



## FOR LEASE

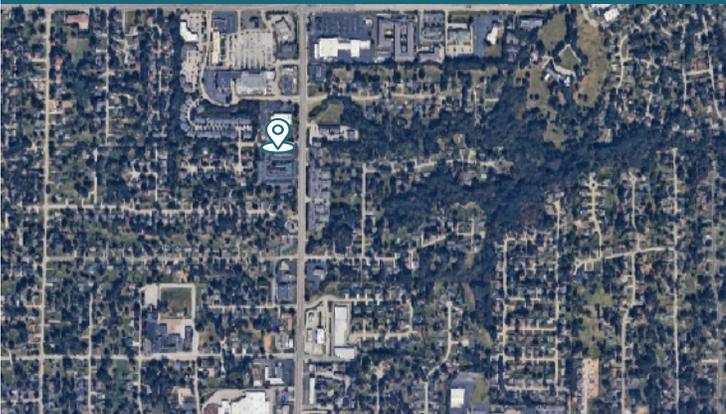
167 Clarkson Executive Park  
Ellisville, MO 63011



**McKELVEY  
PROPERTIES**  
building relationships . creating wealth



APPROXIMATELY 696 SF  
LEASE RATE: \$1,500 PER MO  
FULL SERVICE



*FIRST FLOOR OFFICE CONDO  
AVAILABLE FOR LEASE!*

BUILT OUT OFFICES AND KITCHENETTE

PRIVATE OFFICES, OPEN AREA, AND  
IN-SUITE BATHROOM

BUILDING SIGNAGE AVAILABLE

PROFESSIONAL OFFICE PARK SETTING  
QUIET AND ACCESSIBLE

LOCATED IN A PRIME LOCATION IN WEST  
COUNTY

CLOSE TO HWY 100/MANCHESTER RD,  
RETAIL, RESTAURANTS, AND RESIDENTIAL  
NEIGHBORHOODS

**CONTACT:** Kim Richter - 314.333.9844  
krichter@mckelveyproperties.com

**MP**



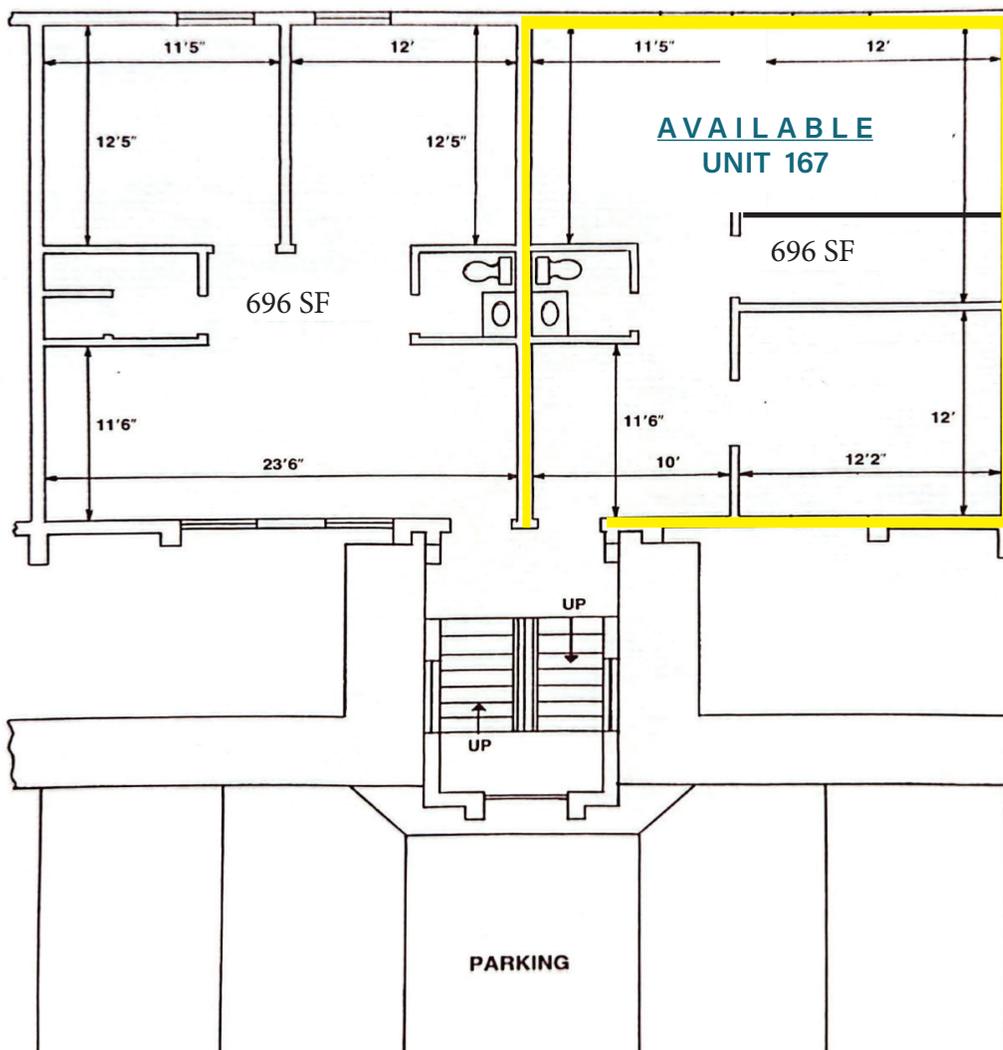
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## FLOOR PLAN



