



# Owner/User Opportunity

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

- 22,130 SF two-story office building
- ±11,100 SF available on 2<sup>nd</sup> 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 1<sup>st</sup> floor, move-in ready
  - Efficient floor plan with kitchenette & computer room
- 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

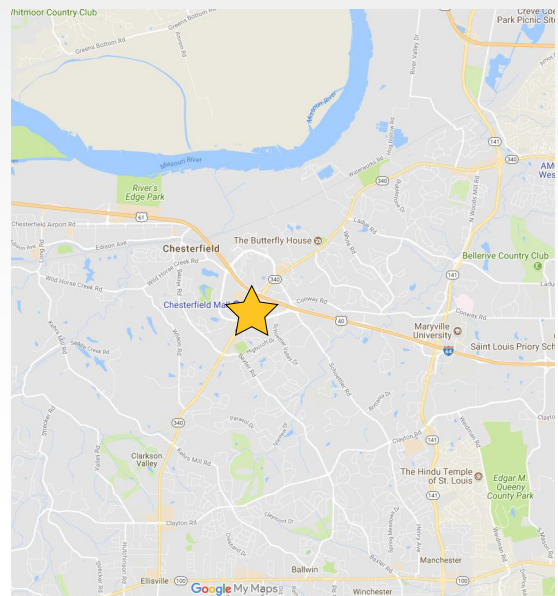
Lease Rate:

**\$23.00**

PSF, Full Service

Sale Price:

**\$2,795,000**



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2<sup>ND</sup> FLOOR: ±11,000 SF



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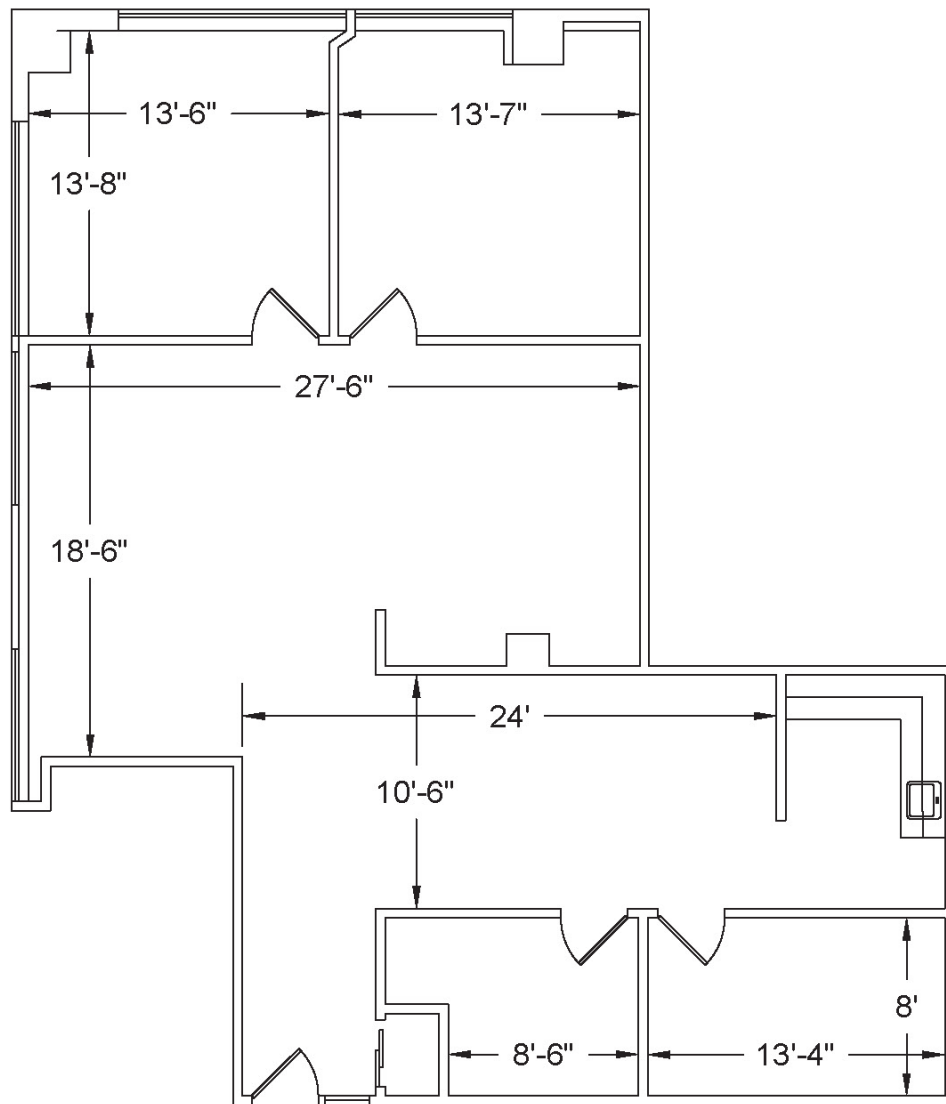
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1<sup>ST</sup> FLOOR: 1,686 SF



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