

# Vance Center

232 Vance Road, Valley Park, MO 63088



CLAYTON CAPITAL PARTNERS  
COMMERCIAL REAL ESTATE



## PROPERTY DESCRIPTION

Convenient Southwest St. Louis County location located 1/2 mile west of Hwy 141. Easy access to Hwy 141 and I-44

Suburban office space for lease. 661 SF Available

## PROPERTY HIGHLIGHTS

- Elevator Served - 2 Story Building
- Newer construction - 2006
- Common areas recently updated
- 2nd-floor office available with a kitchenette and private office
- High Security - St. Louis County Police on the bottom floor

## OFFERING SUMMARY

Lease Rate:	\$1,150 / Month
Available SF:	661 SF
Lot Size:	4.98 Acres
Building Size:	23,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	270	1,015	3,557
Total Population	581	2,183	7,543
Average HH Income	\$76,536	\$77,268	\$85,347

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FOR LEASE OFFICE BUILDING

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## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	661 SF	Lease Rate:	\$1,150 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 205	Available	661 SF	Gross	\$1,150 per month	Corner suite with 1 private office, a break area with kitchenette, a flexible front area for reception or workstations Elevator served 2nd floor space

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