

BALLWIN, MO

Barrett Woods

CORPORATE CENTER



MODERN OFFICE. EXCEPTIONAL VALUE.
NEW AVAILABILITY UP TO 67,719 RSF OF PRIME SPACE

Where Value meets Velocity

PROPERTY HIGHLIGHTS

NEW TO MARKET - large block of recently upgraded space totaling 67,719 RSF (will divide)

Building facade and monument signage facing Manchester Road (41,582 VPD)

Renovated lobbies and modernized common areas

Strong parking ratio of 4.2/1,000 SF (expandable)

VAV HVAC system with digital controls

Card-access security throughout the buildings

AT&T Fiber connectivity

Wide range of suite sizes and flexible floor plans





BARRETT WOODS CORPORATE CENTER is a four-building office campus offering a modern, efficient workplace environment in one of West County's most accessible locations.

The property combines renovated interiors, flexible floor plates, and a highly competitive structure—ideal for tenants seeking quality space at cost effective pricing.

Spaces that Scale

UP TO 67,719 RSF CONTIGUOUS SPACE AVAILABLE

Building III

Building IV

12,198 RSF

21,897 RSF

11,809 RSF

THE MOST AFFORDABLE LARGE BLOCK IN WEST COUNTY

BARRETT WOODS offers large blocks and flexible configurations across the campus. From efficient suites to large, contiguous blocks, Barrett Woods offers room to land, flex, and grow.



Available Space

BUILDING I

1st Floor – Suite 170 | **5,129 SF**

2nd Floor – Suite 260 | **15,241 SF**

BUILDING II

1st Floor – Suite 104 | **9,777 SF**

2nd Floor – Suite 250 | **11,201 SF**

BUILDING III

1st Floor – Suite 100 | **6,484 SF**

1st Floor – Suite 105 | **5,041 SF**

1st Floor – Suite 150 | **3,368 SF**

2nd Floor – Suite 200 | **21,815 SF**

3rd Floor – Suite 350 | **2,416 SF**

3rd Floor – Suite 365 | **853 SF**

BUILDING IV

1st Floor – Suite 100 | **11,809 SF**

2nd Floor – Suite 200 | **21,897 SF**

3rd Floor – Suite 300 | **12,198 SF**

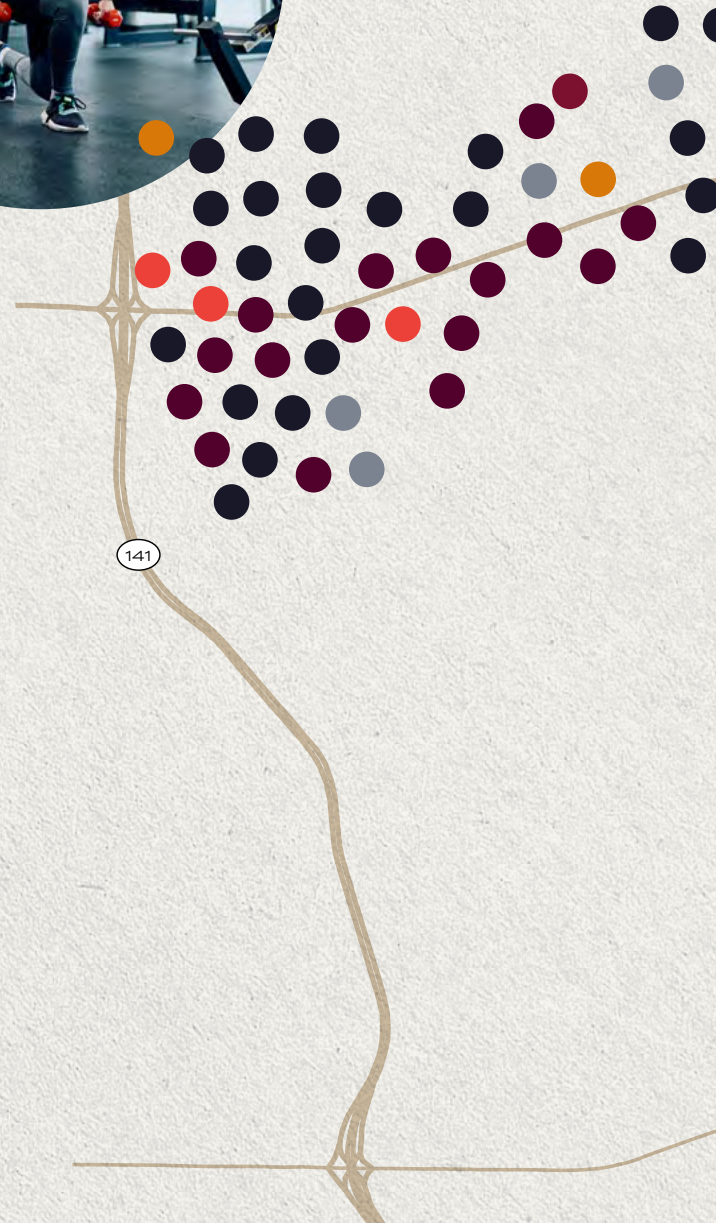
LEASE RATE

\$20.50/SF Full Service



West County. Well Connected.

