

MEDICAL OFFICE SPACE AVAILABLE

FOR LEASE

13975 Manchester Road
Ballwin, MO 63011



PROPERTY FEATURES



- Numerous recent upgrades to building including new TPO roofs in 2023, painted interior in 2022, parking lot resealed in 2021, and other general improvements
- Excellent medical office space with signage options along Manchester Road



- Signalized access to Manchester Road.
- Excellent visibility on Manchester Road with over 41,000 vehicles per day

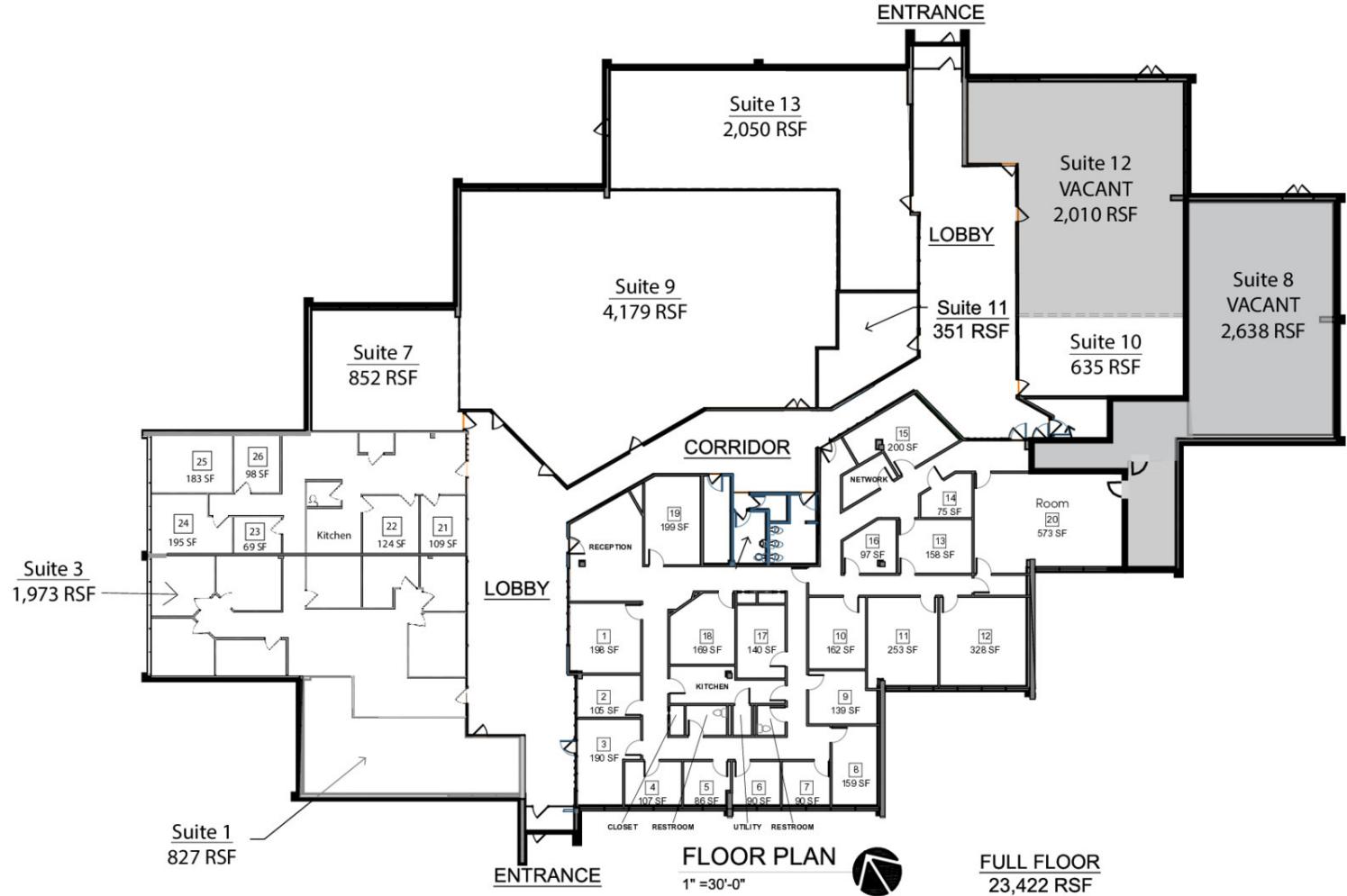


- 2nd Gen Dental Space.
- Two main entries with ADA power-assist entry doors



FOR LEASE
\$18.00 SF/YR
FULL SERVICE

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
8	Available	2,638 SF	Full Service	\$18.00 SF/yr
12	Available	2,010 SF	Full Service	\$18.00 SF/yr
Regency Suites	Available	69 - 328 SF	Full Service	\$250 - \$1,340 per month

