



FOR LEASE

217

CLARKSON RD

BALLWIN, MO

217 CLARKSON ROAD

FLOOR PLAN + DETAILS

TOMMY LEONARD

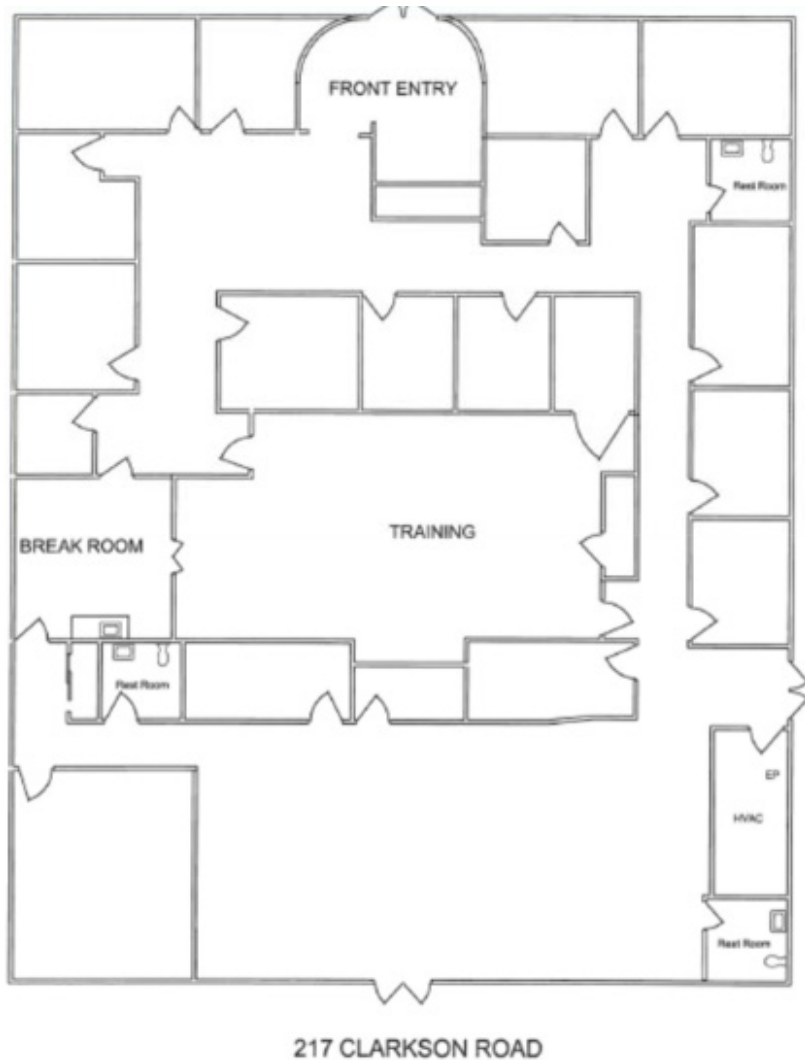
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- 6,300+/- SF FREESTANDING OFFICE BUILDING AVAILABLE FOR LEASE
- FLEXIBLE LAYOUT - CAN BE DEMISED FOR MULTIPLE TENANTS
- BUILDING IS LOCATED ON CLARKSON ROAD, A MAIN THOROUGHFARE IN THE ST. LOUIS MSA THAT CONNECTS ELLISVILLE/ WESTERN SUBURBS TO I-64
- LOCATED WITHIN A SIX-BUILDING OFFICE CONDOMINIUM DEVELOPMENT ON 2.66 ACRES
- SURROUNDED BY A STRONG MEDICAL & PROFESSIONAL TENANT MIX, INCLUDING:
 - ST. LUKE'S URGENT CARE
 - AFFILIATED HOSPITAL DIALYSIS
 - CHIROPRACTIC OFFICES
- IDEAL FOR MEDICAL OR PROFESSIONAL OFFICE USE
- LEASE RATE: \$23 PSF NNN
- BUILDING & MONUMENT SIGNAGE AVAILABLE
- 28 DEDICATED SURFACE PARKING SPACES ON-SITE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	7,377	68,664	141,032
HOUSEHOLDS	3,118	26,295	55,168
MED HH INCOME	\$119,288	\$144,088	\$142,051

