

# FOR LEASE



## 13975 Manchester Road

Ballwin, MO 63011

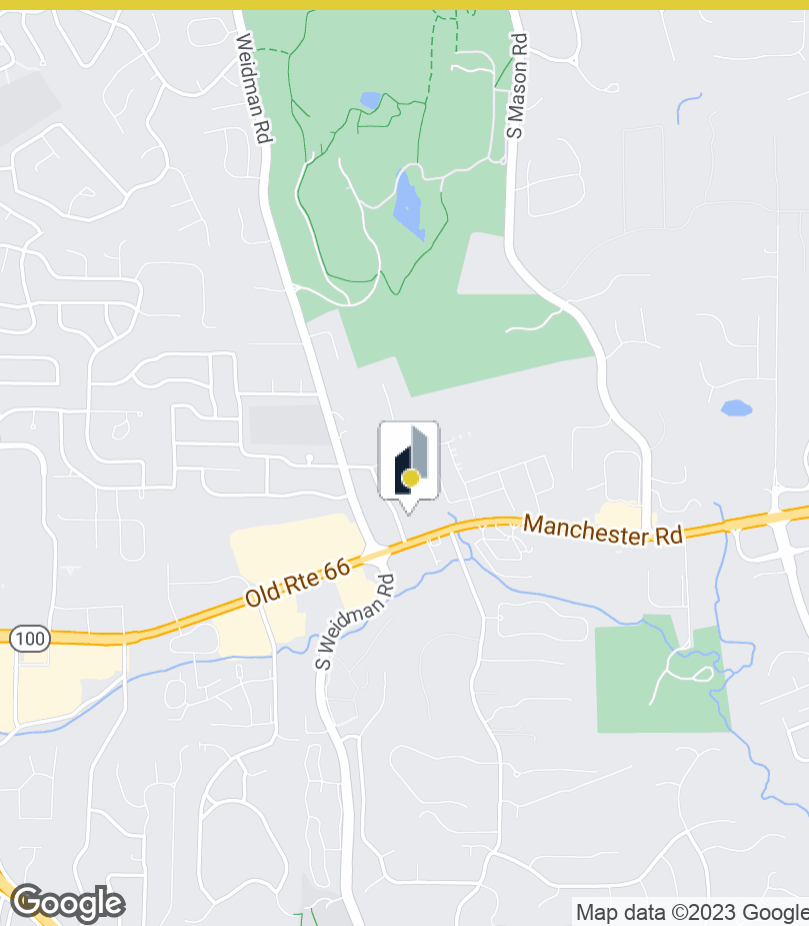




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**For Lease:**  
**\$18.00 SF/YR Gross**



