

FOR LEASE

**15623 Manchester Rd
Ellisville, MO 63011**

Office / Medical Office Building For Lease



Office building located 0.7 miles east of Clarkson Road on Manchester Road.



17,000± Sq. Ft. on Manchester Road in Ellisville with access for east and west-bound traffic.



Prominent building signage opportunity with 39,000+ VPD.

BRANDON K. SMART, CCIM | 314.254.0088 | Brandon@bsmartequity.com

MALIK R. SIMMONS | 314.254.0088 (O) 618.434.0243 (M) | Malik@bsmartequity.com

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PROPERTY HIGHLIGHTS

- Suite 120: 1,097 sqft
- Suite 210: 2,700 sqft*
- Suite 220: 1,097 sqft*
*3,800 sqft contiguous
- Numerous nearby amenities
- Window line on two sides of the space
- Building signage fronting Manchester available
- Tenant's include: Edward Jones, State Farm Insurance, Arrow Dental, and Fitzmaurice Performance
- \$14.00 sq.ft., Modified Gross

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