

FOR LEASE



**1716 Hidden Creek Court
Town & Country, MO 63131
Up to ±13,091 RSF Combined**

Suite 180

- **±4,897 rsf first floor suite with atrium lobby exposure**

Suite 150

- **±8,194 rsf first floor suite with tremendous glass line, atrium exposure, abundant natural light and contemporary finishes**
- **Class A atrium office building in Bel Aire Office Park**
- **Easy access to I-270/Manchester Road**
- **Free covered and surface parking at 5/1,000 rsf ratio**
- **Situated in beautiful park-like setting**
- **Several banks, restaurants, service stations, movie theatre, shopping, West County Mall, Des Peres Lodge Recreation Center and Missouri Athletic Club within one-mile radius**
- **Professional on-site management provided by Johnson Group, Inc.**

**FOR LEASE: \$22.50 prsf,
full service**

For more information call
(314) 862-3000

Dan Johnson (ext. 102)
danj@j-group.com

or

Sheldon Johnson, SIOR, CCIM (ext. 108)
shell@j-group.com



Johnson Group

1714 Deer Tracks Trail, Suite 100
St. Louis, Missouri 63131
(314) 862-3000/fax (314) 862-1307
www.j-group.com



Information contained herein has been obtained from the owner of the property or from other sources deemed reliable; however, Broker does not guarantee the accuracy or completeness of this information. Broker cannot guarantee the suitability of these premises for the ultimate lessee's intended use or investment nor does Broker make any representation as to the environmental or other condition of the property and recommends that prospective lessee investigate fully.

**1716 Hidden Creek Court
Suites 150 & 180
4,897 RSF & 8,194 RSF**