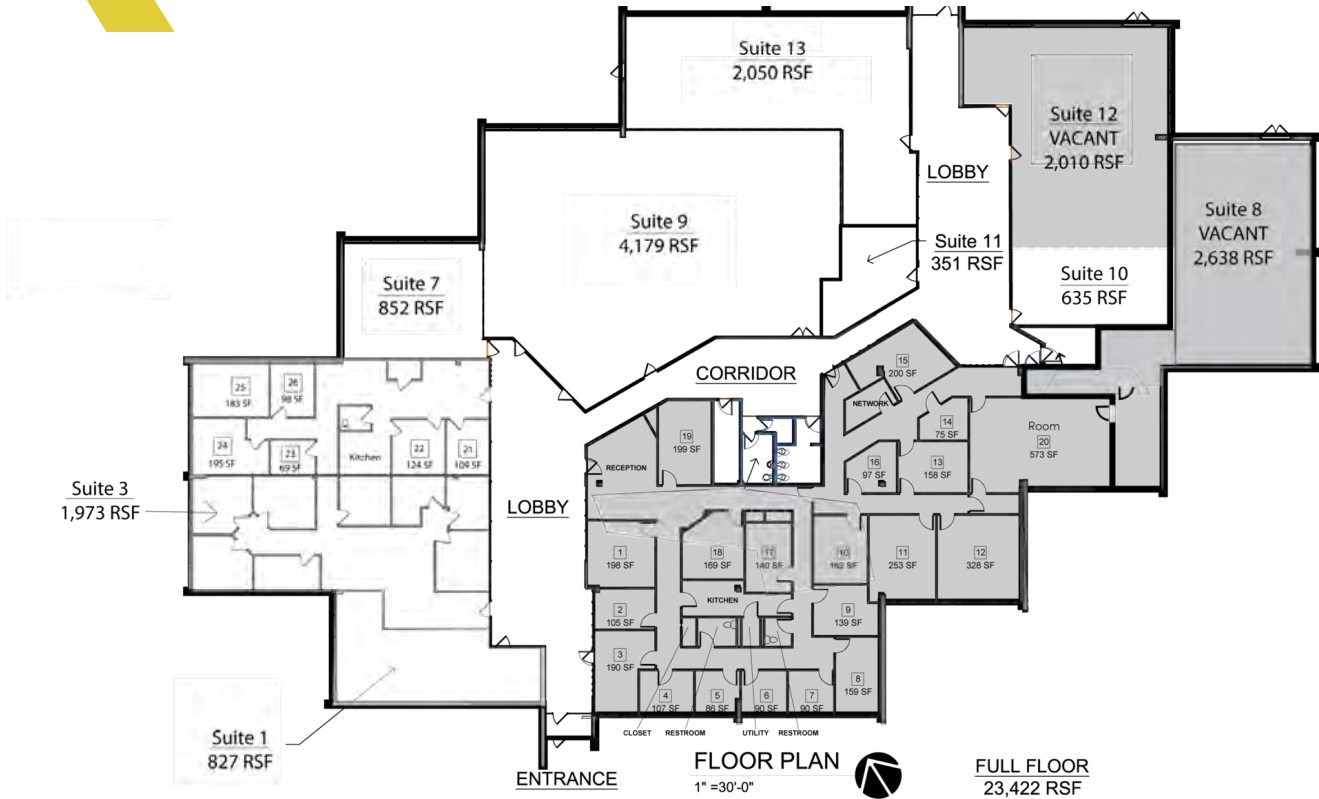
## Property Highlights

- Numerous recent upgrades to building including new TPO roofs in 2023, painted interior in 2022, parking lot resealed in 2021, and other general improvements.
- Excellent medical office space with signage options along Manchester Road.
- 2nd Gen Dental Space.
- Signalized access to Manchester Road.
- Two main entries with ADA power-assist entry doors.
- Excellent visibility on Manchester Road with over 41,000 vehicles per day.

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

# Lease Spaces

13975 Manchester Road



## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
8	Available	2,638 SF	Full Service	\$18.00 SF/yr
12	Available	2,010 SF	Full Service	\$18.00 SF/yr
Room 20	Available	573 SF	Full Service	\$1,340 per month
Regency Suites	Available	75 - 573 SF	Full Service	\$175 - 1,740 per month

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WATCH **360°** TOUR

**For Lease:**  
\$175 - \$1,340 SF/Month  
Full Service

Suite	Monthly Rent
1	\$500.00
2	\$275.00
3	\$500.00
4	\$300.00
5	\$250.00
6	\$250.00
7	\$250.00
8	\$425.00
9	\$375.00
10	\$400.00
11	\$600.00
12	\$775.00
13	\$395.00
14	\$200.00
15	\$475.00
16	\$225.00
17	\$325.00
18	\$400.00
19	\$475.00
20	\$1,340.00
21	\$325.00
22	\$300.00
23	\$200.00
24	\$600.00
25	\$600.00
26	\$275.00

## Regency Suites Highlights

- Small Private Office Spaces
- In Suite Amenities Including: Kitchen, Restrooms and Reception Area
- Internet Included
- Numerous building and Regency Suites renovations completed with more planned
- Monthly Rents as low as \$200

