

H I L A N D
C O M M E R C I A L

12412 & 12444 Powerscourt Dr
St. Louis, MO 63131

MANCHESTER/270 OFFICE CENTER

Class A
Office
For Lease

PROPERTY HIGHLIGHTS

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

Excellent location and access with high visibility from I-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

Bistro270 Full Service Cafe with freshly prepared breakfast and lunch items and outdoor patio seating

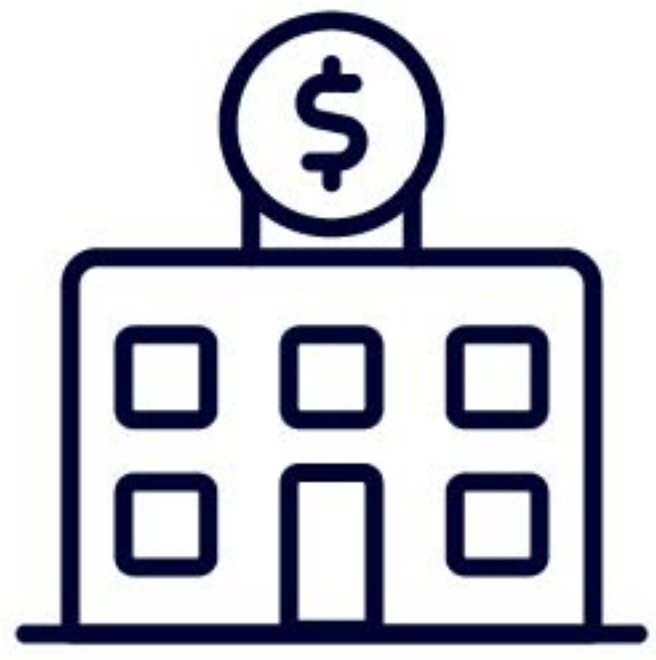
Building storage available

Suites available from 606 RSF up to 4,098 RSF



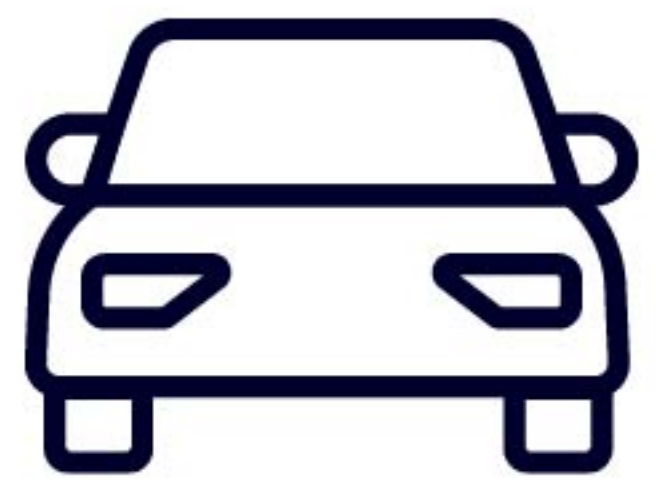


Up to 4,098 RSF
FOR LEASE



\$31.00

PSF FULL-SERVICE

