROUGH:



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## SUITE 240 PHOTOS

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## MARKET AERIAL

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