



**PROSPECT  
CENTER OFFICE  
PARK**

**CALEB ANTHONIS**

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**DILLON FLYNN**

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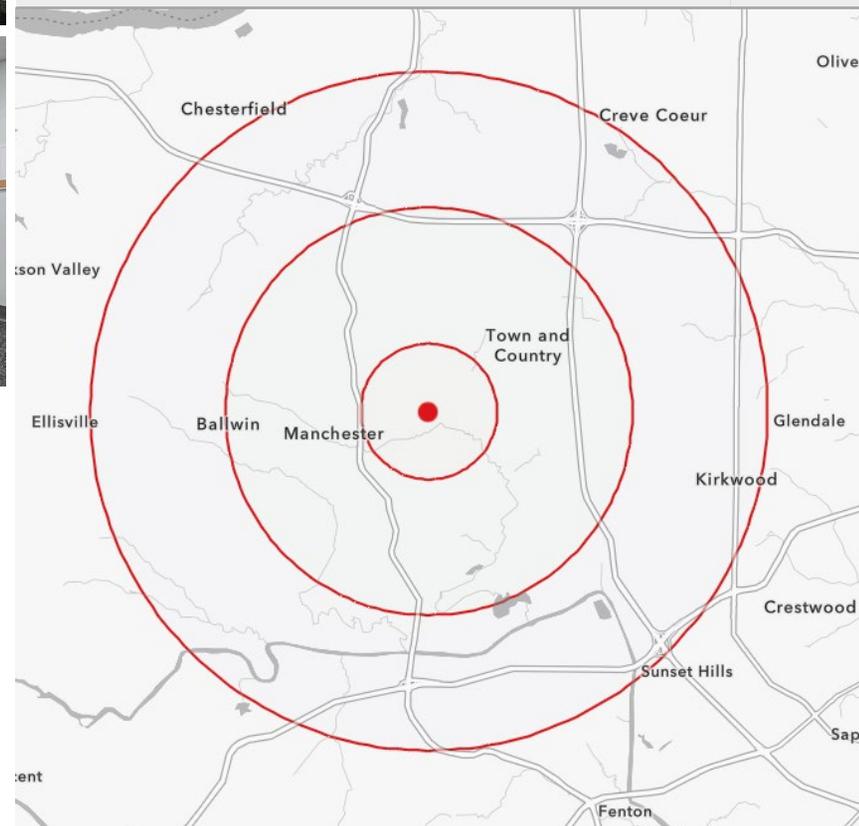
**301 SOVEREIGN COURT  
ST. LOUIS, MO 63011  
150-1,625 S.F. | \$20.00/S.F. F.S.**

### PROPERTY INFORMATION



- LOCATED IN A PRIME WEST COUNTY CORRIDOR WITH DIRECT ACCESS TO MANCHESTER ROAD AND HIGHWAY 141
- SUITES AVAILABLE FROM 150 TO 1,625 SF, OFFERING FLEXIBILITY FOR A RANGE OF OFFICE CONFIGURATIONS
- SURROUNDED BY ONE OF THE REGION'S MOST AFFLUENT DEMOGRAPHICS, WITH AVERAGE HOUSEHOLD INCOMES EXCEEDING \$171,000 WITHIN ONE MILE
- FULL-SERVICE LEASE STRUCTURE AT \$20.00/SF ELIMINATES THE COMPLEXITY OF SEPARATE OPERATING EXPENSE RECONCILIATIONS
- AMPLE ON-SITE PARKING IN A PROFESSIONALLY MANAGED OFFICE PARK SETTING

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		7,235	69,071	169,510
HOUSEHOLDS		3,044	27,845	67,088
AVERAGE HH INCOME		\$171,805	\$177,351	\$188,665



