

**9315 MANCHESTER ROAD**  
ST. LOUIS, MO 63119



## Contact Information

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Cozad Commercial Real Estate  
MD Real Estate Advisors, LLC  
16 Sunnen Drive, Ste. 164  
St. Louis, Missouri 63143

## PROPERTY HIGHLIGHTS

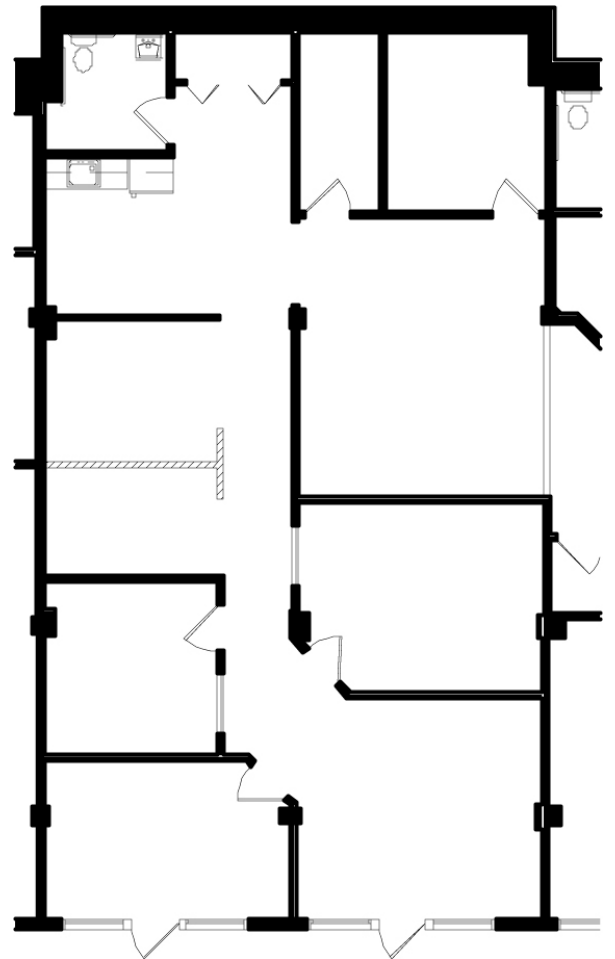
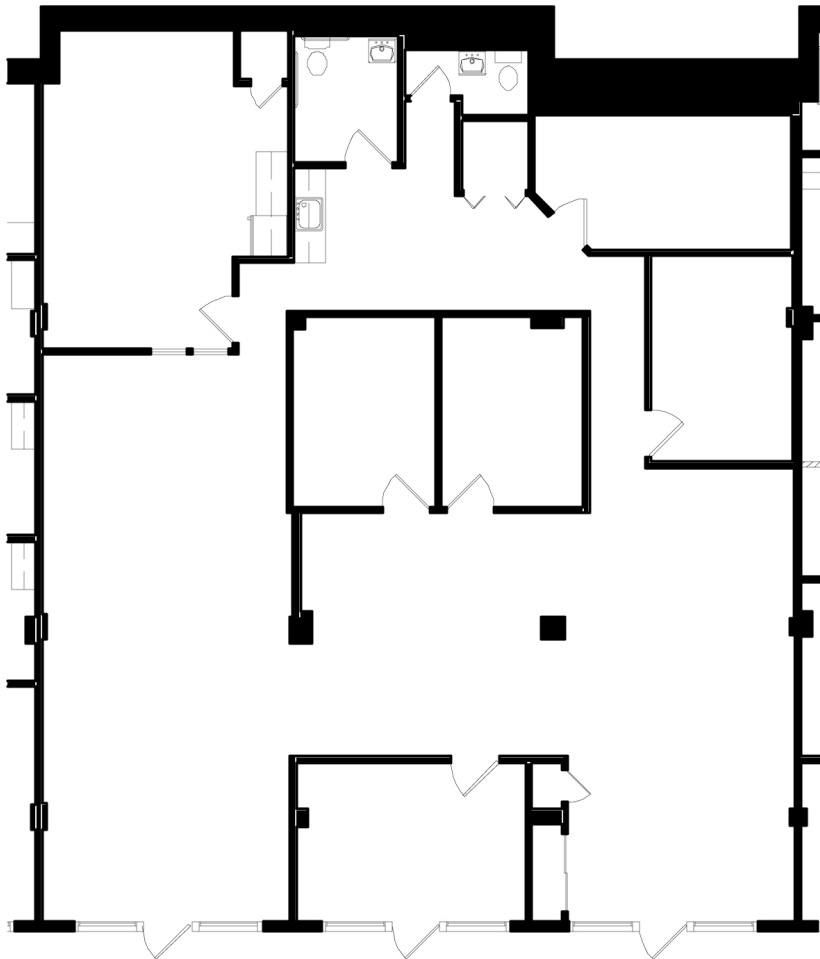
