

FOR LEASE



Property Highlights:

- ***±5,434 RSF First Floor Suite with glass entry***
- ***Prominent building signage with excellent visibility from I-270***
- ***Class A atrium office building in Bel Aire Office Park***
- ***Free covered and surface parking at 5/1,000 rsf ratio***
- ***Easy access to I-270/Manchester Rd.***
- ***Situated in a beautiful park-like setting***
- ***Close to banks, restaurants, service stations, movie theatre, shopping, West County Mall, Des Peres Lodge Recreation Center and Missouri Athletic Club within one-mile radius***
- ***On-site day porter/maintenance***
- ***Professionally managed by Johnson Group***

**FOR LEASE: \$24.00 prsf,
full service**

**12801 Flushing Meadows Drive
Suite 100
Town & Country, Missouri 63131**

For more information call
(314) 862-3000

Dan Johnson (ext. 102)
danj@j-group.com
or

Sheldon Johnson, CCIM, SIOR (ext. 108)
shell@j-group.com

**Johnson
Group**

1714 Deer Tracks Trail, Suite 100
St. Louis, Missouri 63131
(314) 862-3000
(314) 862-1307 fax
www.j-group.com



Information contained herein has been obtained from the owner of the property or from other sources deemed reliable; however, Broker does not guarantee the accuracy or completeness of this information. Broker can not guarantee the suitability of these premises for the ultimate lessee's intended use or investment nor does Broker make any representation as to the environmental or other condition of the property and recommends that prospective lessee investigate fully.