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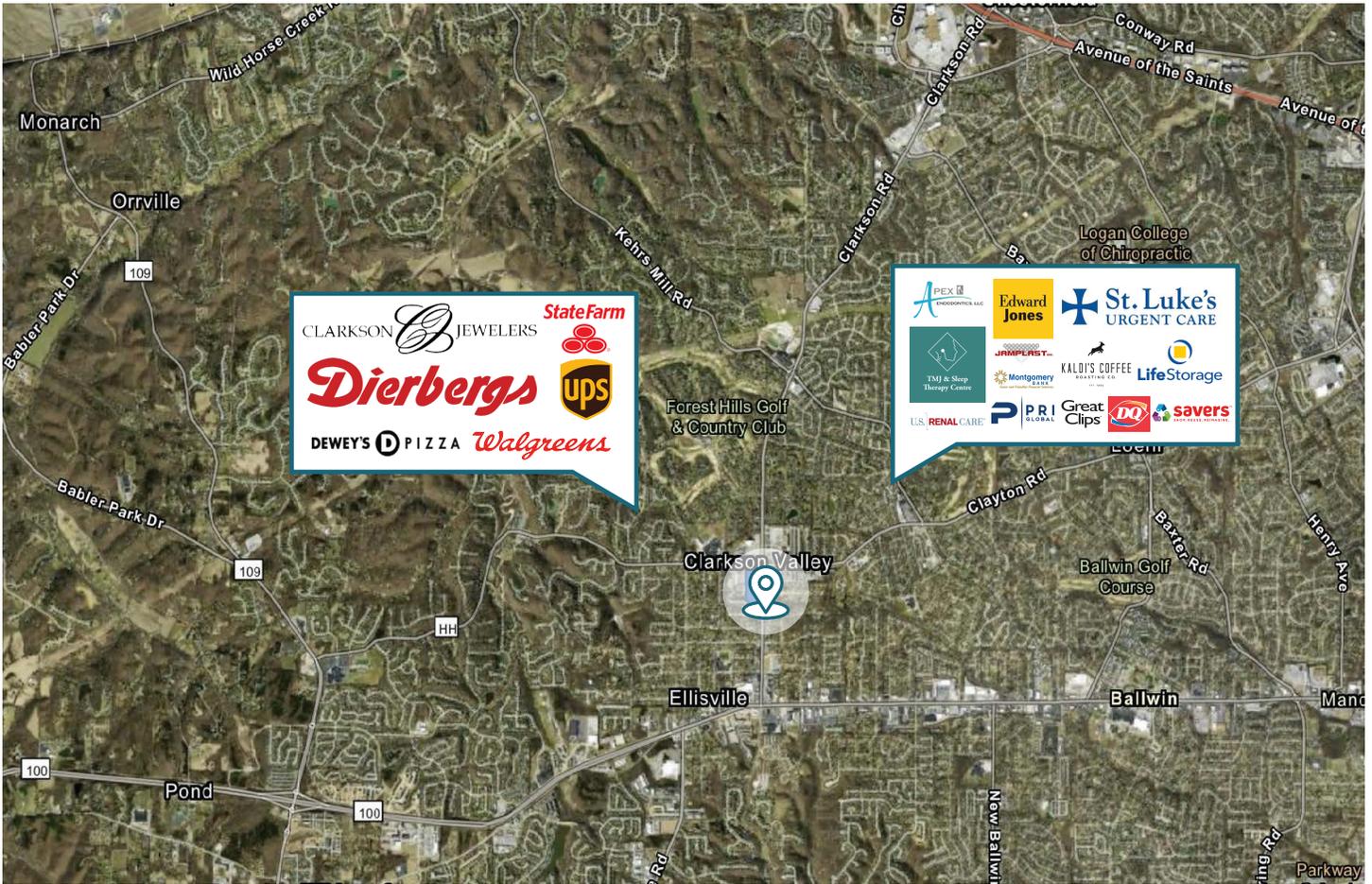
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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com  
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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT
<p>Approximately 1,392 SF available.</p> <p>Could be sold together or separate.</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>Dentist</p> <p>Insurance</p>	<p>44,363</p> <p>vehicles per day</p> <p>within one mile</p> <p>of the property</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,426	72,431	149,349
HOUSEHOLDS	3,969	27,406	55,151
AVERAGE HH INCOME	\$141,724	\$149,097	\$149,696

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