



OFFICE SPACE FOR LEASE

FERN RIDGE EXECUTIVE

1224 FERN RIDGE PARKWAY | ST. LOUIS, MO 63141

BALKE BROWN
TRANSWESTERN[®]

FOR INFORMATION
ELLEN MANNION

LAURA BOREN

314.802.0819

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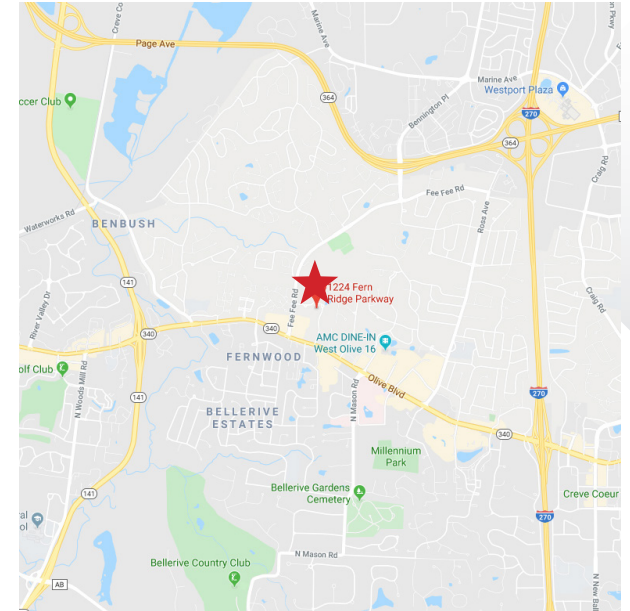
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13075 Manchester Road, Suite 250
St. Louis, MO 63131
p: 314.621.1414 | www.balkebrown.com



PROPERTY HIGHLIGHTS

- Recently renovated, three-story atrium lobby and common areas
- Up to 4/1,000 parking ratio
- Convenient access to I-270, Highway 141 (Woods Mill Rd) & Highway 364 (Page Extension)
- Well capitalized institutional ownership
- Variety of retail amenities within walking distance
- 2,189 - 6,046 rsf available
- Lease Rate: \$17.95 psf
- **5% Commission for 5+ Year Term** (New Lease Transactions Only)

CONTACT

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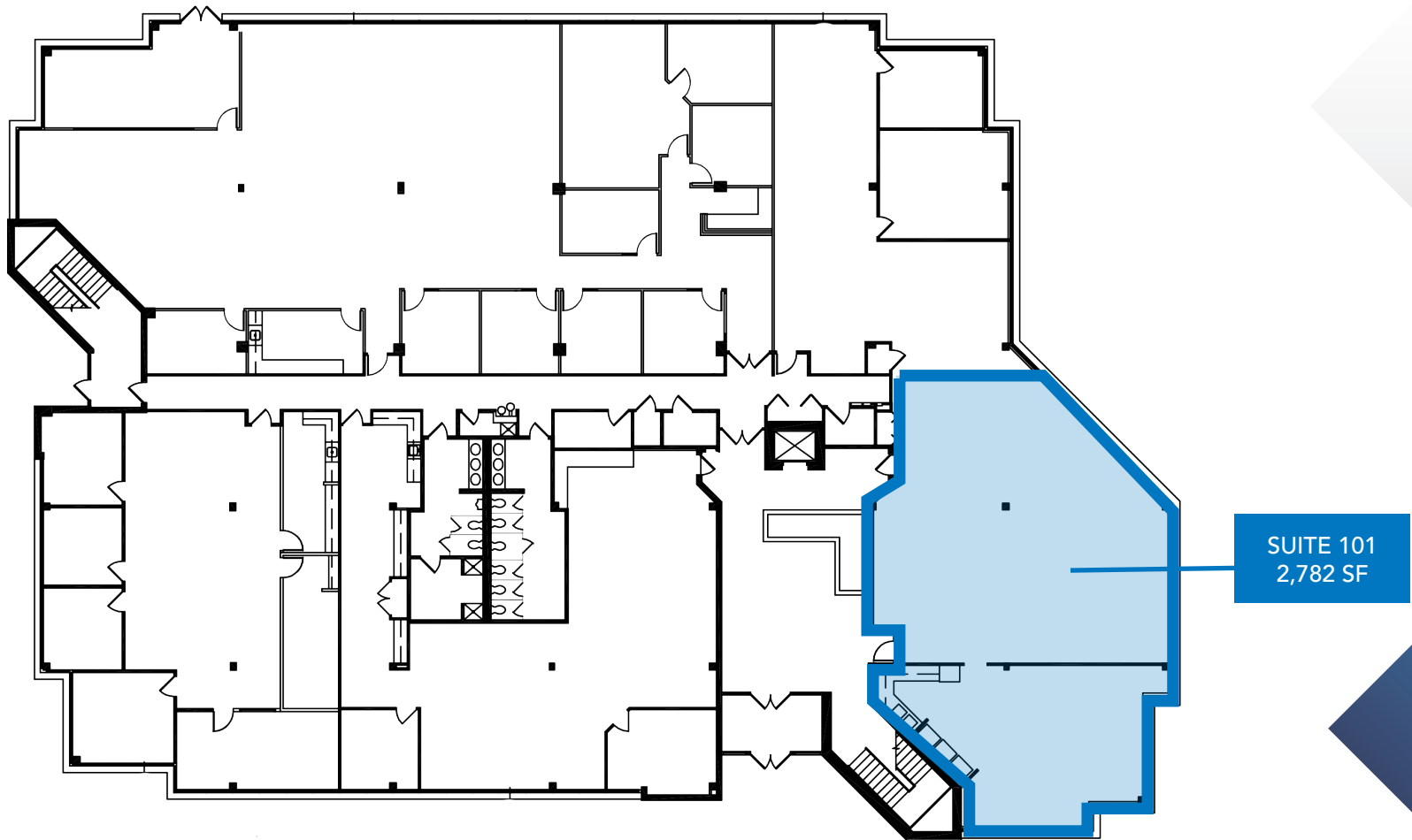
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FIRST FLOOR PLAN



