

# FOR LEASE

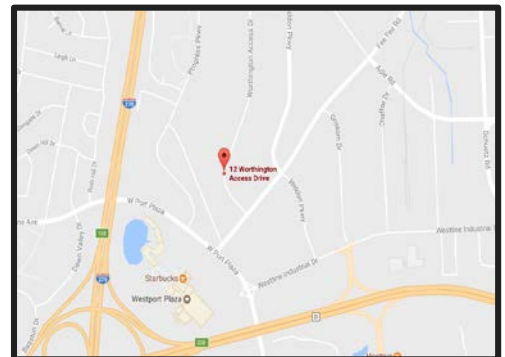
## Maryland Heights Office Space



**\$8.50-\$10/S.F. M.G. | 1,400 – 5,405 SQUARE FEET**

**10-14 Worthington Access Drive  
Maryland Heights, MO 63043**

- High-End Finishes
- Shared Loading Dock Access
- Building Signage Available



*For more information on this property, please contact:*

**James Van Iseghem III | (314) 647-6611 | [Jimmy@ManorRealEstate.com](mailto:Jimmy@ManorRealEstate.com)**  
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

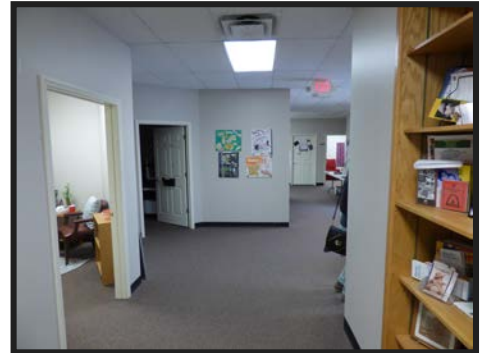
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## Maryland Heights Office Space



**\$8.50-\$10/S.F. M.G. | 1,400 – 5,405 SQUARE FEET**

- Entire Building Renovated in 2013
- New TPO Roof
- Located ¼ Mile Northeast of Westport Plaza
- Convenient Access to MO-364/Page Ave., I-270 and I-70
- Suites 8 & 8-A are Currently Combined for 3,600 S.F. and 50% Office/50% Warehouse



Suite	Square Footage	Loading	Asking Rate
8	1,896 S.F.	1 Drive-In	\$8.50/S.F.
8-A	1,560 S.F.	1 Drive-In	\$8.50/S.F.
10	1,949 S.F.	Dock Access	\$10/S.F.
14	1,400 S.F.	Dock Access	\$10/S.F.



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