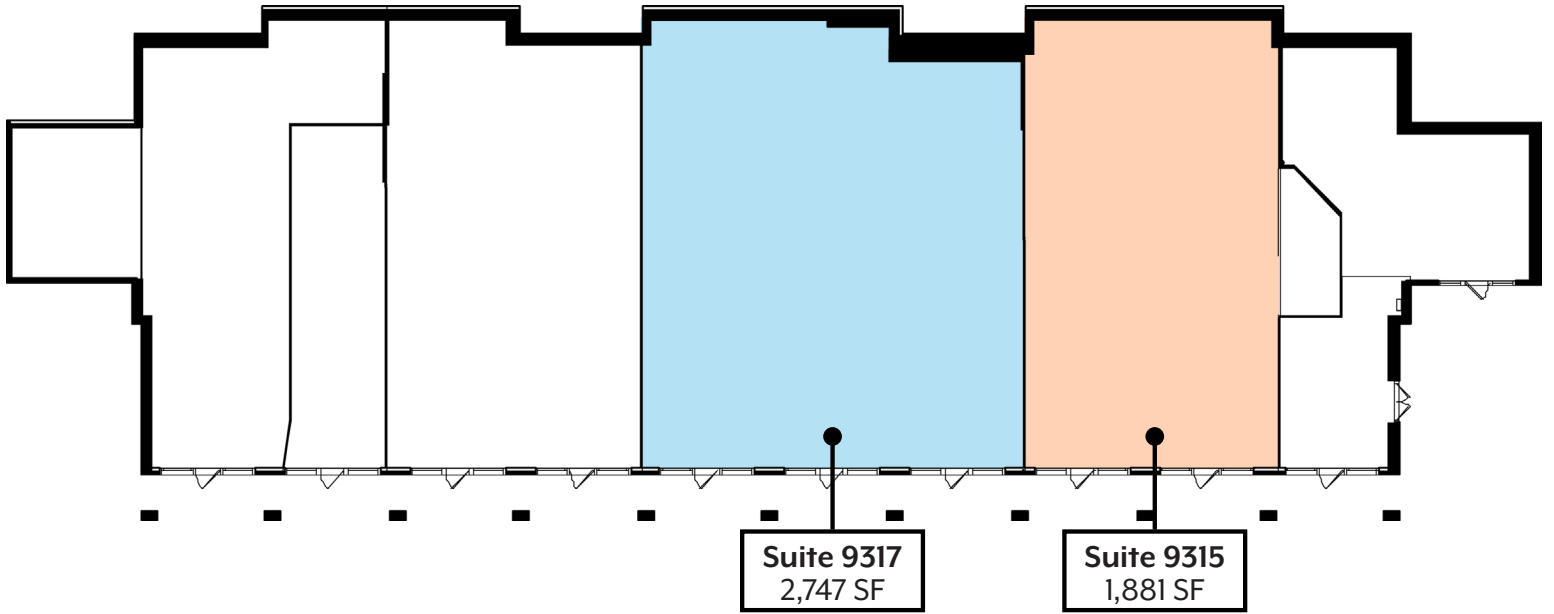
- ▶ Up to 4,638 SF Office / Retail
- ▶ Outstanding center county location
- ▶ 33,000 VPD on Manchester Road
- ▶ Flexible suite sizes available
- ▶ Strong visibility
- ▶ Ample doorside parking
- ▶ High residential density and demographics
- ▶ **Lease Rate: \$22.00 – \$26.00/sf NNN**

