

FOR LEASE



Property Highlights:

- **2,152 RSF 1st Floor corner office suite**
- **1 private office, conference room, open area and plumbing rough in for break area**
- **Class A atrium office building in Bel Aire Office Park**
- **Free surface parking at 5/1000 rsf ratio**
- **Easy access to the I-270/Manchester Road interchange**
- **Banks, restaurants, service stations, movie theatre, shopping, West County Mall, Des Peres Lodge and Missouri Athletic Club within one-mile radius**
- **On-site day porter/maintenance**
- **Professionally managed by Johnson Group, Inc.**

**FOR LEASE:
\$22.00 prsf,
full service**

12825 Flushing Meadows Drive Suite 110 Town & Country, MO 63131

For more information, contact
(314) 862-3000

Dan Johnson (ext. 2)
danj@j-group.com

or

Sheldon Johnson, SIOR (ext. 6)
shell@j-group.com

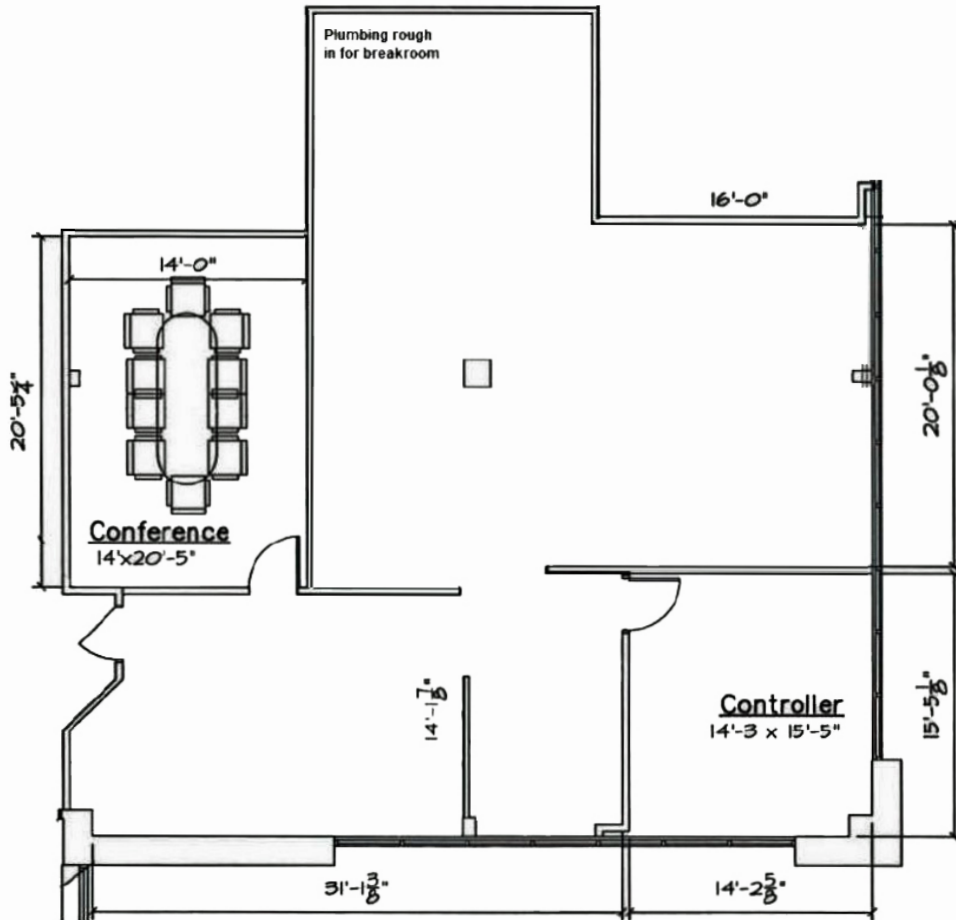
Johnson Group

1714 Deer Tracks Trail, Suite 100
St. Louis, Missouri 63131
(314) 862-3000
www.j-group.com



Information contained herein has been obtained from the owner of the property or from other sources deemed reliable; however, Broker does not guarantee the accuracy or completeness of this information. Broker cannot guarantee the suitability of these premises for the ultimate lessee's intended use or investment nor does Broker make any representation as to the environmental or other condition of the property and recommends that prospective lessee investigate fully. All properties are subject to prior sale, lease, change or withdrawal. Neither listing broker(s) nor Johnson Group shall be responsible for any typographical errors, misinformation, or misprints and shall be held totally harmless.

**12825 Flushing Meadows Drive
Suite 110
±2,152 RSF Office**



Very desirable Town & Country Location!

