

# FOR LEASE

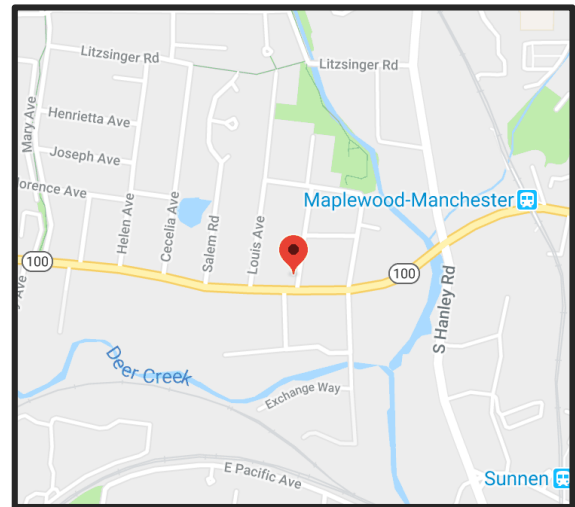
Office Building



**\$12/S.F. M.G. | 1,812 Square Feet**

**8135 Manchester Road  
Brentwood, MO 63144-2821**

- Free-Standing Office Building
- Less than ¼ Mile West of Hanley Rd on Manchester Rd
- Parking Pad for 3-5 Vehicles
- Only Responsible for Gas & Electric



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

**Grant Fenster | (314) 647-6611 x127 | [Grant@ManorRealEstate.com](mailto:Grant@ManorRealEstate.com)  
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139**

# FOR LEASE

## Office Building



**\$12/S.F. M.G. | 1,812 Square Feet**

- Single-User Building
- Built in 1941 on 0.105 Acres (4,609 S.F.)
- Zoned "GC" – General Commercial
- Ideal Configuration for Creative or Professional Office, Educational Use or Small Business Headquarters
- High Visibility on Manchester Rd with ~15,000 Vehicles Per Day
- 3 Individual Offices In Addition To Open Collaborative Space
- Mostly Finished Lower Level
- Convenient Access to I-64 (1 mi), I-44 (1.3 mi), and I-270 (5 mi)



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

**Grant Fenster | (314) 647-6611 x127 | [Grant@ManorRealEstate.com](mailto:Grant@ManorRealEstate.com)**

**3270 Hampton Avenue, Suite 100, St. Louis, MO 63139**