



12851 MANCHESTER ROAD  
DES PERES, MO

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**CBRE**



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12851 MANCHESTER ROAD

# 12851 MANCHESTER ROAD

12851 Manchester Road originally constructed for AT&T in 1996, this three-story office building sits on 10.99 acres. All three rentable floors total 144,925 square feet. The buildings design is divided into two wings, offering attractive amenities throughout. A newly designed lounge creates a centralized place for tenants to gather. Convenient amenities will include:

- A grab-and-go, fresh food market.
- A state-of-the-art conference facility.
- A fully equipped fitness center designed with Technogym equipment, complete with showers and dressing rooms.
- An exterior deck will provide tenants an outdoor space to enjoy 365 days a year.

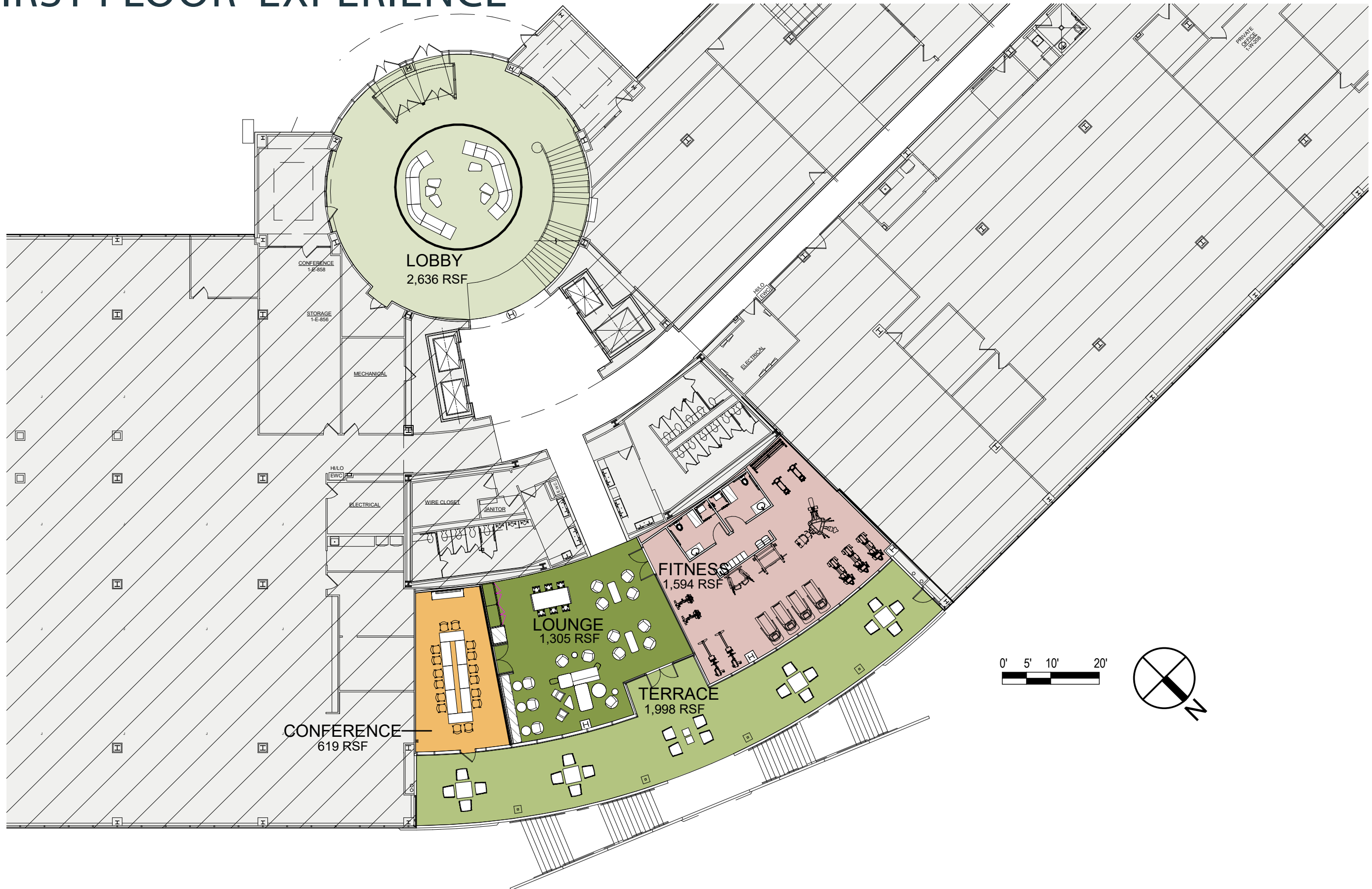
An impressive 4.1 per 1,000 square foot parking ratio is available on-site, including 106 covered spaces beneath the building. The asset, location, access and visibility are premier for the West County submarket. 12851 Manchester Road is surrounded with convenience and has long been a desired destination for many prominent corporations.