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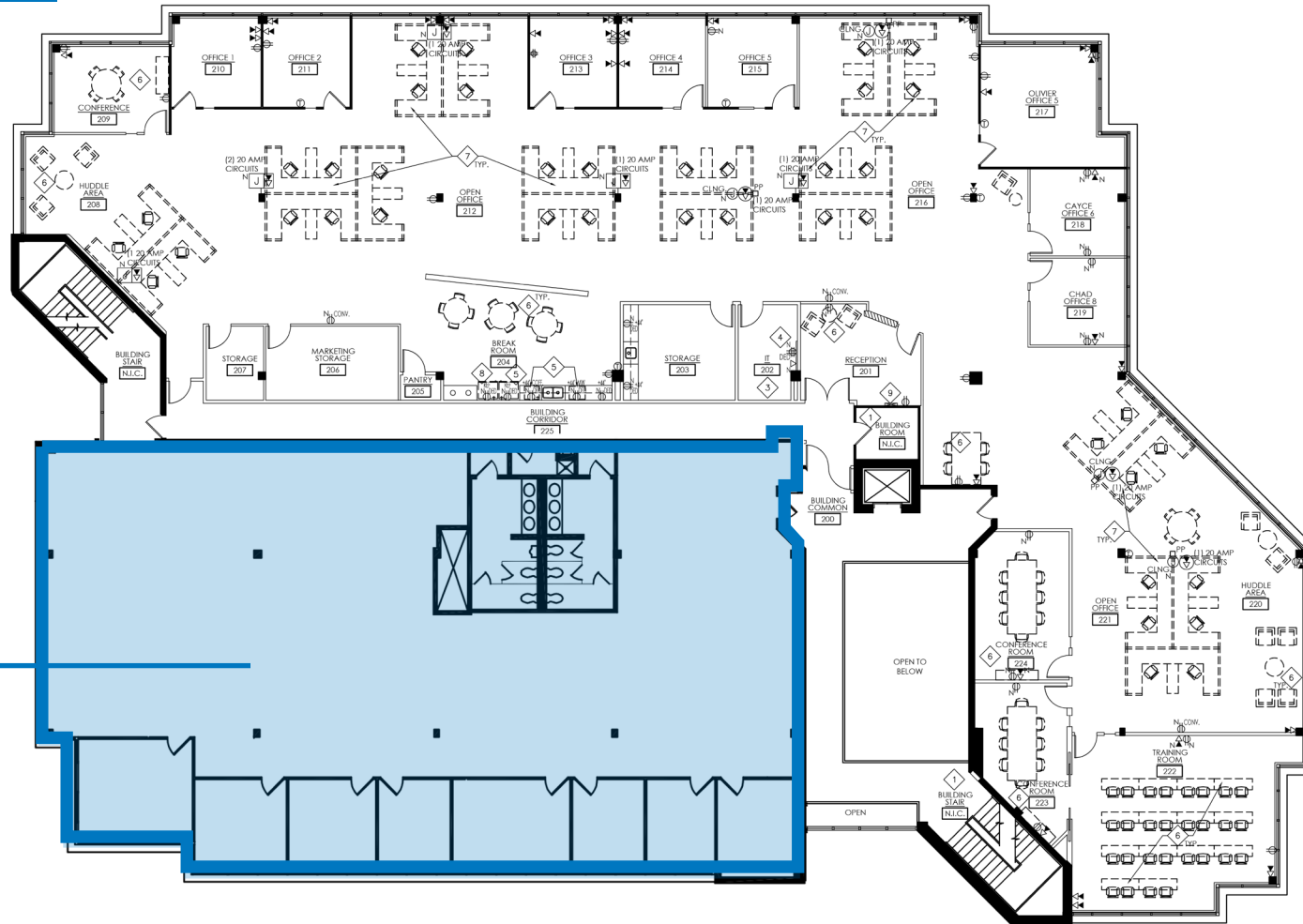
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SECOND FLOOR PLAN