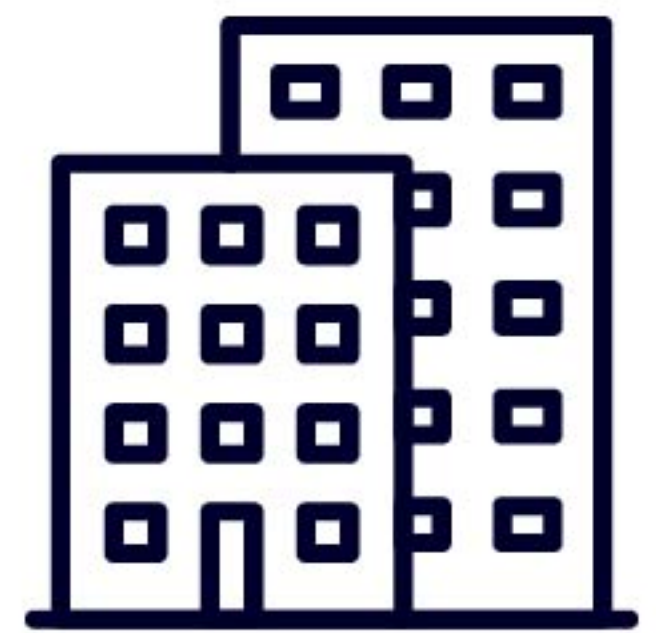


4/1,000

PARKING RATIO

2

BUILDINGS

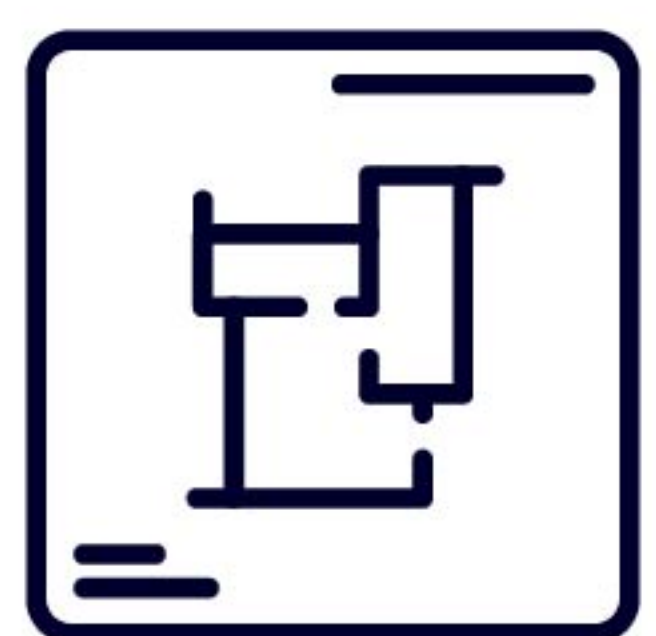


A

CLASS BUILDING

2023

RENOVATION



606

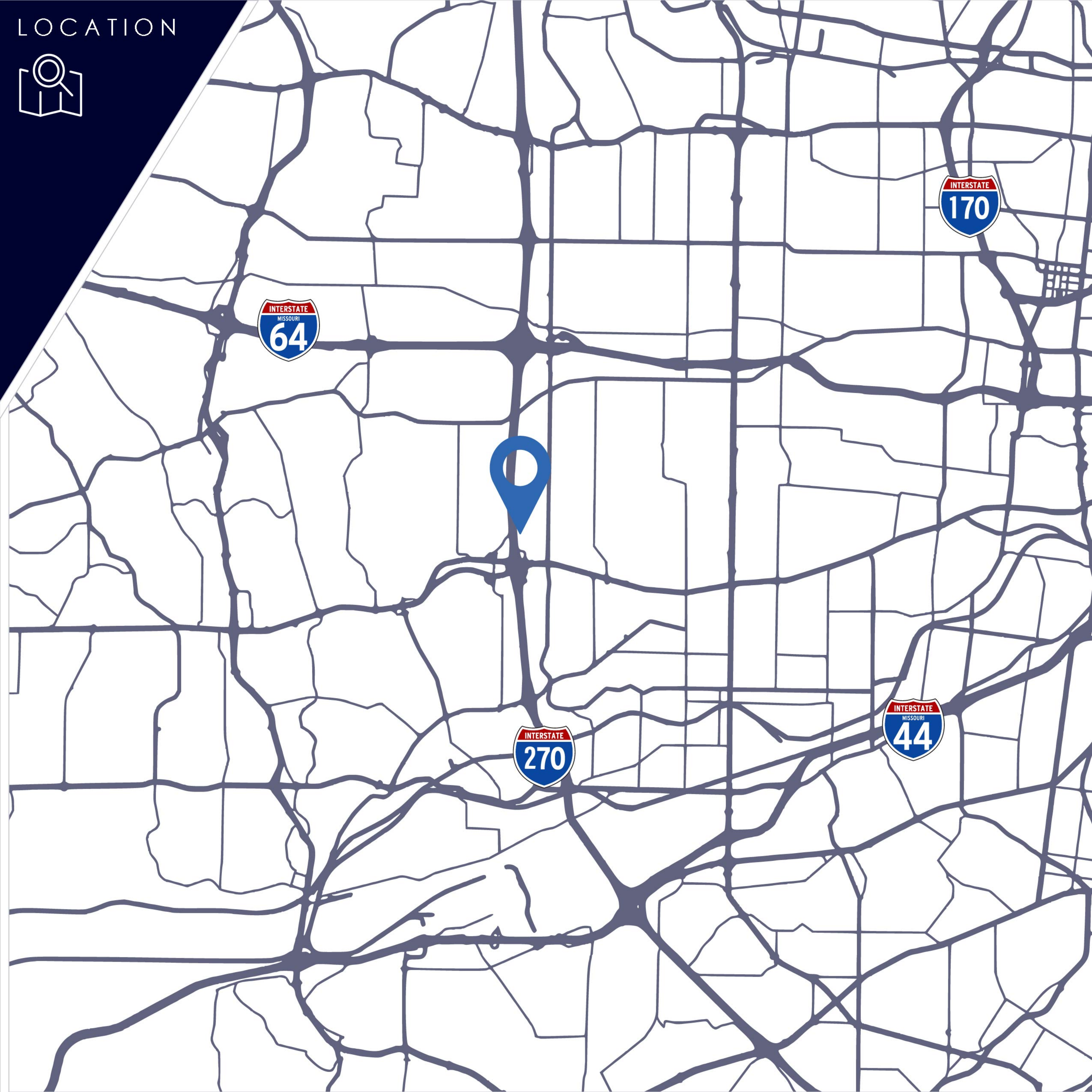
SF MIN AVAILABLE

4,098

SF MAX COMBINED



LOCATION



BUILDING I
12444 Powerscourt Dr

BUILDING II
12412 Powerscourt Dr



A E R I A L



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St. Louis, MO 63131**

For Additional Information, Please Contact

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**MANCHESTER/270
OFFICE CENTER**

**H I L A N D
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**OZARK
COMMERCIAL**