

## FOR LEASE OR SALE

### Office Space



**3,500 - 19,275 SF AVAILABLE**  
1699 Hanley Road / Brentwood, MO 63144

### HIGHLIGHTS

- › Excellent access to I-170 and I-64/40; minutes from Downtown Clayton
- › Free parking available - up to 4.25/1,000 sf parking ratio
- › Highly visible signage opportunities on Brentwood Boulevard
- › Amenities within walking distance include two Marriott hotels and numerous restaurants
- › Adjacent to metrolink station
- › Updated building lobby
- › 48,646 sf three-story office building; balance of the building leased long-term (6+ years) with investment income
- › Perfect for user-investor

### CONTACT

**BEN FRIEDMAN**  
**314-283-9235**  
**bfriedman@dcmostl.com**

### LEASE RATE

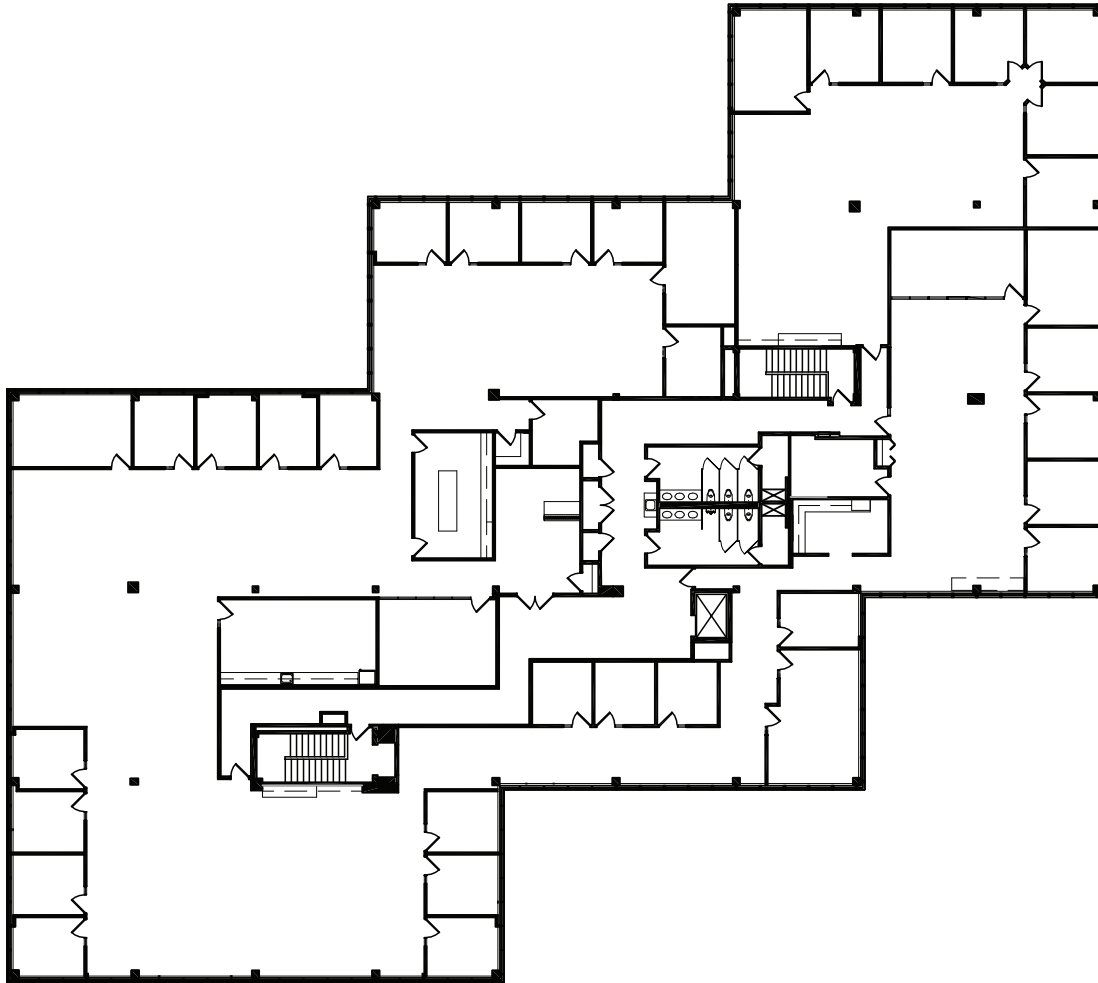
\$23.95 PSF / Full Service

### SALE PRICE

\$7,053,000



8300 Eager Rd.  
St. Louis, MO 63144  
314-727-9300  
[DCMOSTL.COM](http://DCMOSTL.COM)



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