

Regency Park

401-445 Sovereign Court
Ballwin, MO 63011

3,424 - 6,848 SF UNIQUE SERVICE CENTER / FLEX SPACE AVAILABLE FOR LEASE



- **6,848 SF Service Center / Flex Space Available (divisible to 3,424 SF)**
- 415 Sovereign Court (Located near the intersection of Manchester and Weidman Roads)
- Higher-end finishes with 9' ceilings and solid core doors
- Owner will modify and construct interior "to-suit" (**flexible office-to-warehouse ratios**)
- New 80-mil Sarnafil roof installed in 2017
- 100% air conditioned
- Dock loading available
- 4 cars per 1,000 SF parking ratio
- **LEASE RATE: CALL FOR DETAILS**

HUTKIN DEVELOPMENT COMPANY

10829 Olive Boulevard
Suite 200
St. Louis, MO 63141

Telephone 314.872.9140
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Visit our website:
www.hutkin.com

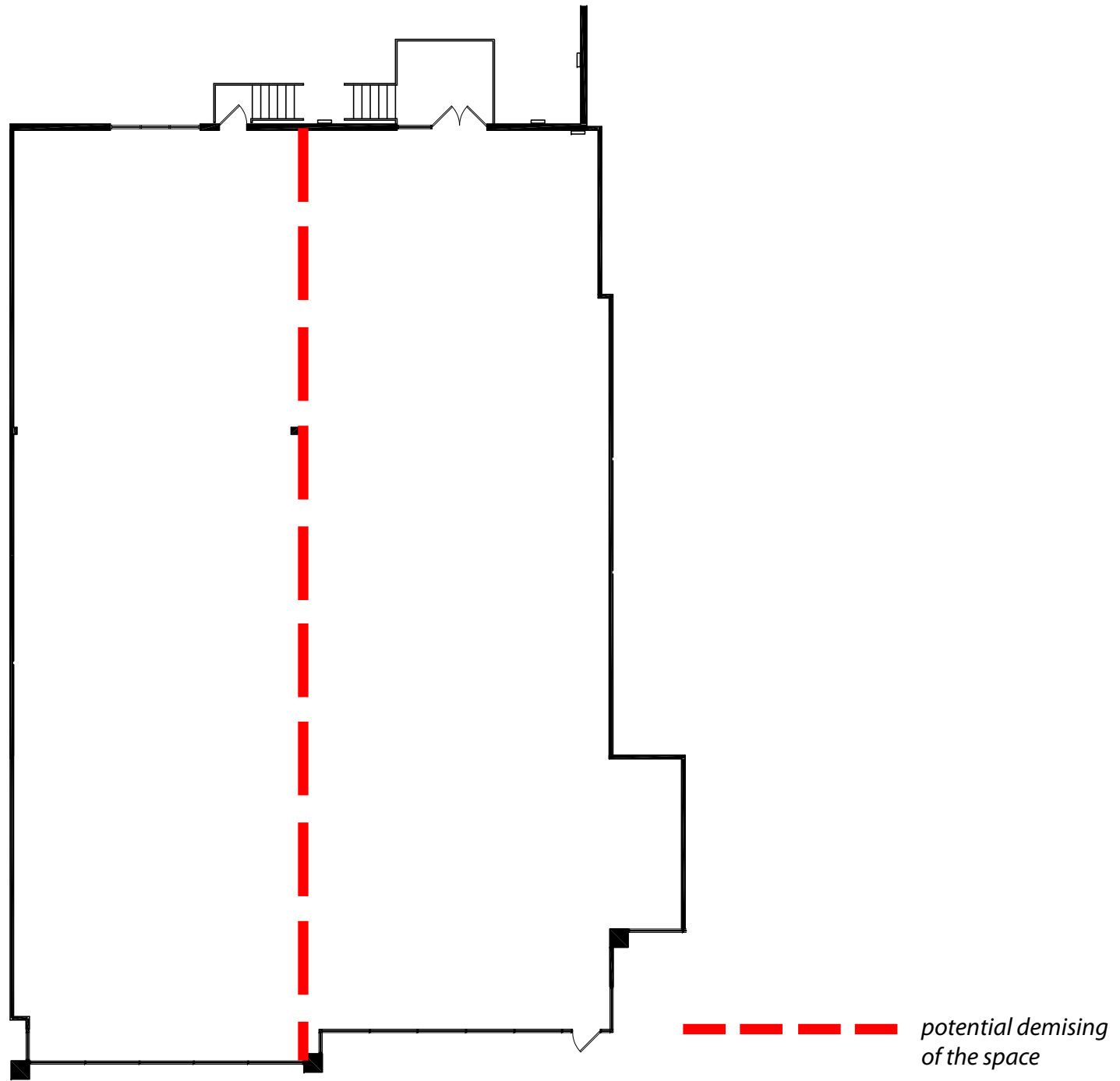
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ADDRESS	STATUS	SIZE (SF)
401 Sovereign Court	Occupied	6,472
415 Sovereign Court	AVAILABLE	3,424-6,848
421 Sovereign Ctourt	Occupied	6,500
425 Sovereign Court	Occupied	3,292
429 Sovereign Court	Occupied	3,203
433 Sovereign Court	Occupied	5,537
437 Sovereign Court	Occupied	4,095
445 Sovereign Court	Occupied	3,994

