

FOR LEASE OFFICE BUILDING

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. 271 - 568 SF Available

PROPERTY HIGHLIGHTS

- Elevator Served - 2 Story Building
- Newer construction - 2006
- Common areas recently updated
- New 2nd-floor office suites available with a kitchenette and meeting / waiting area
- Private office with kitchenette also available

OFFERING SUMMARY

Lease Rate:	See Page 3 or Contact Broker
Available SF:	257 - 568 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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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	220 - 568 SF	Lease Rate:	\$425.00 - \$1,278.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201A	Available	568 SF	Gross	\$1,278 per month	Private 2nd-floor office space 568 SF Rentable 473 SF Usable Large window line & Kitchenette within the space
Suite 208A	Available	257 SF	Gross	\$750 per month	257 SF rentable 121 SF usable Large office window Common area kitchenette & waiting / meeting area
Suite 208C	Available	257 SF	Gross	\$750 per month	257 SF rentable 121 SF usable Large office window Common area kitchenette & waiting / meeting area
Suite 208D	Available	258 SF	Gross	\$750 per month	258 SF rentable 122 SF usable Large office window Common area kitchenette & waiting / meeting area
Suite 208E	Available	336 SF	Gross	\$550 per month	336 SF rentable 158 SF usable Common area kitchenette & waiting / meeting area
Suite 202G	Available	220 SF	Gross	\$425 per month	220 SF Rentable 120 Usable Common area kitchenette & waiting / meeting area

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