PROPERTY SUMMARY



SUITE NEW RATE

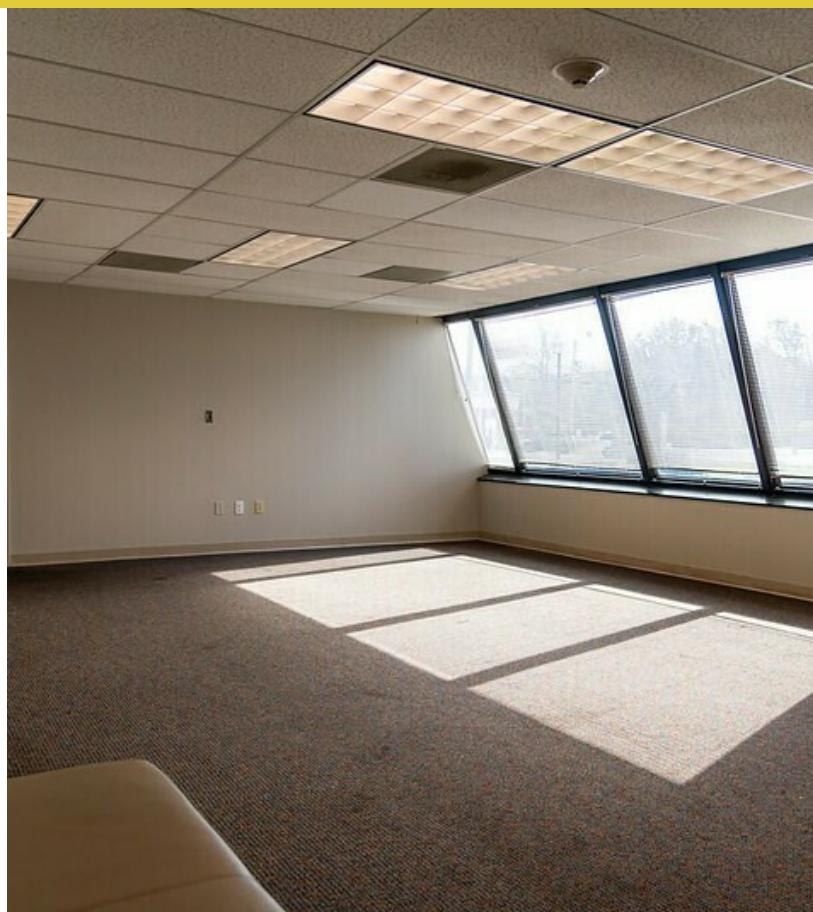
1	\$ 575.00
2	\$ 330.00
3	\$ 600.00
4	\$ 375.00
5	\$ 312.50
6	\$ 312.50
7	\$ 312.50
8	\$ 510.00
9	\$ 440.00
10	\$ 470.00
11	\$ 600.00
12	\$ 775.00
13	\$ 465.00
14	\$ 250.00
15	\$ 550.00
16	\$ 265.00
17	\$ 380.00
18	\$ 470.00
19	\$ 535.00
20	\$ 1,340.00
21	\$ 390.00
22	\$ 355.00
23	\$ 250.00
24	\$ 705.00
25	\$ 705.00
26	\$ 325.00