# 2

FURNITURE + FINISHES +  
AMENITIES

# FIRST FLOOR EXPERIENCE



# FIRST FLOOR - LOBBY + FURNITURE PLAN



# FIRST FLOOR - TENANT LOUNGE





# FIRST FLOOR - LOUNGE FURNITURE PLAN



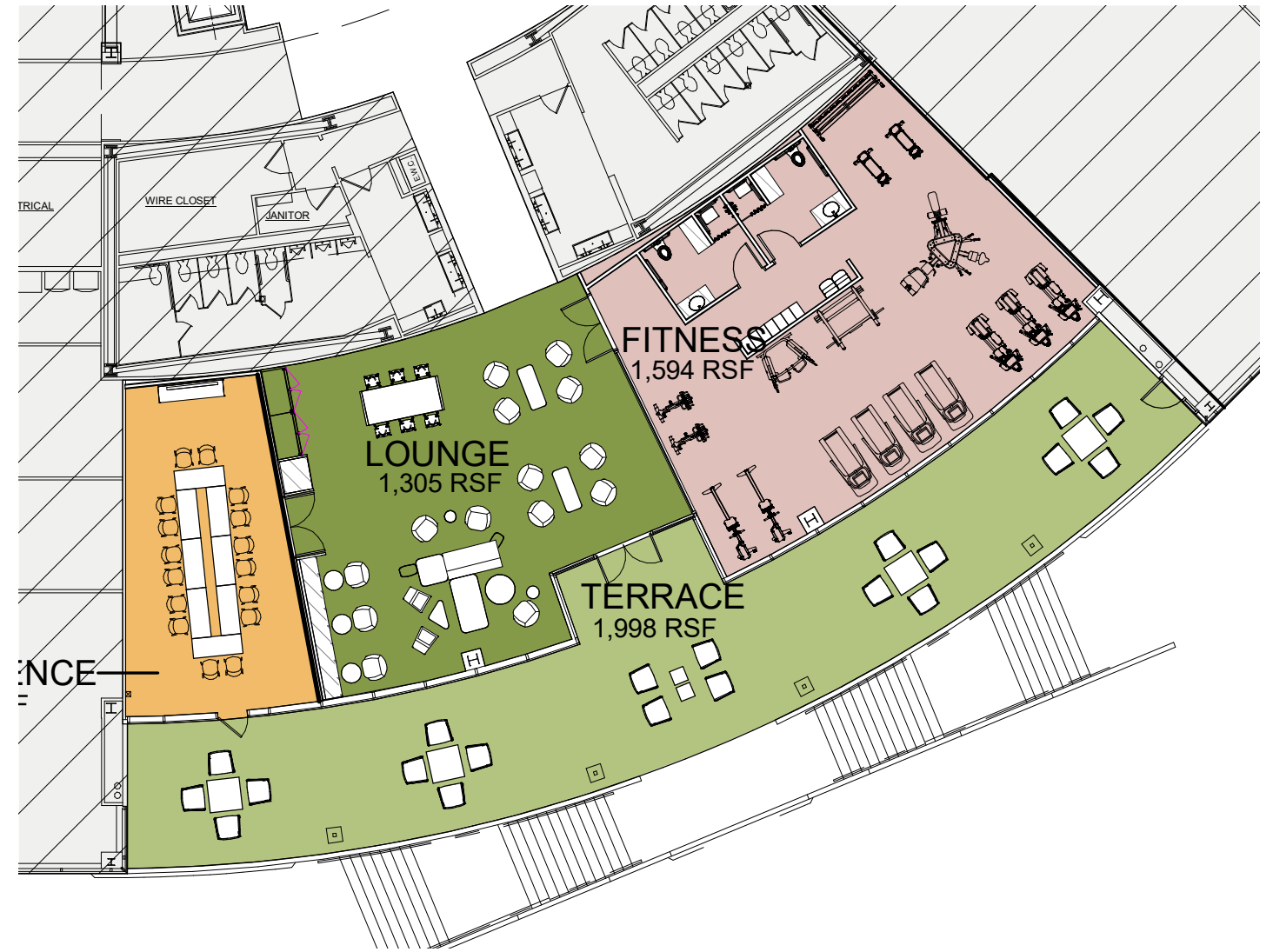
# FIRST FLOOR - CONFERENCE FURNITURE PLAN



