



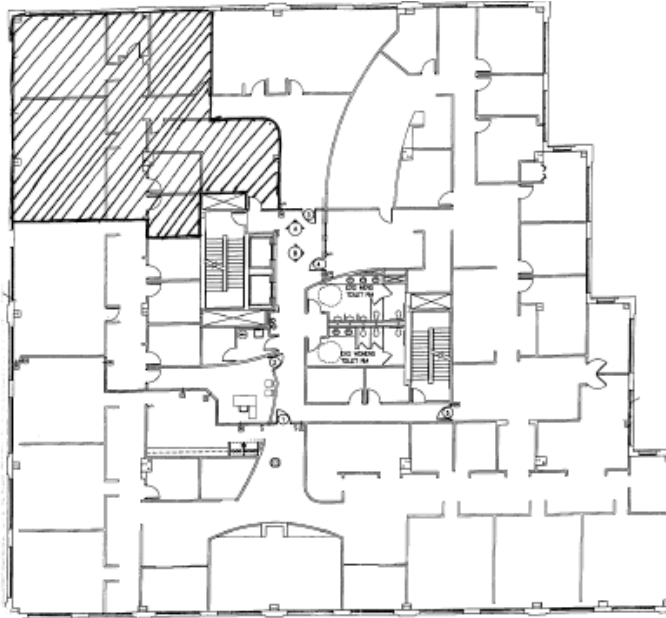


# *The Shoppes at Old Webster*

## 2nd Floor Office Space

**20 Allen Avenue ~ Webster Groves, MO 63119**  
**73,959 square feet Retail/Office Development**

Approximately  
2,559 usf  
2,891 rsf



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## 3rd & 4th Floor Office Space Available

Full Service, Class A 3rd Floor  
Office Space Suite 320

Full Service, Class A 4th Floor  
Office Suites 410 and 420

- Major Retail Tenants: St. Louis Bread Company, Gymboree, San Sai Japanese Grill Restaurant
- Average Household Income: \$89,114 within 3 mile radius
- Population: 104,015 within 3 mile radius
- Picturesque urban setting in pedestrian-friendly upscale district

***For More Information Please Call: (314) 968-0842***



# The Shoppes at Old Webster

20 Allen Avenue  
Webster Groves, MO 63119



### Travel Distances and Times

St.Louis Airport	12.98 miles	21 minutes
Busch Stadium	12.01 miles	19 minutes
I-40/270	15.51 miles	21 minutes
I-44/270	9.37 miles	14 minutes
Westport Plaza	17.53 miles	24 minutes

- Average Household Income: \$89,114 within 3 mile radius
- Population: 104,015 within 3 mile radius
- Picturesque urban setting in pedestrian-friendly upscale district
- Centrally located

**For More Information Please Call: (314) 968-0842**

#20 Allen Avenue / 4th Floor ■ Webster Groves, MO 63119  
Ph: (314) 968-0842 Fax: (314) 963-0241 [www.novusdev.com](http://www.novusdev.com)