SUITE 250
6,046 SF

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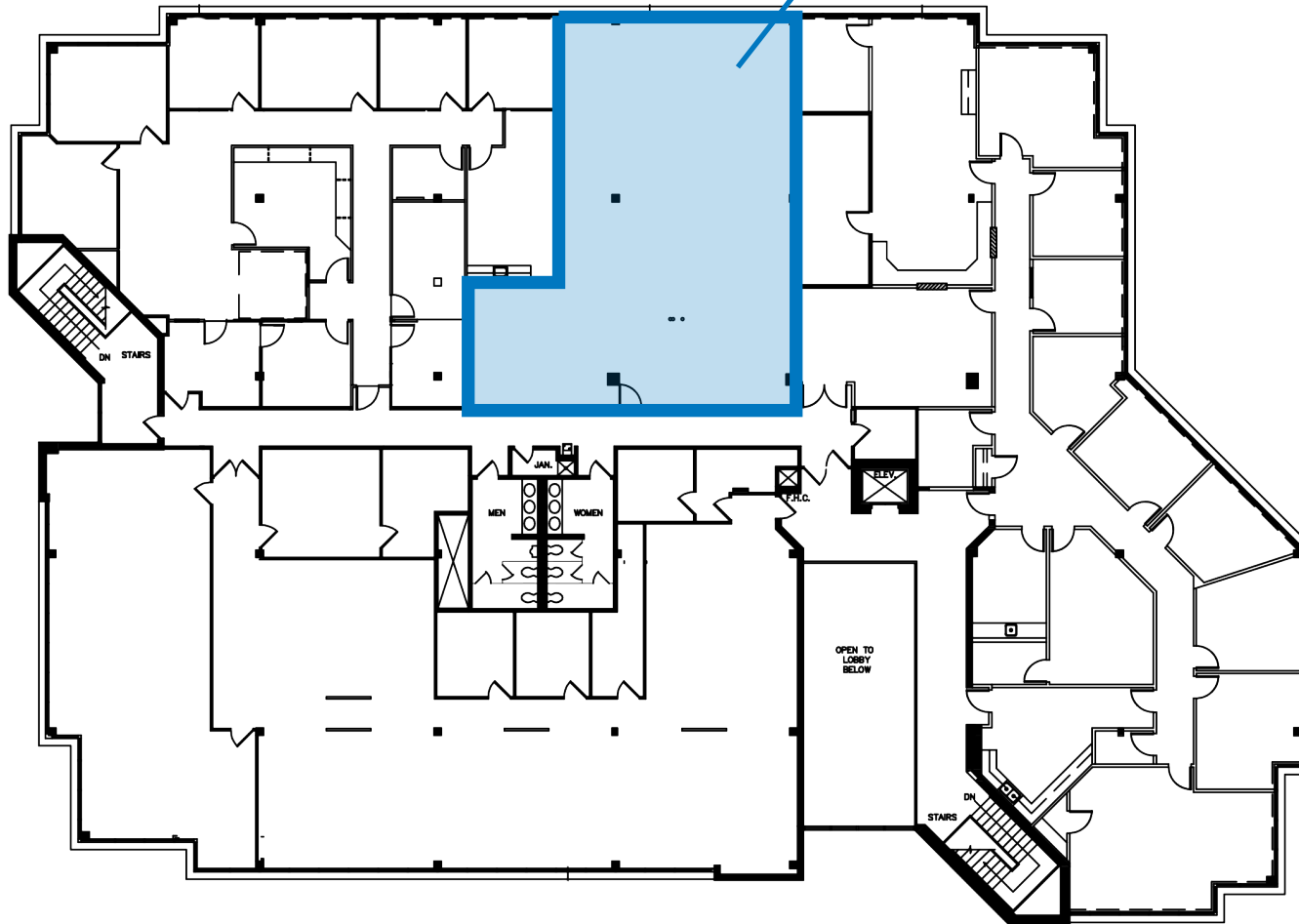
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THIRD FLOOR PLAN

SUITE 302
2,189 SF



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