# FIRST FLOOR - FITNESS CENTER (PROGRESS)

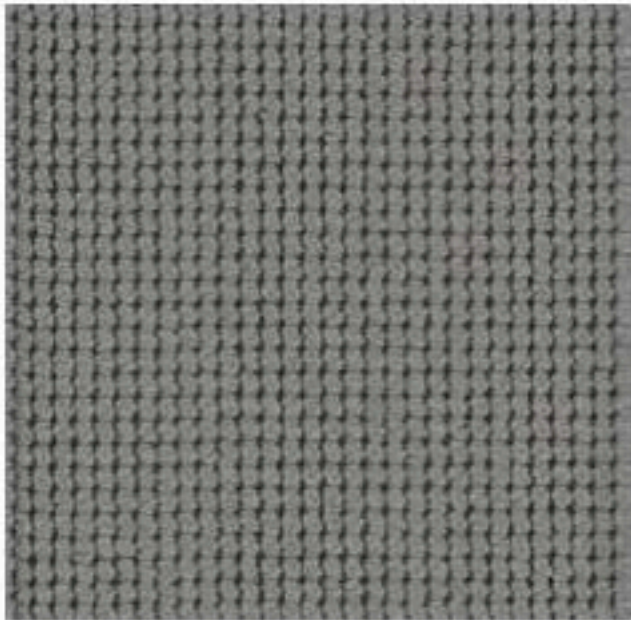


# FIRST FLOOR - EXTERIOR TERRACE FURNITURE PLAN



# ARCHITECTURAL FINISHES

## FLOOR FINISHES



PEBBLE MESH, WIND RIPPLE  
LOBBY AREA RUG



JJ INVISION METAMORPHIC  
CONFERENCE ROOM



JJ INVISION - TWILL WEAVE  
COMMON CORRIDORS



JJ INVISION - BOUNCE KNOT  
LOUNGE AREA RUGS



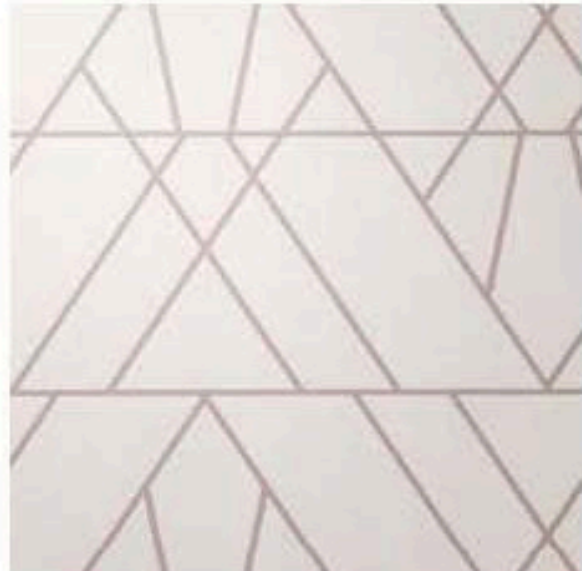
CORIAN QUARTZ  
SNOW WHITE

COOL MINT  
LOCKER GLASS

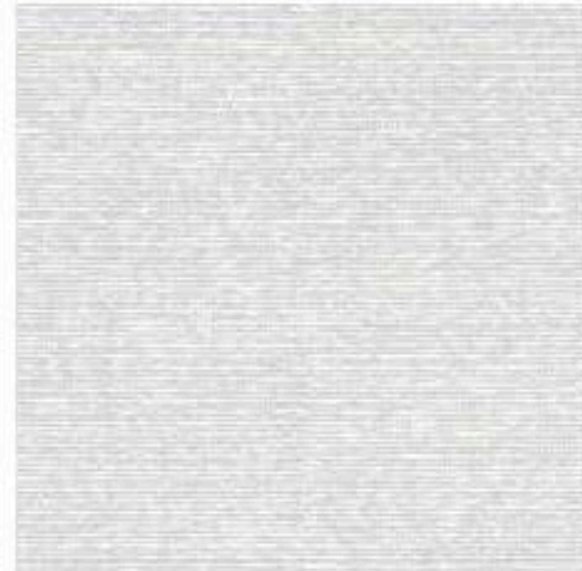


# ARCHITECTURAL FINISHES

## WALL FINISHES



VERSA OCEAN DRIVE  
LOUNGE



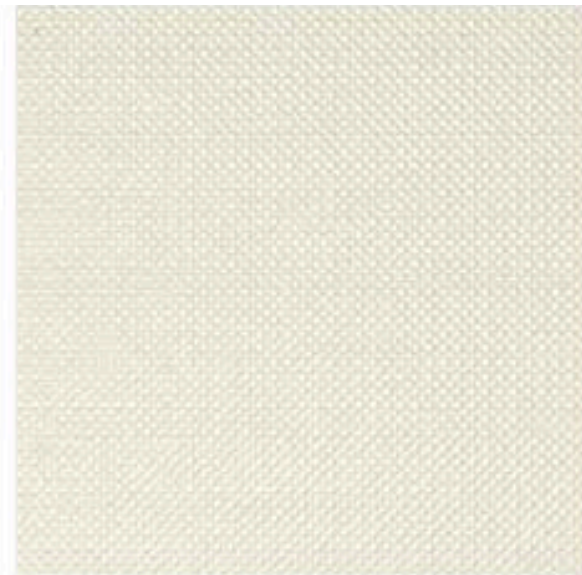
CARNECIE NEXUS  
CONFERENCE ROOM



DESIGNTEX CITY  
FITNESS CENTER



MID AMERICAN TILE  
UNISEX BATHROOMS, LOUNGE



LAMINAM, FILO, BRINA  
LOUNGE



RUSSIAN OAK LAMINANT  
FITNESS CENTER



CHANTILLY LACE - GENERAL



SHORELINE- LOBBY ACCENT



GREY HUSKIE- LOBBY ACCENT



COBBLESTONE - LOBBY ACCENT



NEW PROVIDENCE NAVY  
- FITNESS CENTER

# ARCHITECTURAL FINISHES

## INTERIOR ELEVATOR FINISHES

The back wall is comprised of six panels; side walls are comprised of four. Two frame designs allow for a variety of materials including glass.



# 3

## FLOOR PLANS



# FIRST FLOOR - USE PLAN

