



MCKELVEY PROPERTIES

FOR LEASE

119-121 Clarkson Executive Park
Ellisville, MO 63011

Kim Richter
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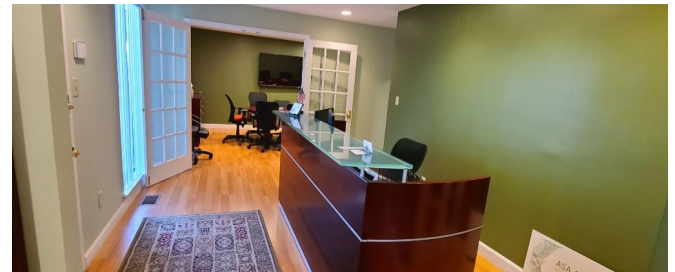
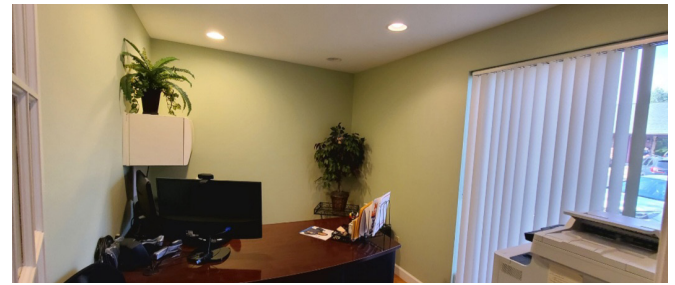


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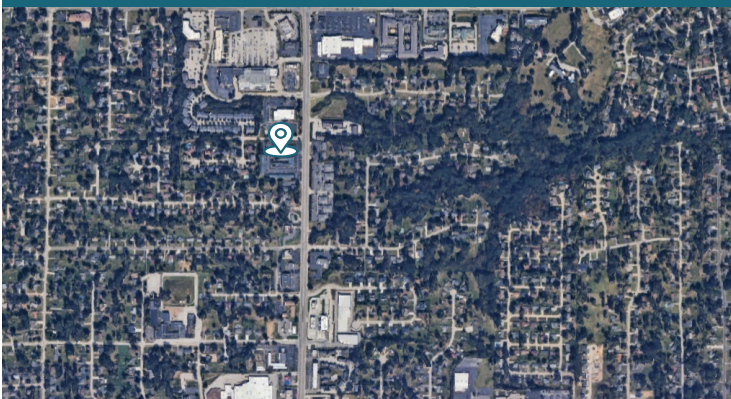
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**McKELVEY
PROPERTIES**
building relationships . creating wealth



APPROXIMATELY 1,392 SF AVAILABLE
\$2,750/MONTH GROSS



First Floor Office Condo Available For Lease!

First Floor office space, hardwood flooring, and built out offices.

2 in suite bathrooms and kitchenette.

Located in a prime location in West County

Building signage available.

