



**FOR LEASE
AND SALE
217**

Clarkson Rd



217 CLARKSON ROAD

FLOOR PLAN + DETAILS

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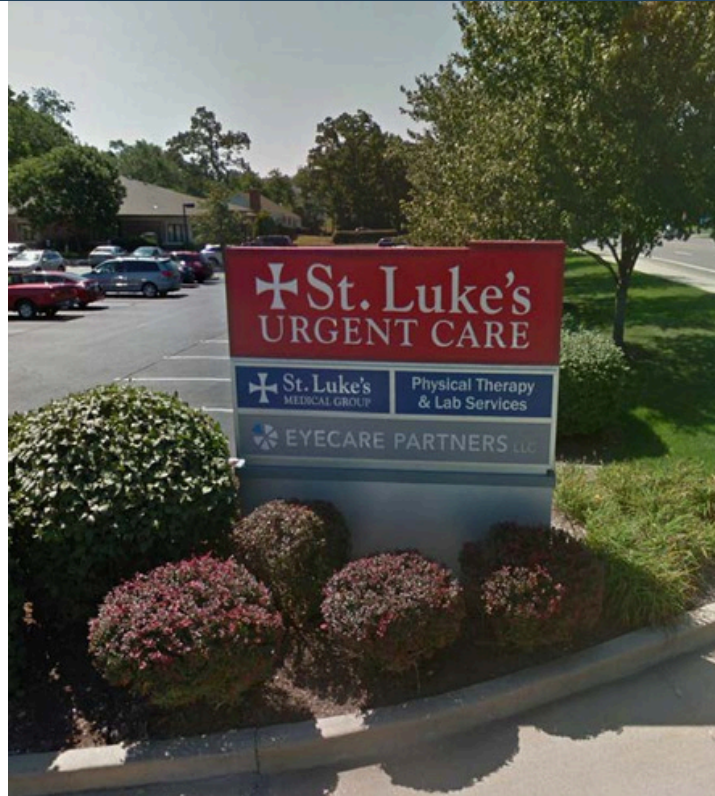
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DEMOGRAPHICS

	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

- 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



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