



**FOR LEASE  
AND SALE  
2 1 7**

Clarkson Rd



# 217 CLARKSON ROAD

## FLOOR PLAN + DETAILS

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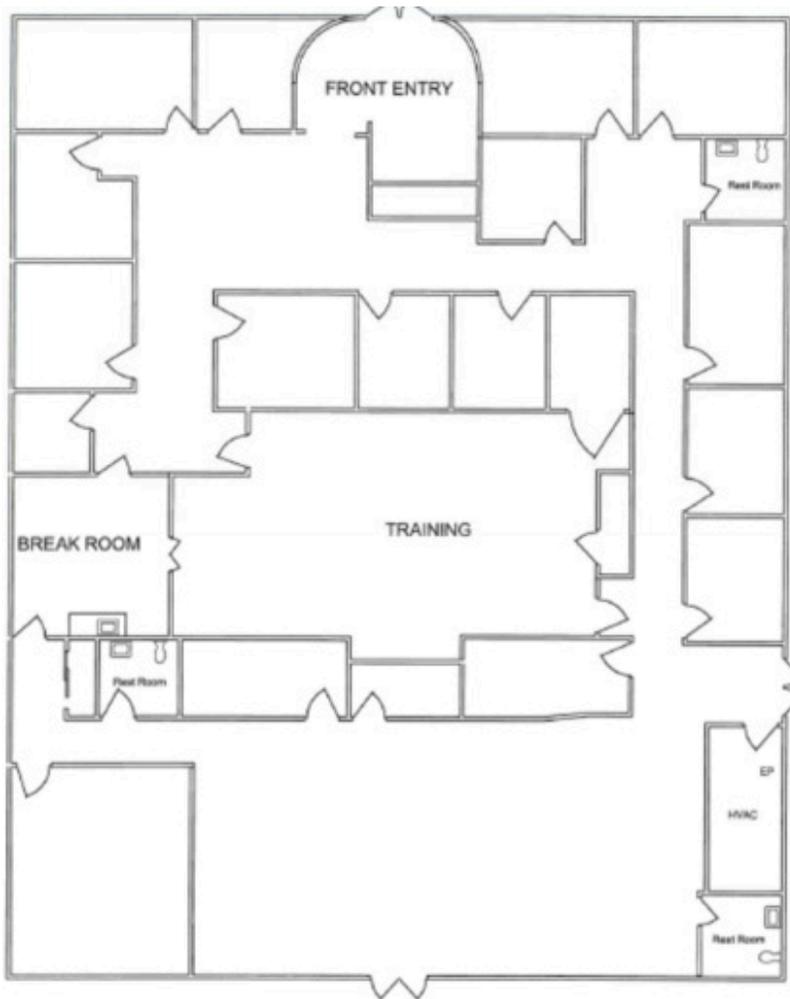
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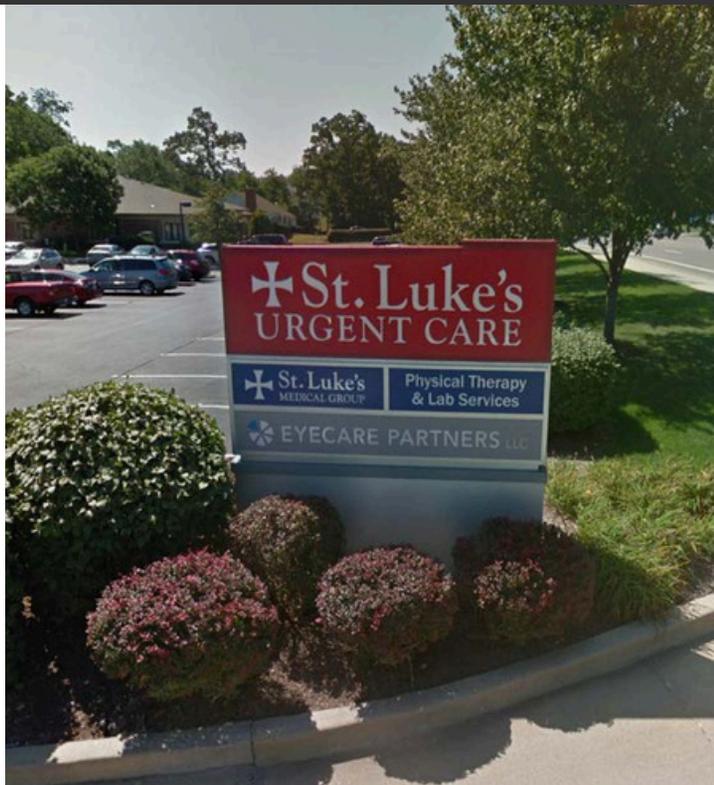
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- Lease Rate: \$23.00 PSF NNN
- Asking Price: \$1,900,000
- 6,300± SF freestanding office building available for lease
- Flexible floor plan; space can be demised to accommodate multiple tenants
- Prominent Clarkson Road location, a major thoroughfare connecting Ellisville and the western suburbs to I-64
- Situated within a six-building office condominium development on 2.66 acres
- Surrounded by a strong medical and professional tenant mix, including:
  - St. Luke's Urgent Care
  - Affiliated Hospital Dialysis
  - Chiropractic offices
- Ideal for medical or professional office users
- Building and monument signage available
- 28 dedicated surface parking spaces on-site

### DEMOGRAPHICS

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



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## AERIAL

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