

# Regency Park

401-445 Sovereign Court  
Ballwin, MO 63011

## 3,203 & 4,095 SF UNIQUE SERVICE CENTER / FLEX SPACES AVAILABLE FOR LEASE



## HUTKIN DEVELOPMENT COMPANY

10829 Olive Boulevard  
Suite 200  
St. Louis, MO 63141

Telephone 314.872.9140  
FAX 314.872.9001

Visit our website:  
[www.hutkin.com](http://www.hutkin.com)

### CONTACT

Tony Giarratano  
[tony@hutkin.com](mailto:tony@hutkin.com)  
Direct 314.708.4922  
Cell 314.276.2352

Bo Keefer  
[bkeefer@hutkin.com](mailto:bkeefer@hutkin.com)  
Direct 314.708.1258  
Cell 314.973.1242

- **3,203 SF Available**
- 429 Sovereign Court
- 65% office finish
- **LEASE RATE: \$8.75 PSF NNN**

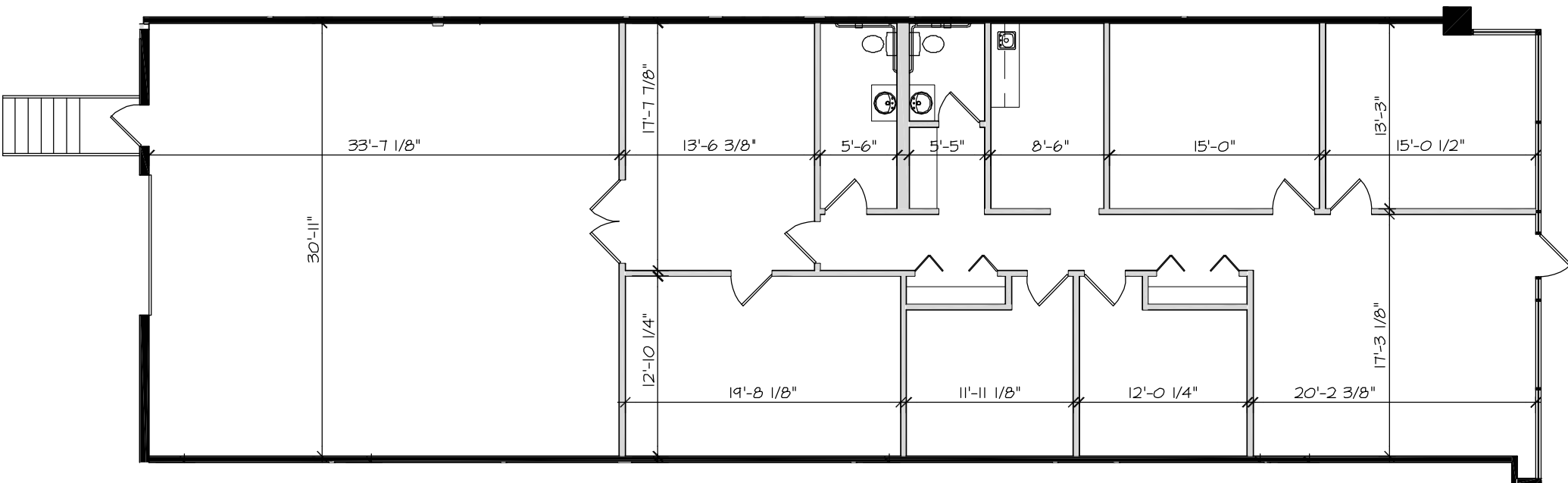
- **4,095 SF Available**
- 437 Sovereign Court
- 50% office finish
- **LEASE RATE: \$8.75 PSF NNN**

- 9' office ceilings
- 14' clear height in warehouse
- New 80-mil Sarnafil roof installed in 2017
- Dock loading available
- Located near the intersection of Manchester and Weidman Roads
- 4 cars per 1,000 SF parking ratio