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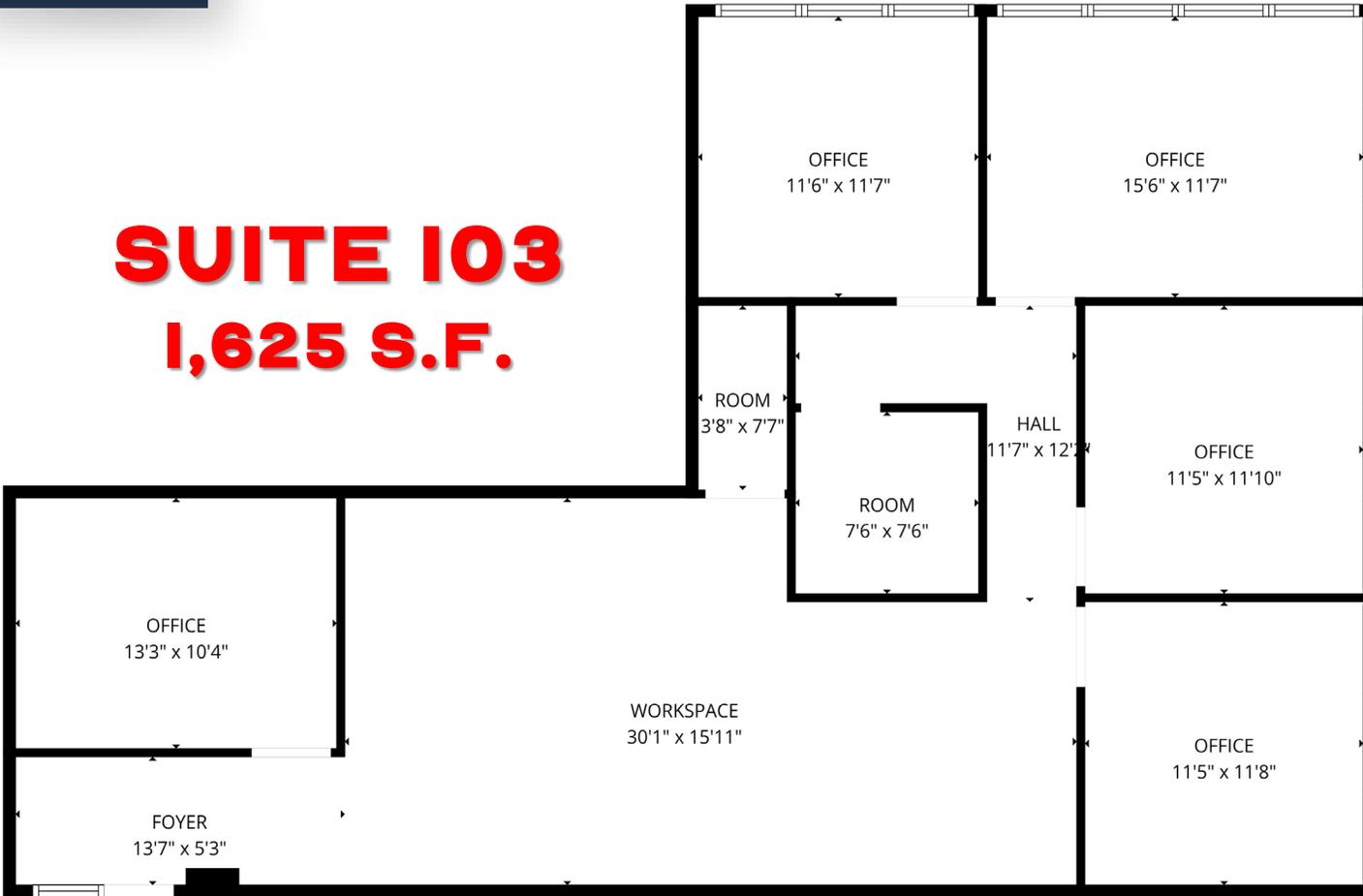
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**FLOOR PLAN**

**SUITE 103  
1,625 S.F.**



**OTHER AVAILABLE SUITES**

SUITE	SIZE
I19D	150 S.F.
I19E	150 S.F.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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