REGENCY SUITES HIGHLIGHTS

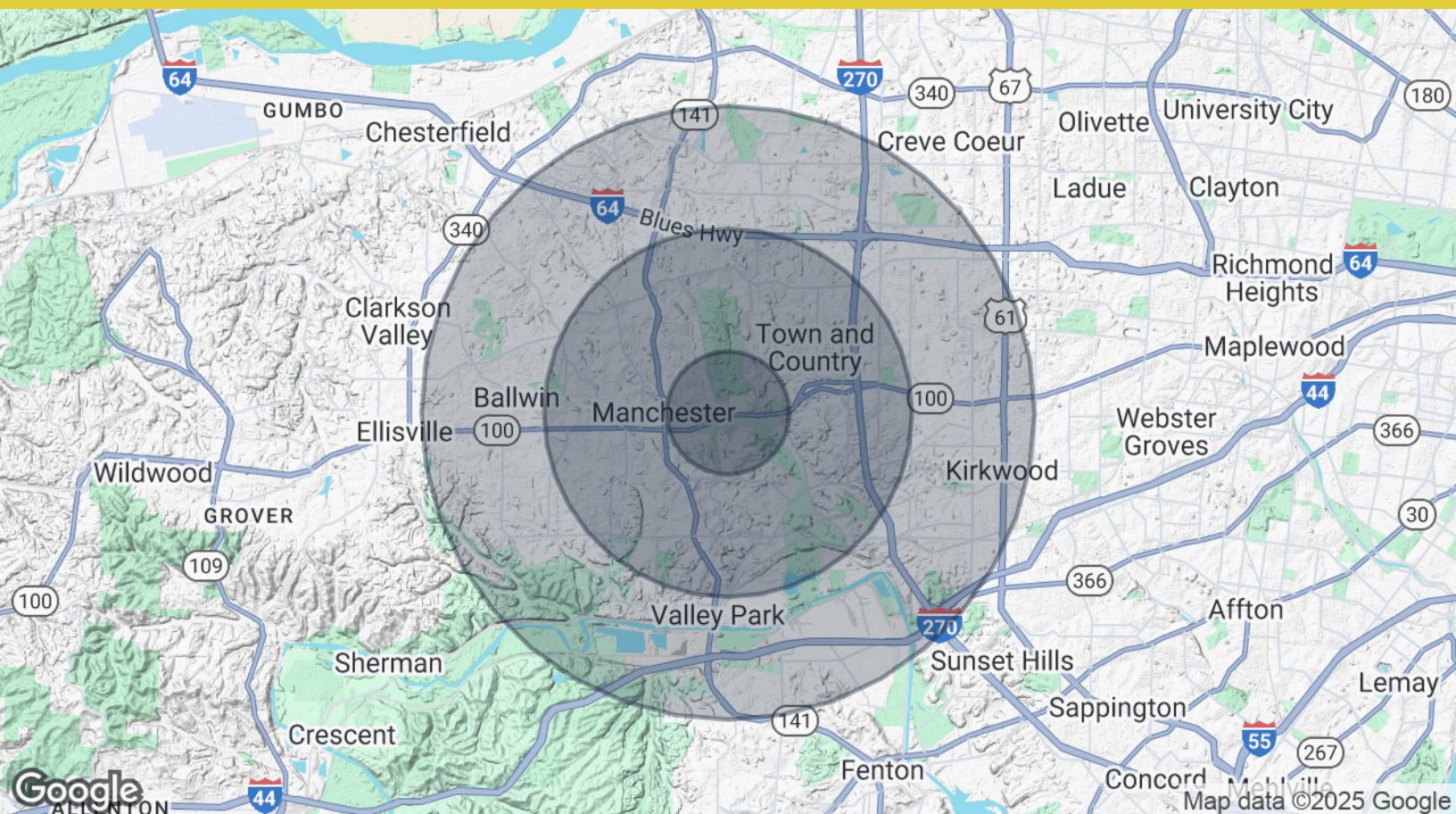
- Small Private Office Spaces
- In Suite Amenities Including: Kitchen, Restrooms and Reception Area
- Internet Included
- Numerous building and Regency Suites renovations completed with more planned
- Monthly Rents as low as \$250



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,822	61,173	164,626
Average Age	38.2	41.4	42.0
Average Age (Male)	37.9	40.4	41.1
Average Age (Female)	38.7	42.7	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,640	23,996	65,265
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$113,612	\$110,368	\$114,157
Average House Value	\$495,126	\$362,269	\$339,506

2020 American Community Survey (ACS)



Austin Dazey
Associate | Brokerage
636.346.3490
adazey@intcre.com



Tyler Hyde
Vice President | Brokerage
314.744.8984
thyde@intcre.com



Dan Merlo, CCIM
Principal
314.270.5993
dmerlo@intcre.com

