



CBRE

14,000 SF CLASS "A" OFFICE FOR SALE

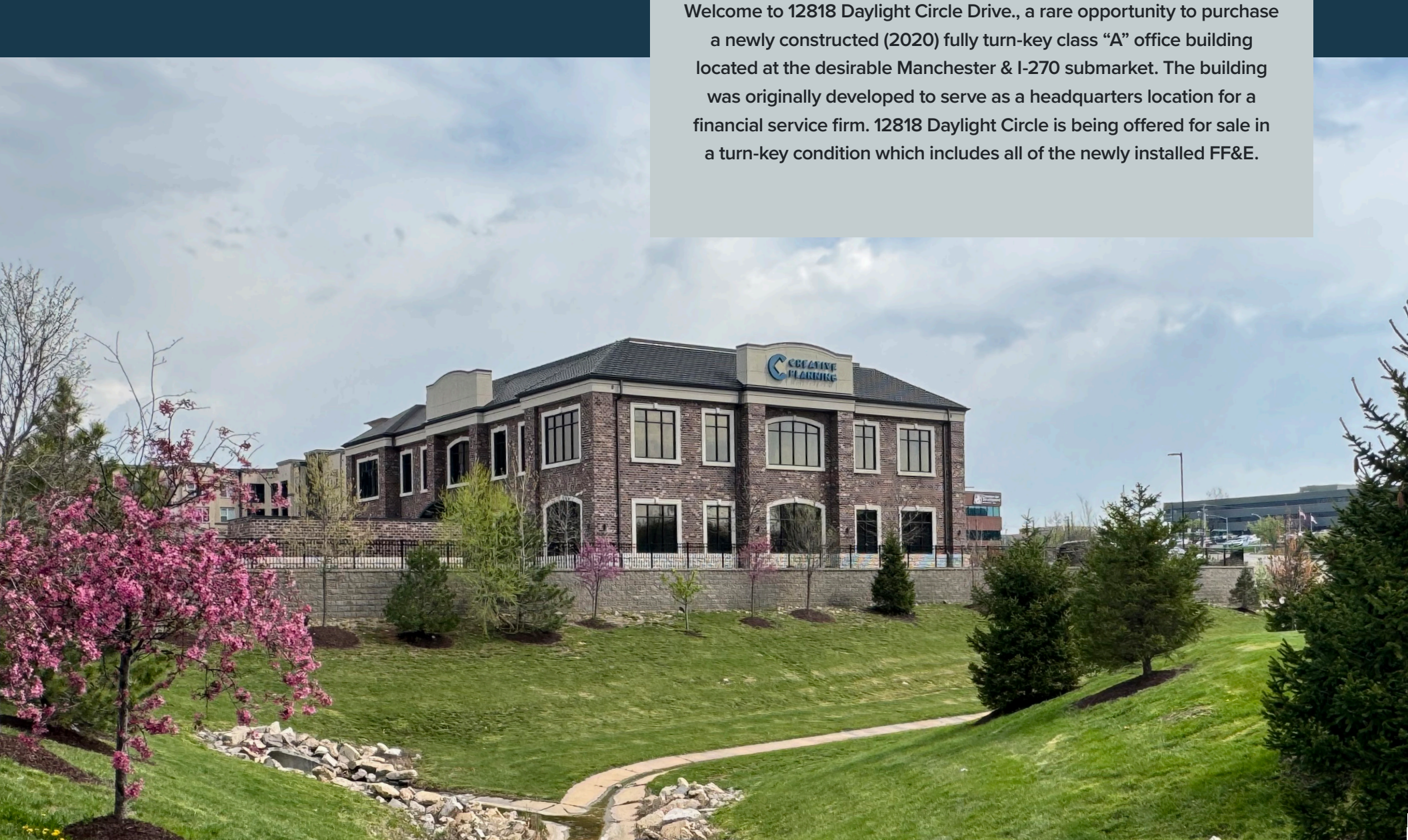
12818
DAYLIGHT CIRCLE
DRIVE

DES PERES, MISSOURI

12818 DAYLIGHT CIRCLE DRIVE

A Turn-Key Opportunity

Welcome to 12818 Daylight Circle Drive., a rare opportunity to purchase a newly constructed (2020) fully turn-key class “A” office building located at the desirable Manchester & I-270 submarket. The building was originally developed to serve as a headquarters location for a financial service firm. 12818 Daylight Circle is being offered for sale in a turn-key condition which includes all of the newly installed FF&E.



PROPERTY HIGHLIGHTS



New construction - completed in 2020



14,000 SF two story building



Full building HQ, can also accommodate multi-tenant opportunities



.916 acre site



53 parking spaces



Building signage



Fully furnished with cat 6 wiring



Convenient access to Hwy-100 and I-270



Kohler 150 KW back up generator



Purchase price: contact broker for pricing

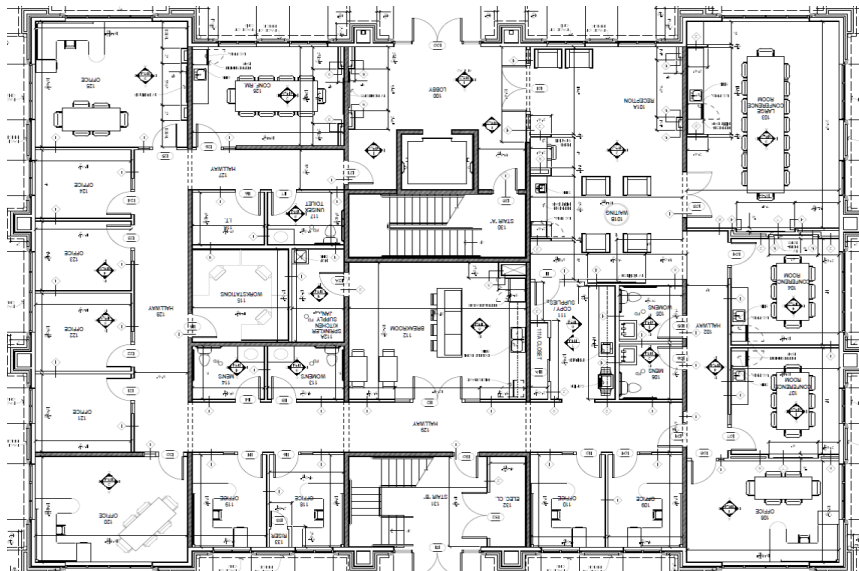


FLOOR PLAN / AVAILABILITY

Large, