



Owner/User Opportunity

FOR SALE OR LEASE | 174 Clarkson Road, Ellisville | MO

- 22,130 SF two-story office building
- ±11,100 SF available on 2nd floor - full floor
 - Flexible floor plan with conference room, break room & computer room
 - Building signage available for full floor user
- 1,686 SF available on 1st floor, move-in ready
 - Efficient floor plan with kitchenette & computer room
- 928 SF available on 1st floor
- Monument signage available
- 4/1,000 SF parking ratio
- Close proximity to restaurants & amenities
- Easy access to Clarkson Road at signalized intersection
- Excellent visibility on Clarkson Road

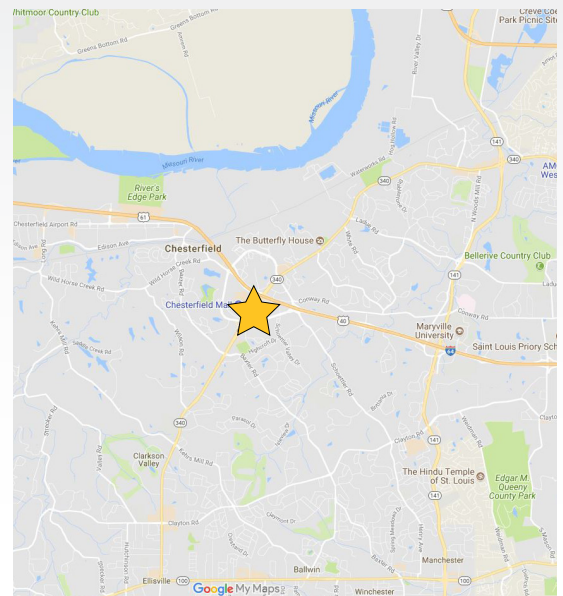
Lease Rate:

\$23.00

PSF, Full Service

Sale Price:

\$2,795,000



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FOR LEASE | 174 Clarkson Road, Ellisville | MO

2ND FLOOR: ±11,000 SF



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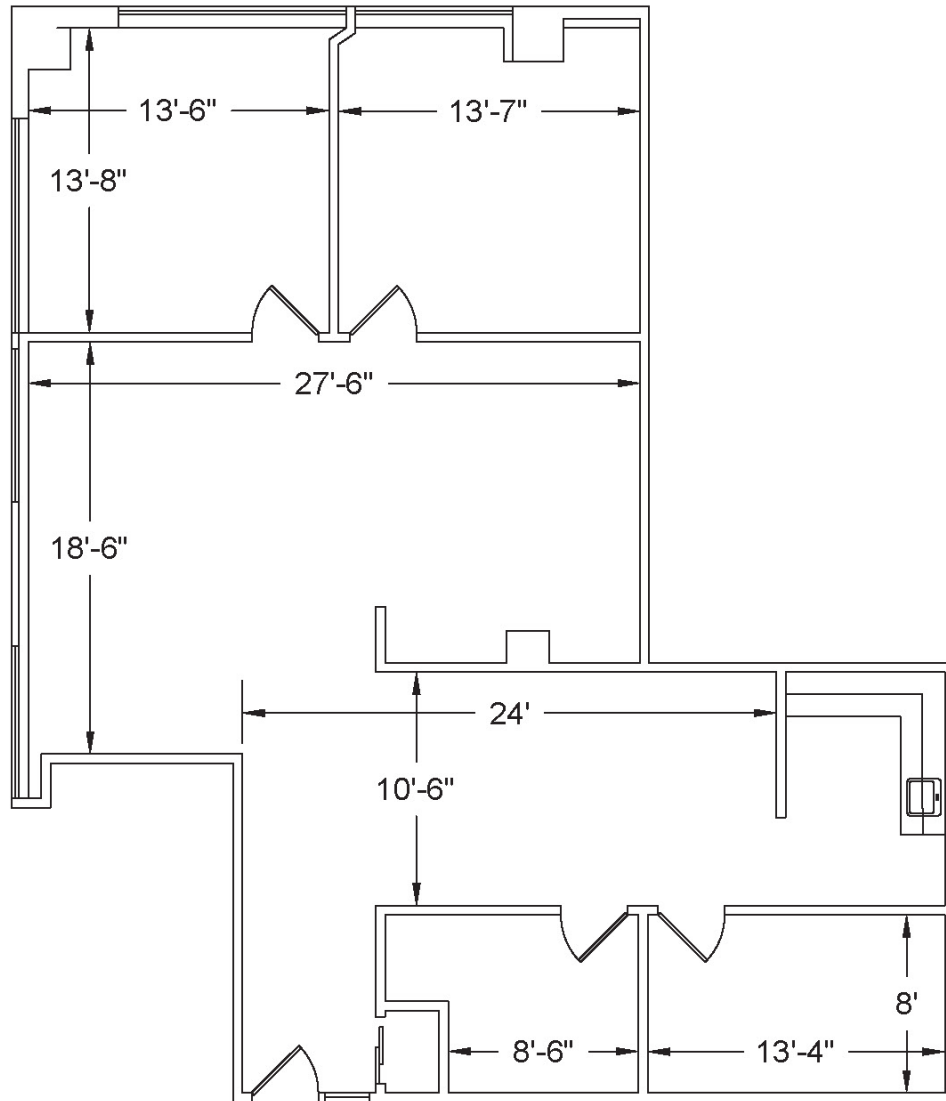
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1ST FLOOR: 1,686 SF

