



OFFICE SPACE FOR LEASE

FERN RIDGE CENTER

1215 FERN RIDGE PARKWAY | ST. LOUIS, MO 63141

BALKE BROWN
TRANSWESTERN[®]

FOR INFORMATION
ELLEN MANNION

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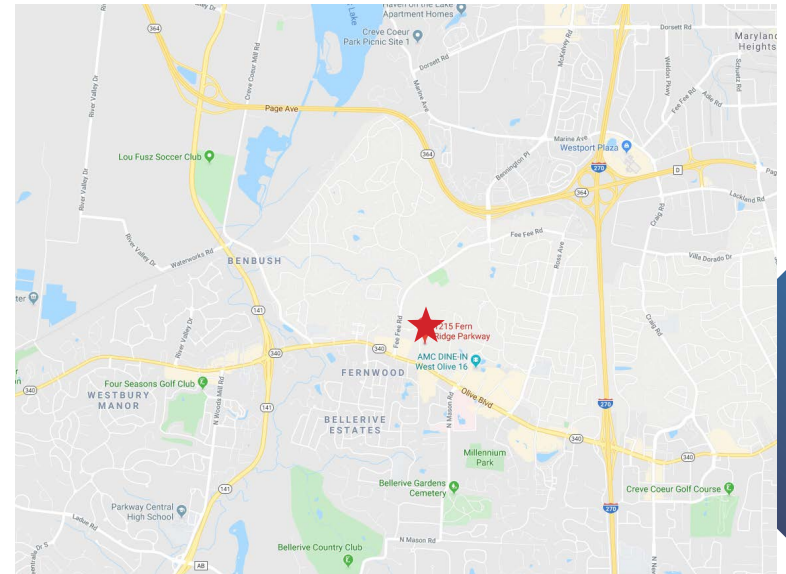
BALKE BROWN
T TRANSWESTERN[®]

13075 Manchester Road, Suite 250
St. Louis, MO 63131
p: 314.621.1414 | www.balkebrown.com



PROPERTY HIGHLIGHTS

- 1,613 - 5,561 rsf available
- Well capitalized institutional ownership
- New training facility and conference room amenities!
- New Micro Mart Grab-N-Go vending service
- Monument signage and electronic directory available
- Up to 4/1,000 parking ratio
- Convenient access to I-270, Highway 141 (Woods Mill Rd) & Highway 364 (Page Extension)
- Variety of retail amenities within walking distance
- Lease Rate: \$17.50 psf
- **5% Commission for 5+ Year Term** (New Lease Transactions Only)



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PHOTO GALLERY
SUITE 109

* Suite 109: Sublease Opportunity

Plug N Play Space (unit has never been occupied)

\$14.00 psf, Full Service

Lease expires 6/30/25. Ownership open to a direct deal.

FIRST FLOOR

Potential Separate
Exterior Entry/Exit

SUITE 109
1,613 SF*
(Sublease Space)

SUITE 105
4,159 SF

Micro Mart
Grab N Go Vending

TRAINING AND
CONFERENCE
AMENITIES

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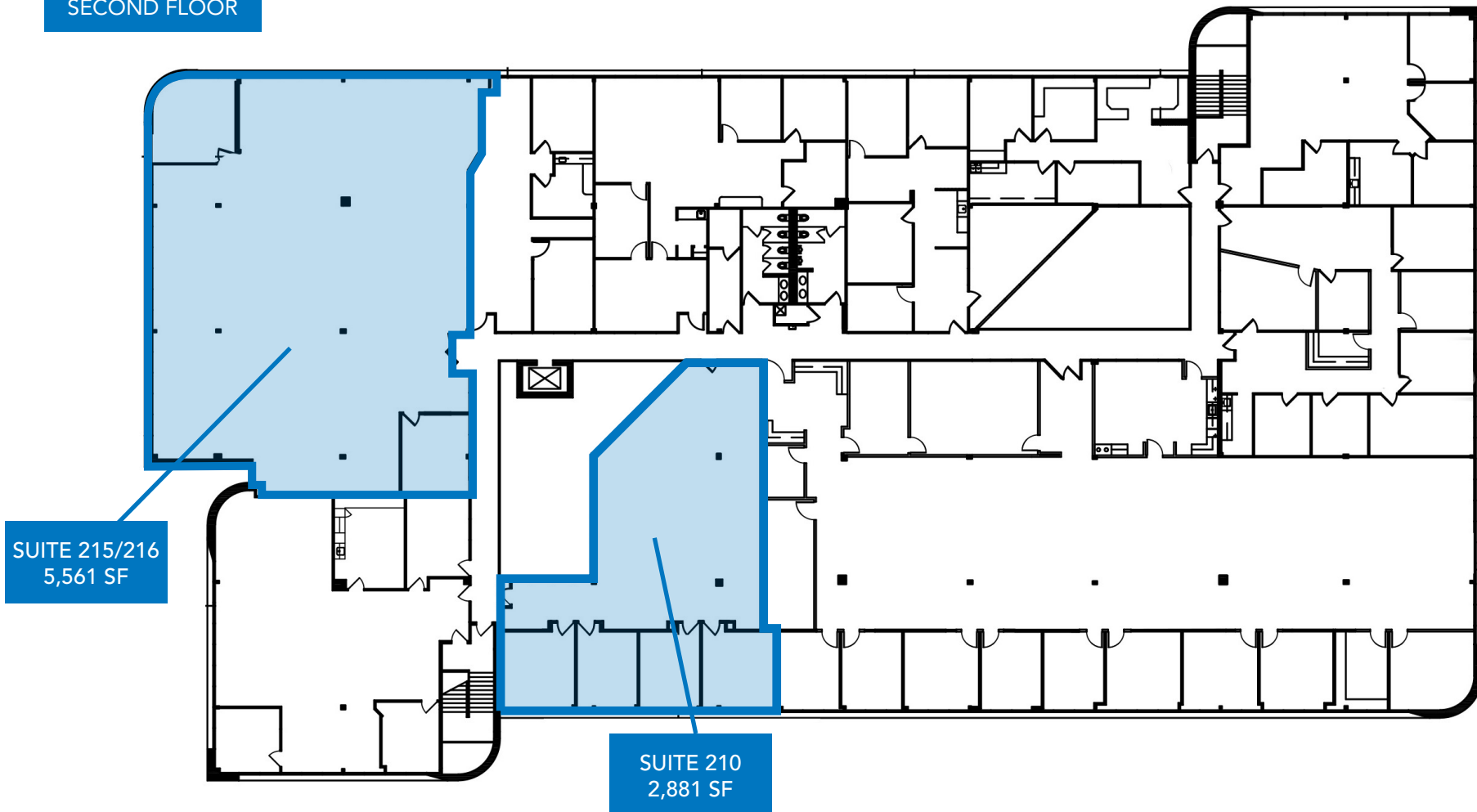
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SECOND FLOOR



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