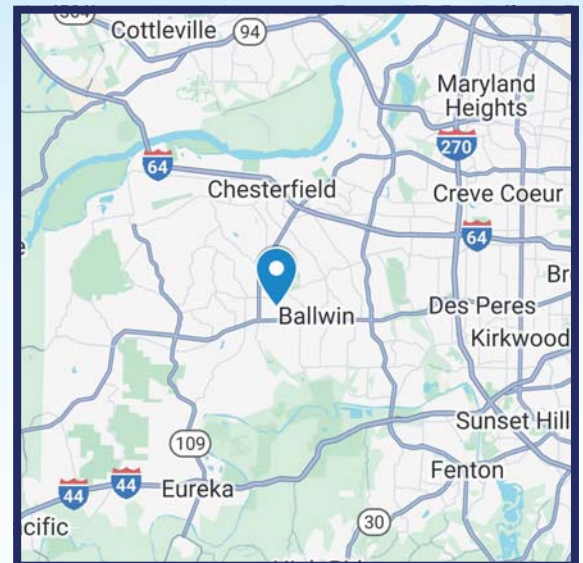




OFFERING SUMMARY

Lease Rate:	\$8-\$18.00/SF NNN
Available SF:	1,150 - 4,000 SF

- Last Remaining Retail Space With Ground Level Access, Featuring Excellent Frontage And Visibility.
- Blank Slate, Open Lower Level Space With Long Line Of Glass Windows And Private Atrium Entrance. Ideal Location For Dance Studio, Gym, Martial Arts And More!
- High Traffic Location Within The Affluent And Densely Populated Retail Corridor Of Ballwin And Ellisville.
- Located In The Recently Renovated Ellisville Point Neighborhood Shopping Center With Abundant Parking And Direct Access To Manchester Road.



JOHN MULLER

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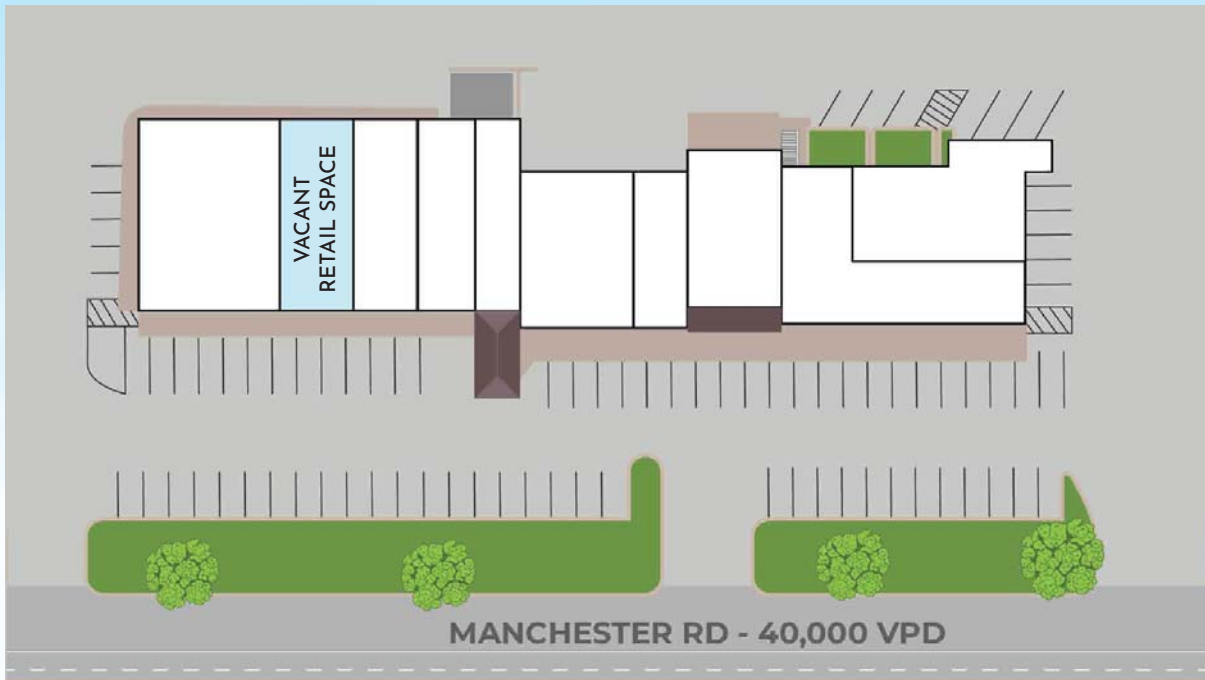
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RETAIL SPACE
SUITE 15624 | 1,150 SF



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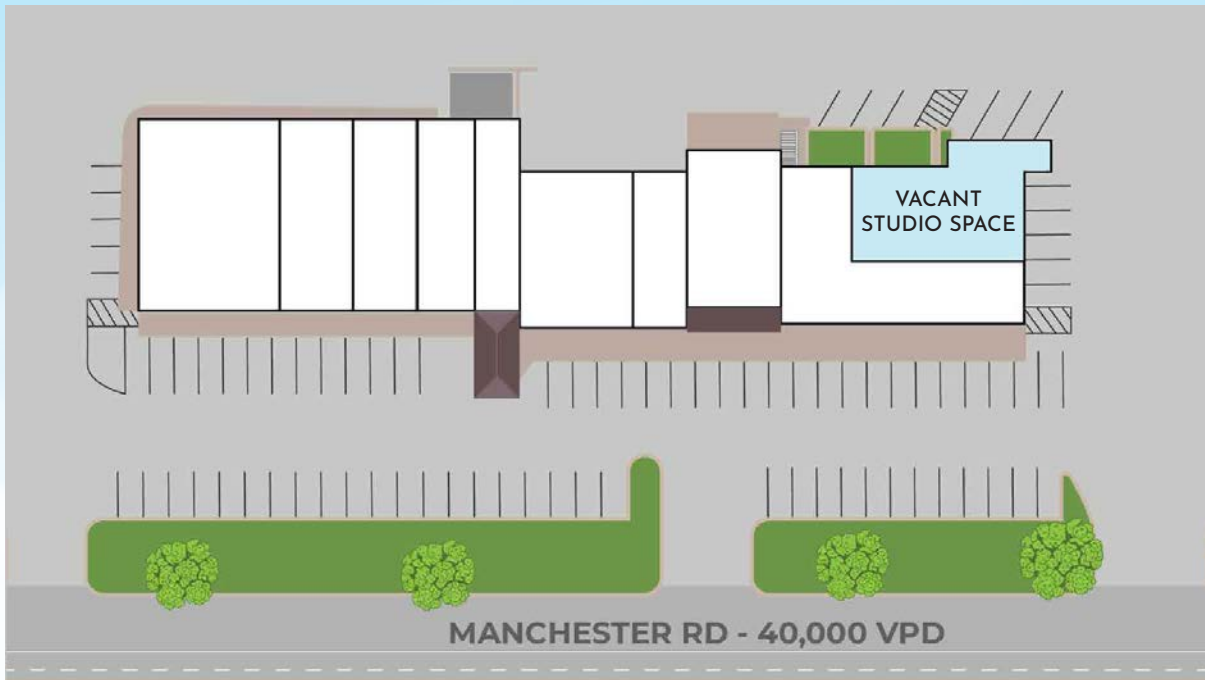
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STUDIO SPACE
LOWER LEVEL | 4,000 SF



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