

MANCHESTER/270 OFFICE CENTER

Class A
Office
For Lease



Class A Office two-building portfolio located in the Des Peres submarket

Excellent location and access with high visibility from 1-270

Interstate Monument Signage available

Shared Building Conference/Training Room

Garage parking 4.14/1,000 sf, of which 1/1,000 sf RESERVED at no charge

First Class Tenant care including: on-site property management, day porter, maintenance technician and construction management

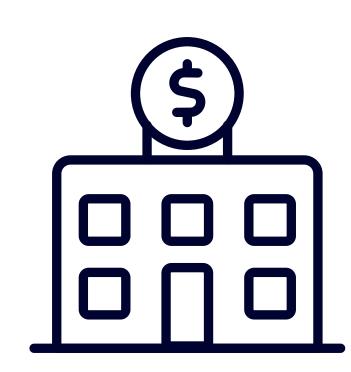
Bistro 270 Full Service Cafe with freshly prepared breakfast and lunch items and outdoor patio seating

Building storage available

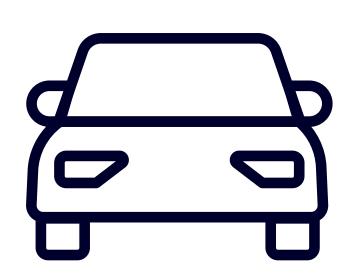
Suites available from 606 RSF up to 4,740 RSF





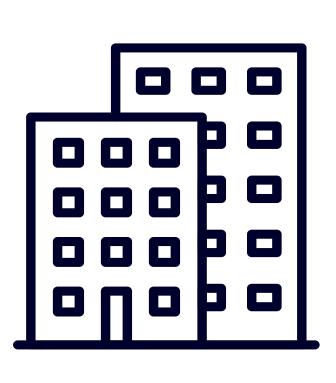


\$30.00 PSF FULL-SERVICE



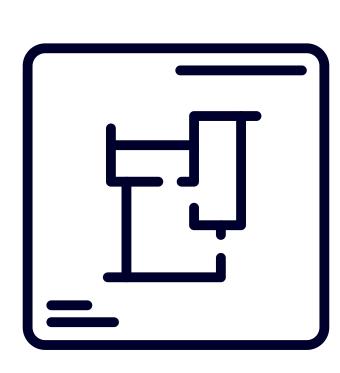
4/1,000 PARKING RATIO

2 BUILDINGS



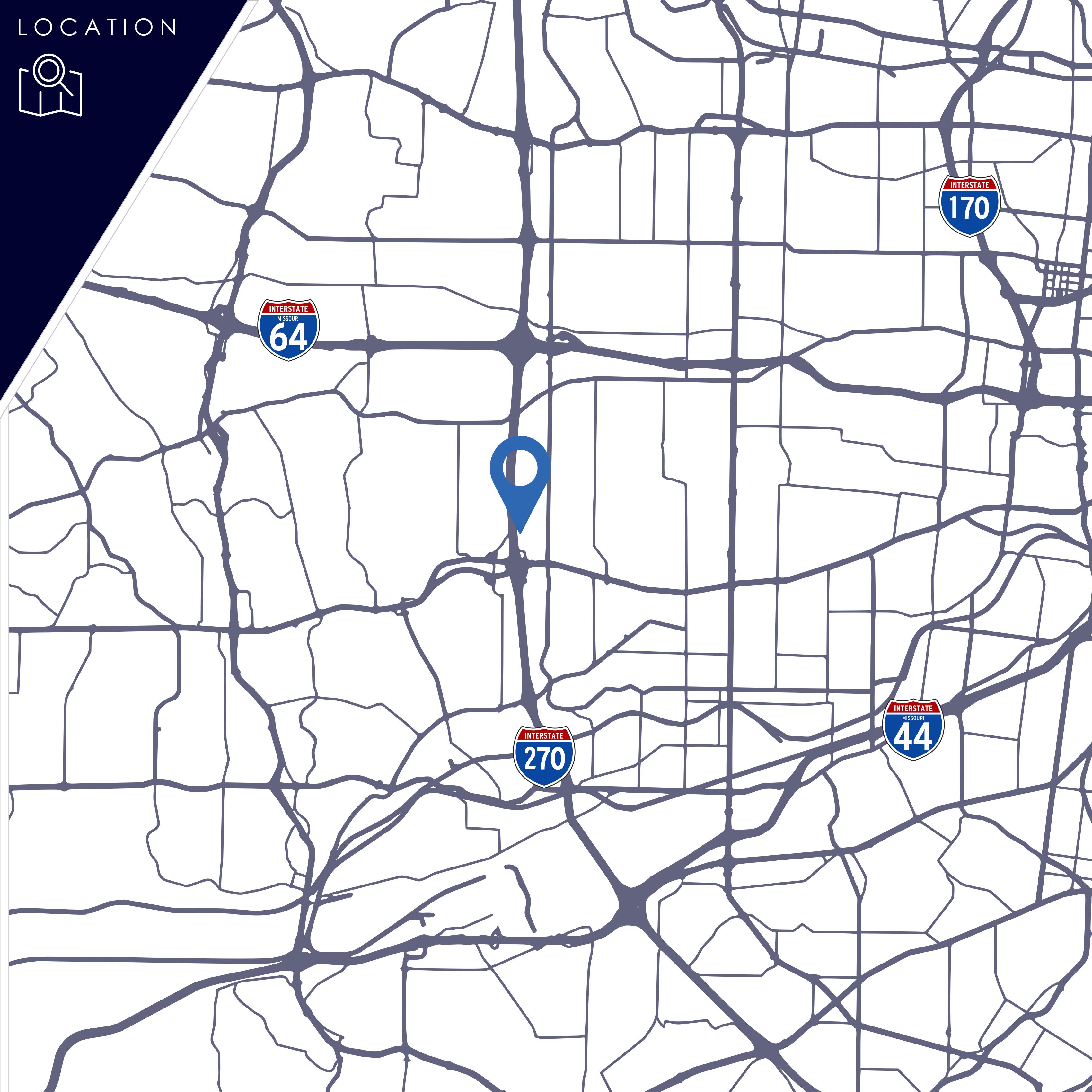
CLASS BUILDING

2023 RENOVATION



606 SF MIN AVAILABLE 4,740
SFMAX COMBINED





BUILDING I 12444 Powerscourt Dr

BUILDING II 12412 Powerscourt Dr



A E R I A L

12412 & 124444 Powerscourt Dr St. Louis, MO 63131

For Additional Information, Please Contact

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MANCHESTER/270
OFFICE CENTER



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