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AERIAL

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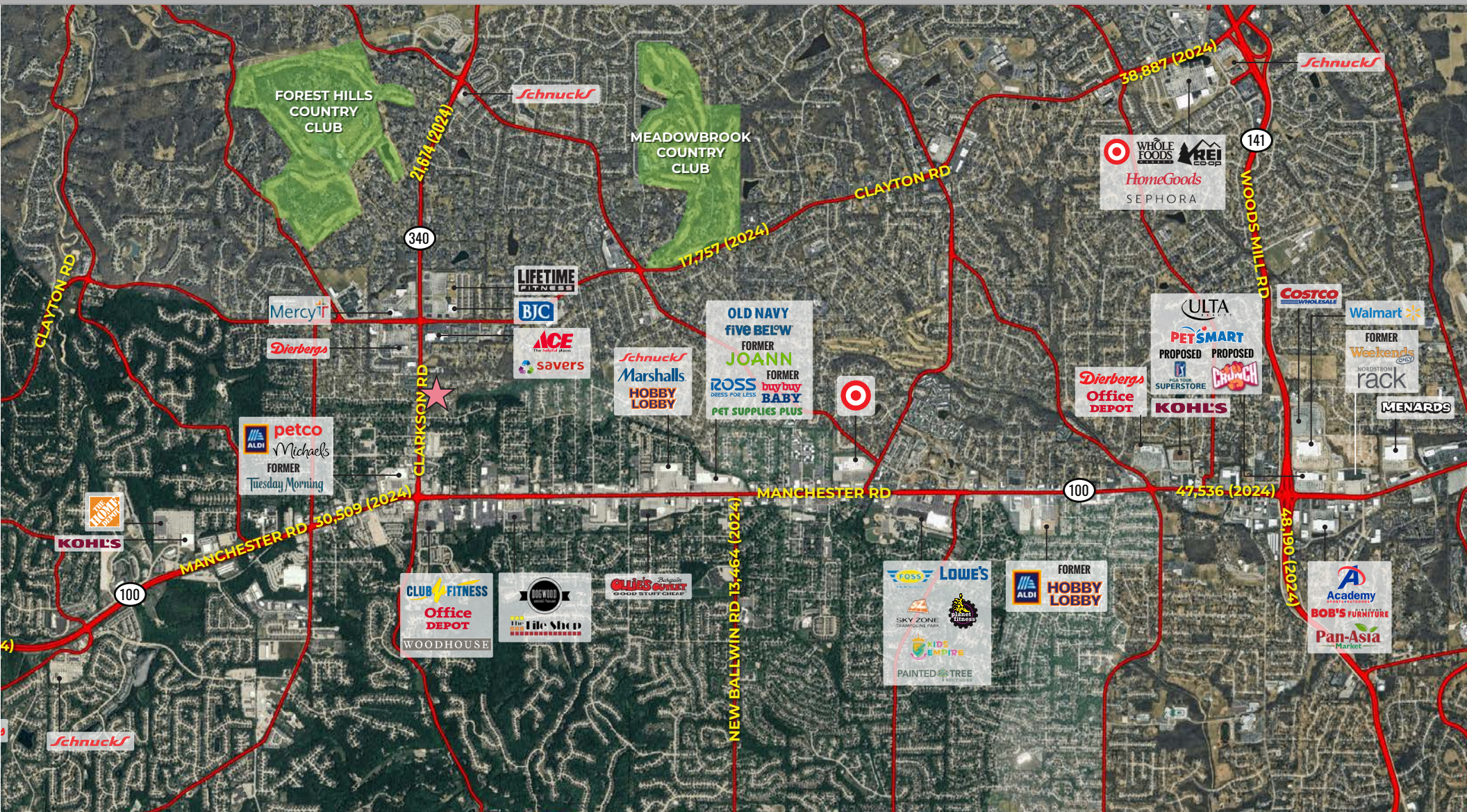
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