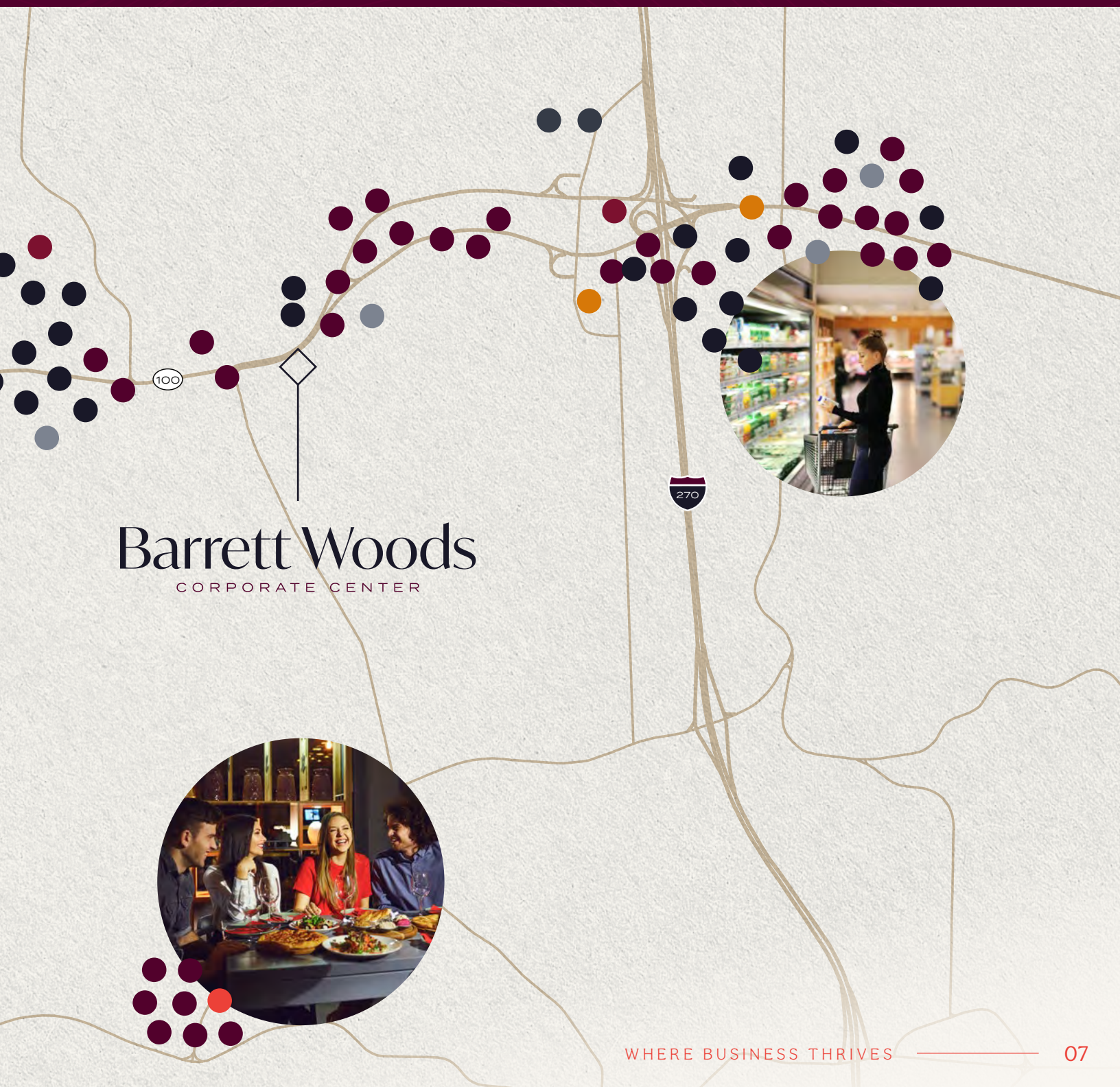
- 2
HOTELS
- 3
ENTERTAINMENT
- 4
COFFEE
- 4
FITNESS/GYMS
- 8
GROCERY
- 43
RETAILERS
- 52
RESTAURANTS



within 2 miles

Situated in the heart of West County, Barrett Woods places teams minutes from everyday conveniences—dining, retail, fitness, and services—while offering rapid regional access via I-270.

The surrounding business base, coupled with Manchester Road visibility and a deep amenity set, supports efficiency.



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C O R P O R A T E C E N T E R

For More Information, Please Contact

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