



circa PROPERTIES

THE ART OF PARTNERSHIP

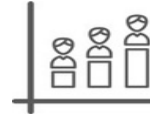
TALE TO TABLE

PROFESSIONAL OFFICE SPACES FOR LEASE  
7310 MANCHESTER, MAPLEWOOD MO 64143

# THE SPACE

Location 7310 Manchester  
Maplewood, MO 64143

County Saint Louis



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
15,062	131,379	375,607



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$95,196	\$123,253	\$113,132



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,739	63,054	175,663

Suite	Tenant	Lease Type	Notes
A	Leased		
B	Leased	Full Service	
C	Leased	Full Service	
D	Leased		
E	Available	Full Service	\$700/mo
F	Leased		
G	Leased		
H	Leased		



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Circa Properties  
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Building Summary | 2



## Flexible

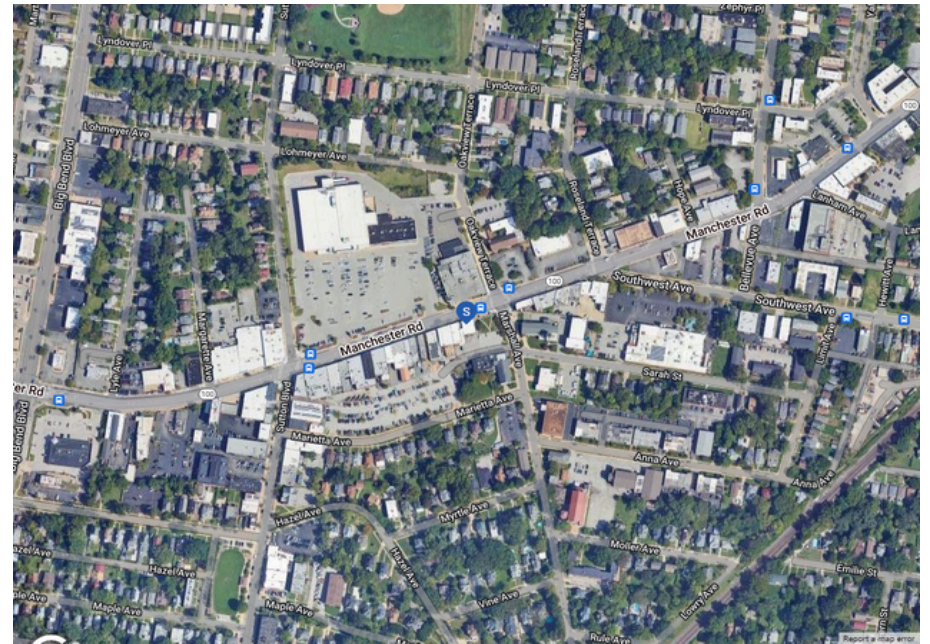
- Turnkey private offices
- 12 month lease terms
- Full service lease includes all utilities
- Common kitchenette and lounge
- Controlled 24-hour access
- Newly renovated and deliverable January 2025

## Features

- Ample free parking
- Easy access and excellent drive times
- Walkable area with many cafes and restaurants



Locator Map



Drive Time Map

