



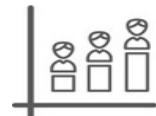
circa PROPERTIES  
THE ART OF PARTNERSHIP



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		



## Flexible

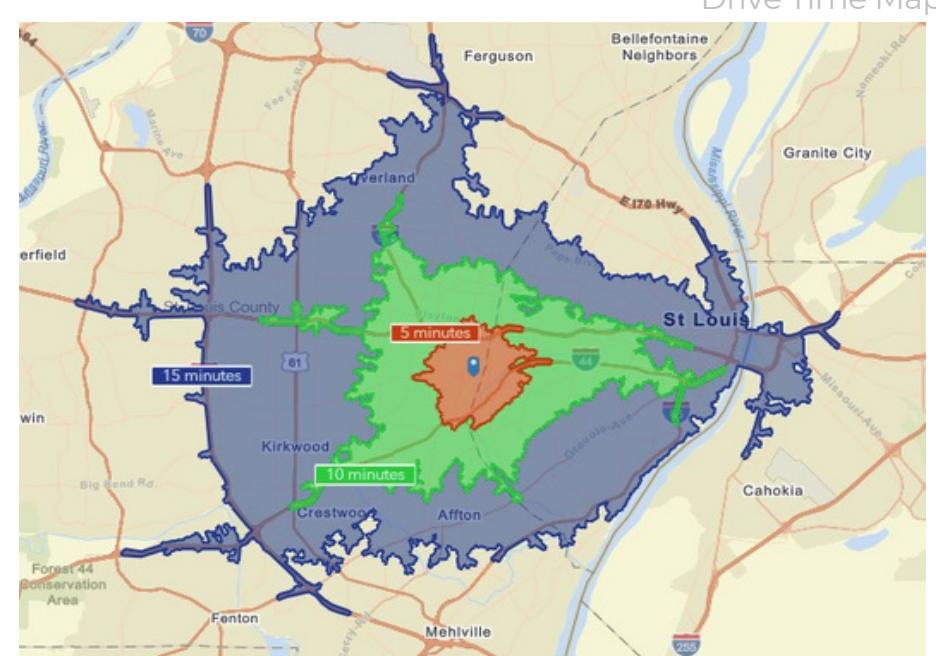
- Turnkey private offices
- 12 month lease terms
- Full service lease includes all utilities
- Common kitchenette and lounge
- Controlled 24-hour access
- Newly renovated and deliverable January 2025

## Features

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



Locator Map



Drive Time Map



**DISCLAIMER:** This floor plan sketch is an auto-generated layout based on the photos, with estimated dimensions, and is only intended to convey the basic layout of the structure and cannot be relied upon by a buyer for accuracy nor for calculation of square footage. Any measurements of rooms, or placement of doors, windows, and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.