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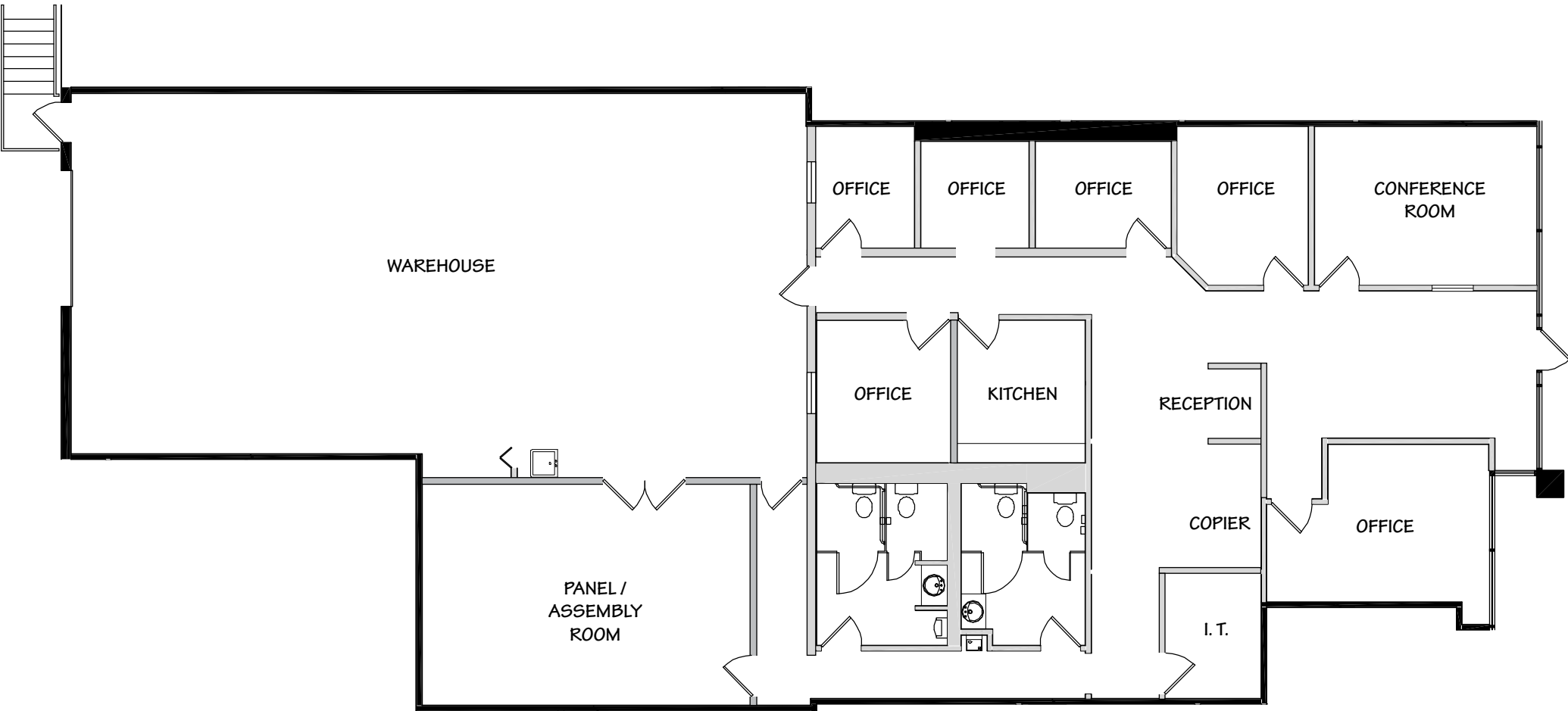


429 SOVEREIGN CT  
3,203 SF

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437 SOVEREIGN CT  
4,095 SF

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ADDRESS	STATUS	SIZE (SF)
401 Sovereign Court	Occupied	6,472
409-421 Sovereign Court	Occupied	13,348
425 Sovereign Court	Occupied	3,292
429 Sovereign Court	<b>AVAILABLE</b>	3,203
433 Sovereign Court	Occupied	5,537
437 Sovereign Court	<b>AVAILABLE</b>	4,095
445 Sovereign Court	Occupied	3,994

