



775 - 15,241 RSF

# BARRETT WOODS

CORPORATE CENTER

Ballwin, MO 63021







# PROPERTY HIGHLIGHTS

Affordable corporate office environment within a prime trade area.

Strategic West County location less than 1 mile from I 270.

Highly visible with frontage and signage on Manchester Road.

Ideally suited for small and medium sized tenants.

## BUILDING FEATURES INCLUDE:

- Renovated Lobbies & Common Areas
- Grab & Go Café with Lounge
- Building Signage Available
- 4/1,000 Parking (Expandable)
- Roofs: newly replaced roofs throughout
- HVAC: VAV System with Digital Control
- Security: Card Access
- Telecom: AT&T Fiber
- Wide range of suites and floor plans



## AVAILABLE SPACE

### BUILDING I

1 <sup>ST</sup> FLOOR - SUITE 170	5,129 SF	AVAILABLE NOW
2 <sup>ND</sup> FLOOR - SUITE 200	4,490 SF	DATE NEGOTIABLE
2 <sup>ND</sup> FLOOR - SUITE 260	15,241 SF	AVAILABLE NOW

### BUILDING II

1 <sup>ST</sup> FLOOR - SUITE 104	9,777 SF	AVAILABLE NOW
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### BUILDING III

1 <sup>ST</sup> FLOOR - SUITE 100	6,484 SF	AVAILABLE NOW
1 <sup>ST</sup> FLOOR - SUITE 150	3,368 SF	AVAILABLE NOW
3 <sup>RD</sup> FLOOR - SUITE 350	2,416 SF	AVAILABLE NOW
3 <sup>RD</sup> FLOOR - SUITE 365	853 SF	AVAILABLE NOW

### BUILDING IV

1 <sup>ST</sup> FLOOR - SUITE 140	1,528 SF	AVAILABLE NOW
1 <sup>ST</sup> FLOOR - SUITE 145	1,026 SF	AVAILABLE NOW
3 <sup>RD</sup> FLOOR - SUITE 300	12,198 SF	AVAILABLE NOW

LEASE RATE: \$20.50/SF FULL SERVICE





# THE LOCATION



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