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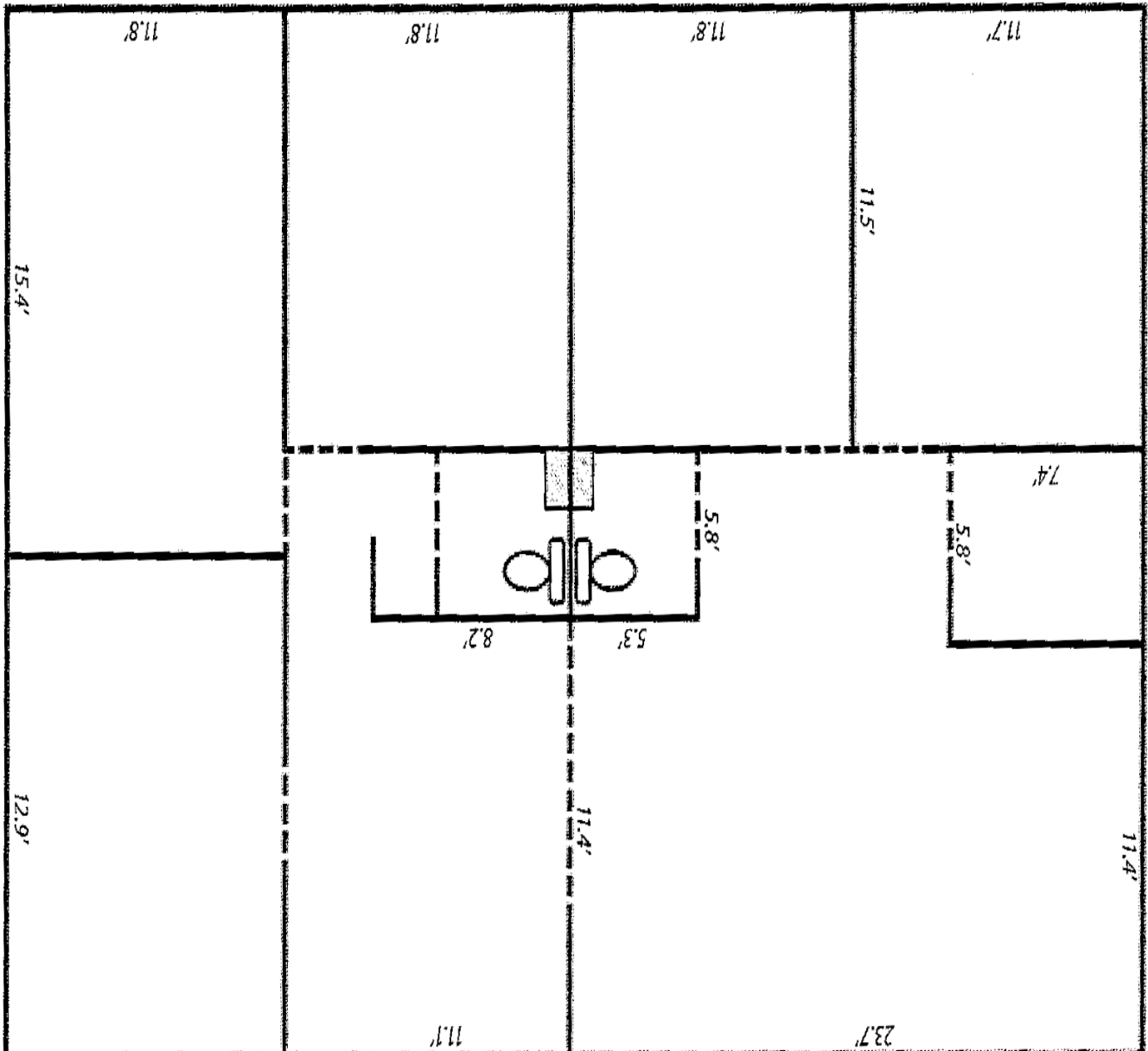


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OR INDIVIDUAL ROOMS
STARTING AT
**\$2,750/
MO**
PRICED SUBJECT TO BASIS ON LEASE
CONDITION AND MARKET REQUIREMENTS

