



SmartEquity

Commercial Real Estate and Property Management

FLEX OFFICE SPACE AVAILABLE NOW!



11466 Schenk Drive, Maryland Heights, MO 63043

FOR LEASE 2,205 SQFT

PROJECT DESCRIPTION

Masonry flex single-story building in Maryland Heights, MO, available for lease. The office space is in good existing conditions. The property is on 0.53 acre single parcel site and offers plenty of parking. Heavy 3-phase electric, building signage available, air conditioning, security system, skylights, and storage space.

PROPERTY INFORMATION

Building SQFT:	6,552 sqft
Available space:	2,205 sqf
Parking:	25 : 3.82/1,000 SF
Lease Rate:	\$2,205 per month modified gross

BRANDON K. SMART

☎ 314.254.0088

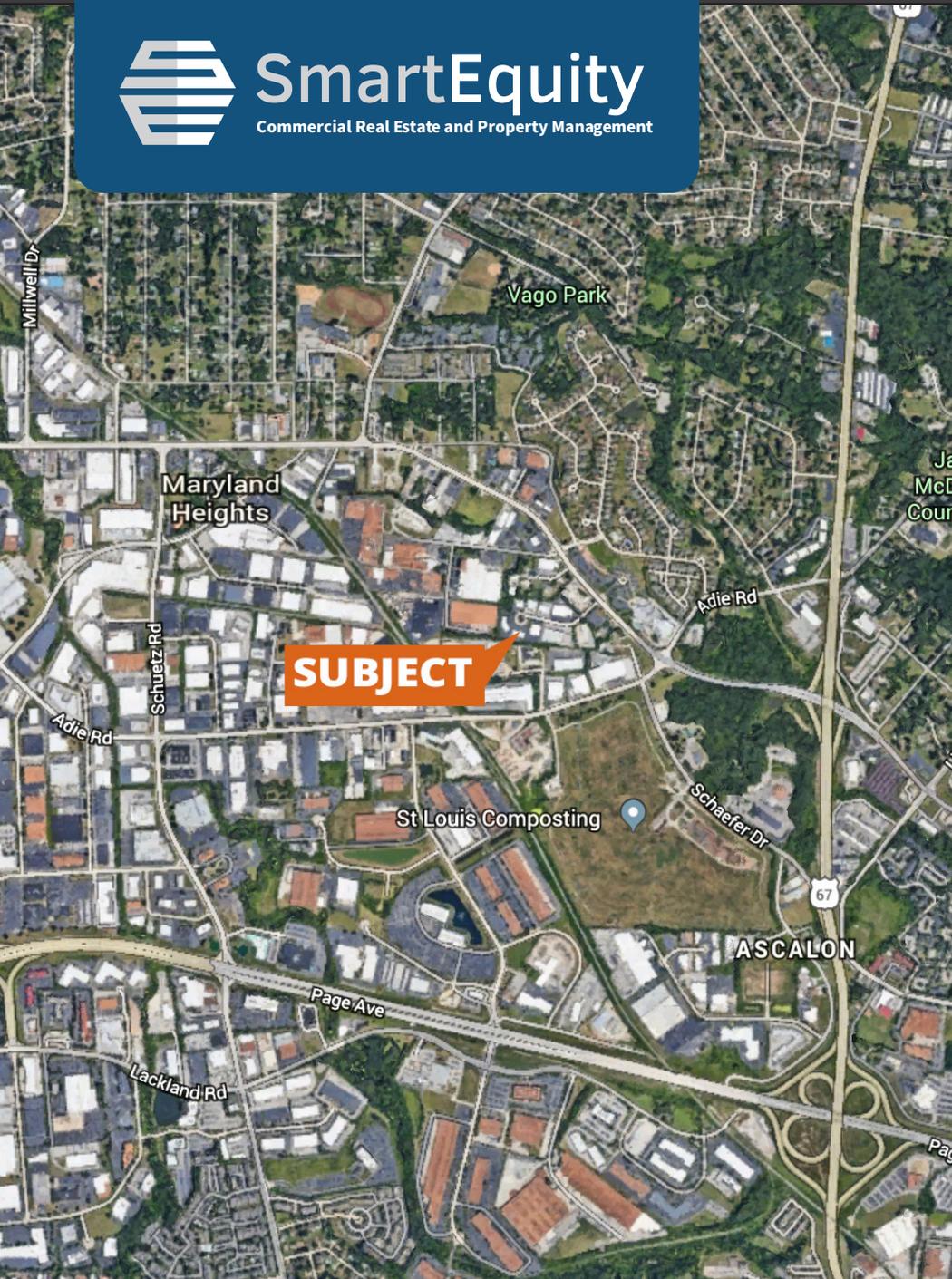
**📍 4625 Lindell Blvd, suite
200, St. Louis MO 63108**

**✉ Brandon@bsmartequity.com
🌐 www.bsmartequity.com**

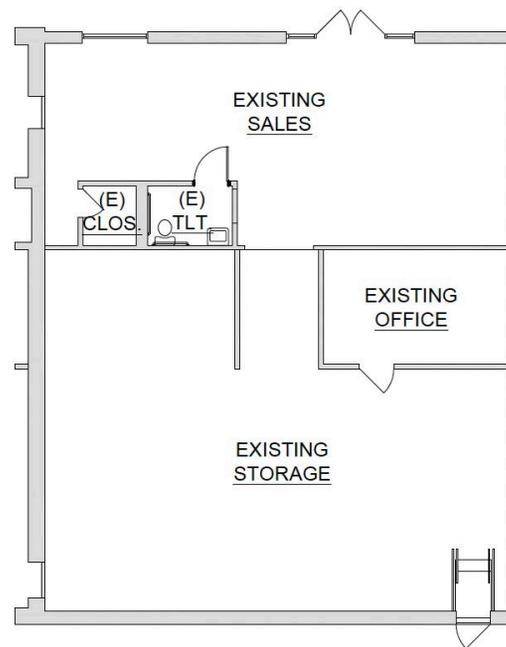
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FLOOR PLAN



MARYLAND HEIGHTS MARKET

Maryland Heights enjoys an excellent location in the center of the St. Louis Metropolitan area, located at the intersection of Interstates 70 and 270, and within a short drive of Interstates 64, 44 and 55. It is approximately 12 miles northwest of downtown St. Louis, eight miles from Clayton (the governmental seat of St. Louis County), and five miles southwest of Lambert St. Louis International Airport. The neighborhood benefits from positive economic demographics and is home to several major corporations and business.

DEMOGRAPHICS AND INCOME PROFILE

	TOTAL BUSINESSES	TOTAL EMPLOYEES	POPULATION	MEDIAN AGE	HOUSE HOLDS
5 MIN. DRIVE	803	13,390	7,952	37.7	3,387
10 MIN. DRIVE	4,891	82,566	85,671	40.0	36,969
15 MIN. DRIVE	12,262	236,731	213,759	39.8	90,924

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