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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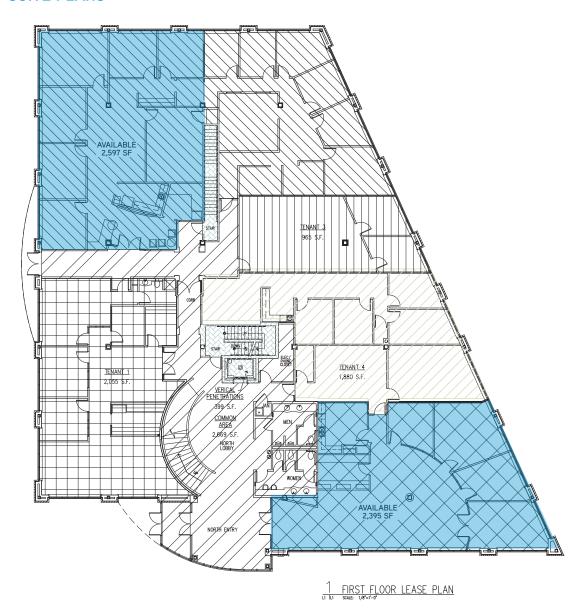
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American West Office Park SUITE PLANS



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NEARBY AMENITIES

Kohl's

Walgreens

Clancy's Irish Pub & Grill

Kma

McDonald's

Mulligan's Grill

Office Depot

Burger King

The Pasta House Co.

US Post Office

Michaels

JoAnn's Fabric

Papa John's Pizza

apa 3011113 1 122

Penn Station

Subway

Target

Marshalls

Home Goods

McAlister's Deli

Starbucks

Otal back

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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