



**14,761 SF
REMAINING!**

Lease Rate:

\$27.50/SF, Full Service
Class A Space
Full-Service Café Completed
Fall 2019

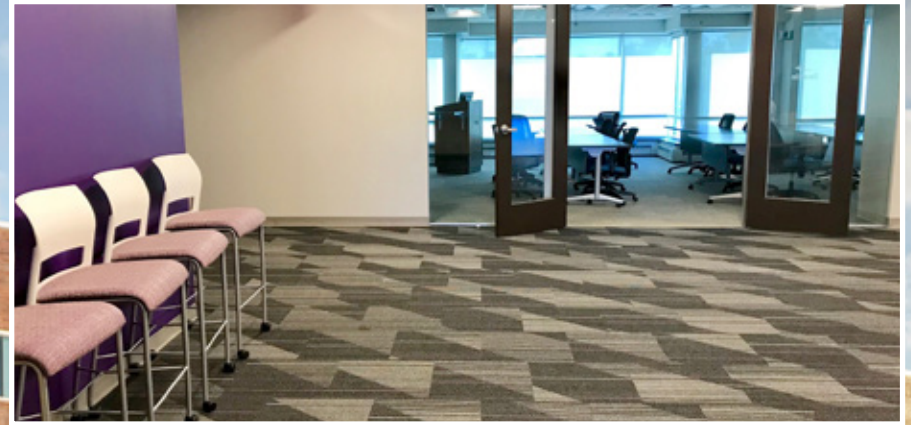
DRURY
CORPORATE CENTER

13075 MANCHESTER ROAD, DES PERES

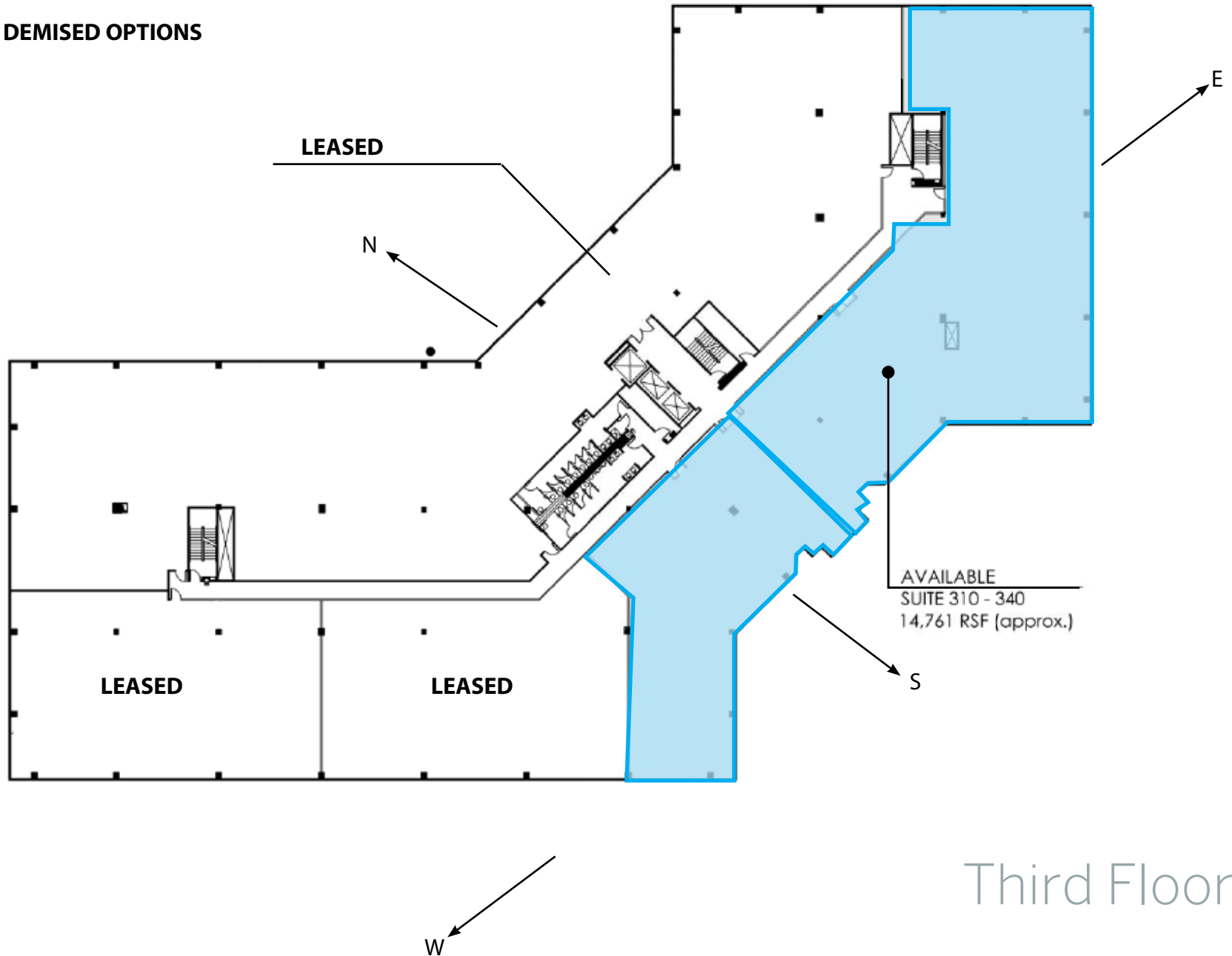
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Key Highlights

- **OWNER OCCUPIED.** Owner occupied by Drury Hotels and Drury Development in the relocation of their Worldwide Headquarters
- **RENOVATED.** Newly renovated space in the last 18 months with modern and creative finishes. Newly purchased Steelcase furniture can be made available.
- **LOCATION.** High profile location in Des Peres with immediate access to Manchester and Interstate 270
- **AMENITIES.** Close proximity to an abundance of amenities: West County Center (Mall), Trader Joes, St. Louis Bread Co. (Panera), Noodles & Company, Cheeburger Cheeburger)
- **FITNESS.** The Des Peres Lodge offers discounts to employees working on-site at Drury Corporate Center
- **LOBBY.** Updated lobby renovation completed June 2019
- **PARKING.** Abundant surface lot parking with 87 covered garage parking spaces with elevator access from the garage to tenant's floor. New parking lot overlay.
- **FULL SERVICE CAFE.** On-site, full service Café.



PROPOSED DEMISED OPTIONS



Third Floor



DRURY
CORPORATE CENTER

MANCHESTER ROAD WEST

MANCHESTER ROAD/HWY 100

Charter
COMMUNICATIONS

ALINEA

CENTENE
Corporation

at&t

Corporate Hill
Office Complex

Edward Jones
MAKING SENSE OF INVESTING

WEST COUNTY MALL
NORDSTROM
★ **macy's**
jcpenney **DICK'S**
SPORTING GOODS

THE LODGE
NEW LODGE
WEST SIDE HISTORIC DISTRICT

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