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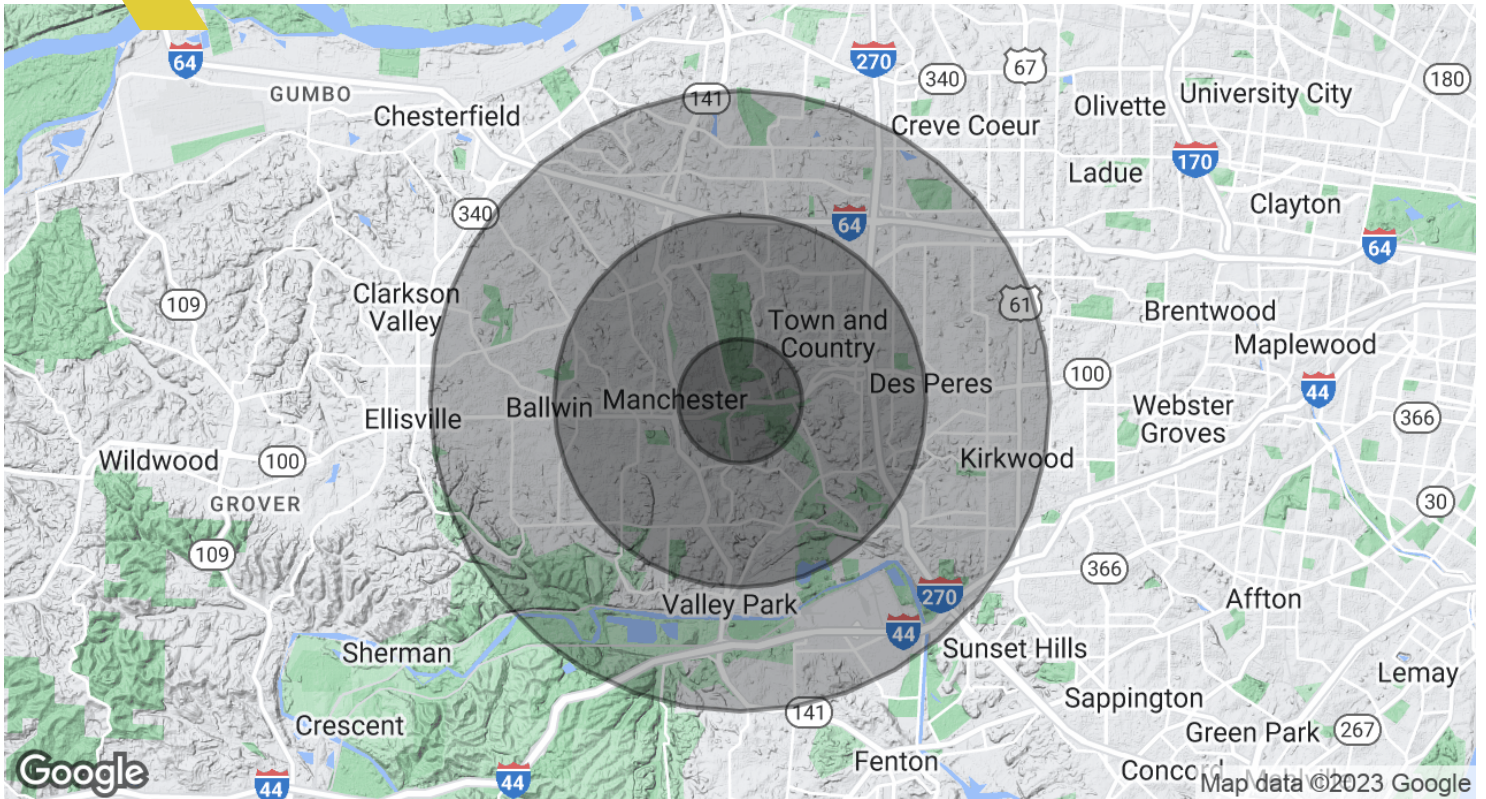
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# Demographics Map & Report

13975 Manchester Road



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	6,822	61,173	164,626
Average Age	38.2	41.4	42.0
Average Age (Male)	37.9	40.4	41.1
Average Age (Female)	38.7	42.7	42.9
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,640	23,996	65,265
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$113,612	\$110,368	\$114,157
Average House Value	\$495,126	\$362,269	\$339,506

\* Demographic data derived from 2020 ACS - US Census

# Broker Contacts



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