

Vance Center

232 Vance Road, Valley Park, MO 63088



PROPERTY DESCRIPTION

Convenient Southwest St. Louis County location located 1/2 mile west of Hwy 141. Easy access to Hwy 141 and I-44

Suburban office space for lease. 154-220 SF & 1,431 SF Available

PROPERTY HIGHLIGHTS

- Elevator Served - 2 Story Building
- Newer construction - 2006
- Common areas recently updated
- Private 2nd-floor office space. Corner suite with 3 private offices, conference room, and kitchenette
- Small individual office suites are also available on 1st & 2nd floors

OFFERING SUMMARY

Lease Rate:	See Page 3 or Contact Broker
Available SF:	1,431 SF & 154 - 220 SF
Lot Size:	4.98 Acres
Building Size:	23,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	270	1,015	3,557
Total Population	581	2,183	7,543
Average HH Income	\$76,536	\$77,268	\$85,347

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FOR LEASE OFFICE BUILDING

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CLAYTON CAPITAL PARTNERS
COMMERCIAL REAL ESTATE



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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	154 - 1,431 SF	Lease Rate:	\$400.00 - \$2,504.25 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202 G, H, I	Available	220 SF	Gross	\$400 - 450 per month	Private interior 2nd-floor office space (3 available) Shared access to Conference Room, waiting area, and restrooms 130 SF Usable 220 SF Rentable
Suite 211	Available	1,431 SF	Gross	\$21.00 SF/yr	Private 2nd-floor office space. Corner suite with 3 private offices, conference room, and kitchenette.
Suite 104B	Available	154 SF	Gross	\$650 per month	Private office suite Shared common area with 2 restrooms, kitchenette, and meeting table 154 SF usable & approx. 320 SF rentable

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