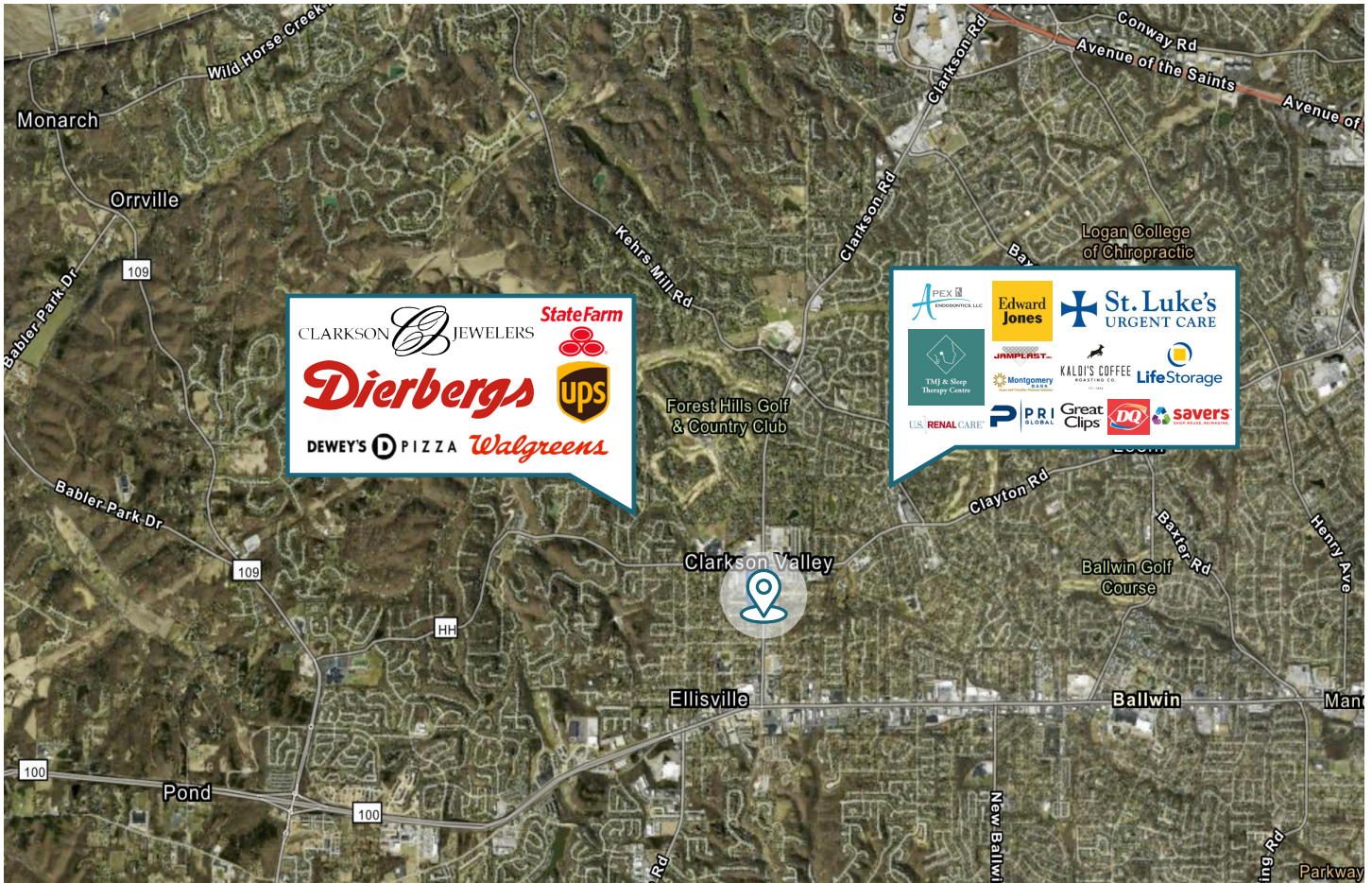
FLOOR PLAN

AVAILABLE
119-121
1,392 SF



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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT
<p>Approximately 180-2,112 SF available.</p> <p>Could be leased together or separate.</p> <p>Pricing negotiable based on lease term length and tenant improvements.</p> <p>Located in West County near Manchester Rd.</p>	<p>Weight Loss Clinic</p> <p>Mental Health Counselors</p> <p>Massage Therapist</p> <p>Chiropractor</p> <p>Hair Loss Clinic</p> <p>Private Medical Practice</p> <p>Insurance</p>	<p>42,363 vehicles per day within one mile of the property</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,426	68,431	142,349
HOUSEHOLDS	2,969	25,406	54,151
AVERAGE HH INCOME	\$131,724	\$139,097	\$139,696

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