

FOR LEASE

16024 Manchester Road
St. Louis, MO 63011



American West Office Park 16024 Manchester Road, St. Louis, MO 63011

Situated prominently on Manchester Road, the American West Office Park building offers easy access with high visibility in a suburban setting. Originally built in 2003, the 30,300 square foot property includes ample parking, building signage opportunities and access to numerous nearby amenities.

PROPERTY AT-A-GLANCE

- 2,395 SF former bank space with building signage and prime lobby exposure
- Two suites available (2,395 SF and 2,597 SF)
- First floor space
- Excellent access near the Clarkson/Manchester intersection
- Ample parking with approximately 61 surface parking spaces and 35 covered parking spaces
- Great visibility on Manchester Road with approximately 43,000 vehicles per day

LEASE RATE

\$20.00/SF, Full Service

CONTACT

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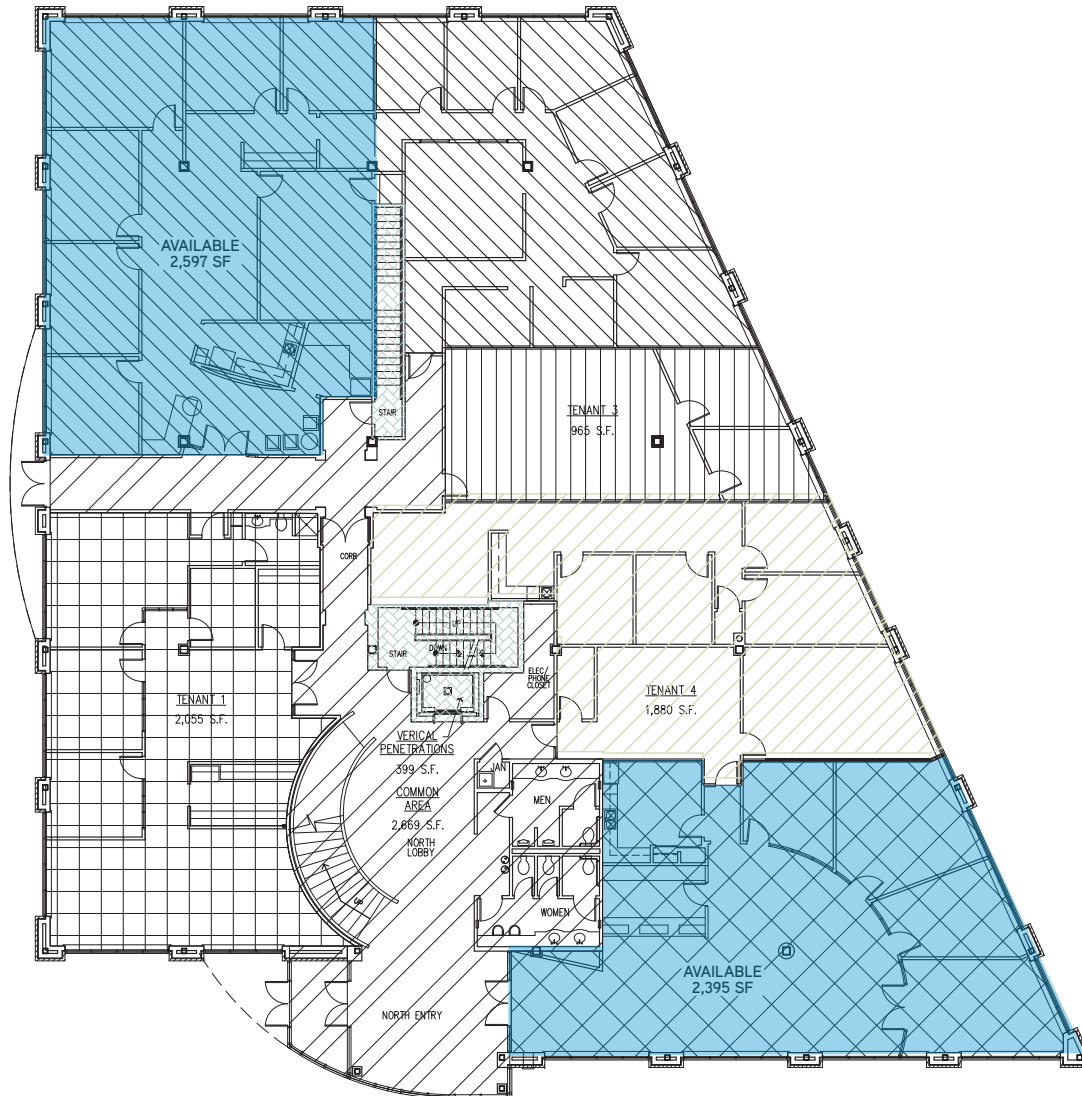
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American West Office Park SUITE PLANS

NEARBY AMENITIES



1 FIRST FLOOR LEASE PLAN
1/8" = 1'-0"

Kohl's
Walgreens
Clancy's Irish Pub & Grill
Kmart
McDonald's
Mulligan's Grill
Office Depot
Burger King
The Pasta House Co.
US Post Office
Michaels
JoAnn's Fabric
Papa John's Pizza
Penn Station
Subway
Target
Marshalls
Home Goods
McAlister's Deli
Starbucks
Applebee's
ALDI's
Walgreens
Anytime Fitness
Kohl's
Tucker's Place
Bed Bath and Beyond
PetSmart
Walmart
Costco
Jimmy John's
Qdoba
Arby's
Bandana's BBQ

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