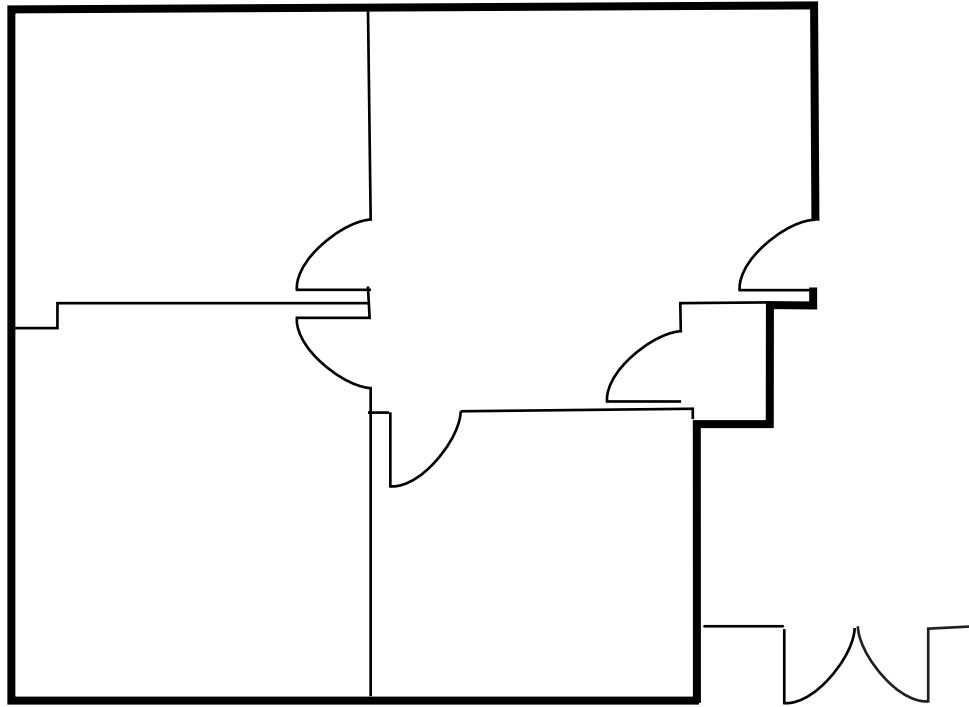


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1ST FLOOR: 928 SF



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