

FOR SALE OR
LEASE

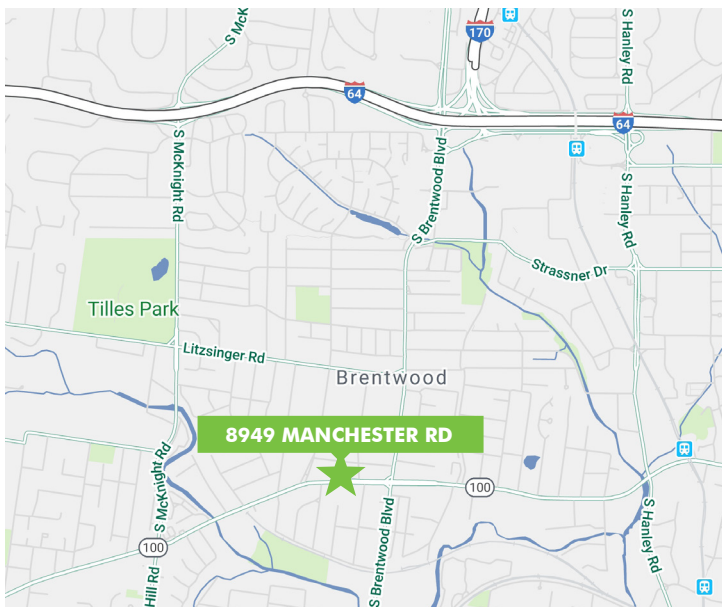
3,031 SF OFFICE
BUILDING

8949 MANCHESTER ROAD / BRENTWOOD, MO 63144



REDUCED SALE PRICE

LOCATION



PROPERTY HIGHLIGHTS

- + 3,000 SF freestanding building
- + Convenient central location
- + Ideal for Office/Retail/Service: Financial Advisor, CPAs, Brokerage, Insurance, Attorneys, etc.
- + Highly visible from Manchester Rd.
- + Excellent sign exposure
- + Traffic Count: 20,000 VPD
- + Parking Ratio: 7.5 per 1,000 SF (25 spaces) Surplus Parking!
- + .53 Acre Lot
- + 1,300 SF walk-out storage basement
- + 6 minutes to Clayton CBD
- + 7 private offices, 1 conference room, breakroom and 2 restrooms
- + HVAC systems recently updated

REDUCED SALE PRICE: \$699,000

LEASE RATE: NEGOTIABLE

PROPERTY PHOTOS



PROPERTY AERIAL



PLEASE CONTACT:

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