## AVAILABILITY

- Suite 9315: 1,881 SF
  - Suite 9317: 2,747 SF
- combine for 4,638 SF

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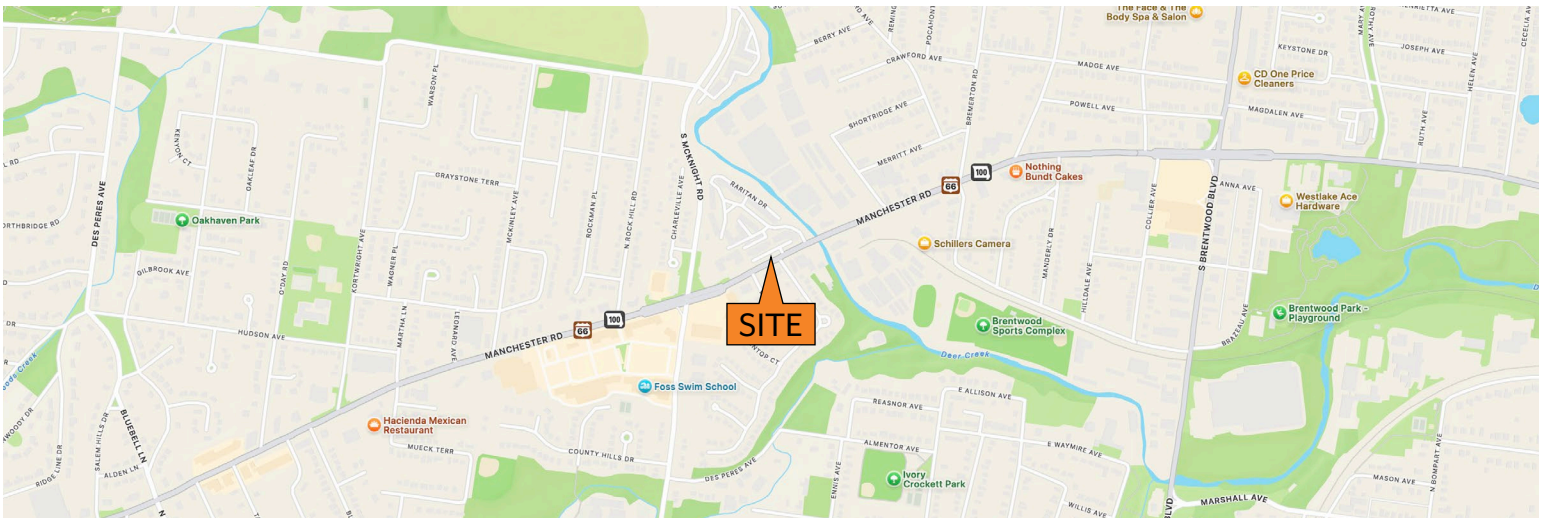
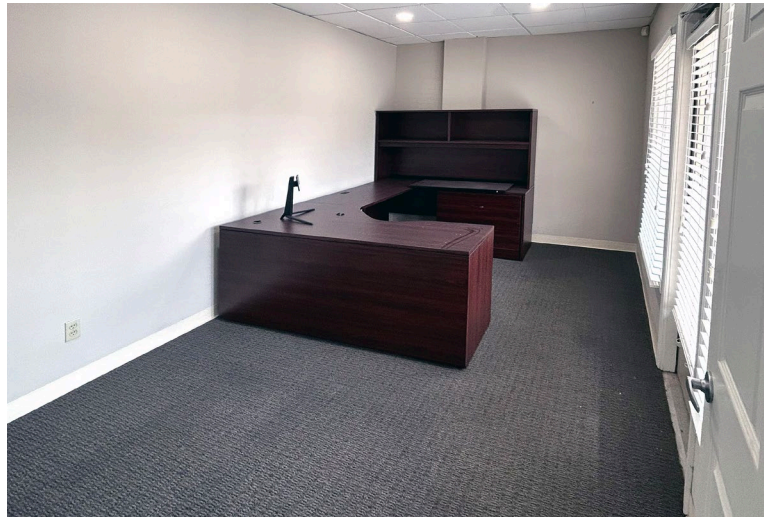
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*Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.*

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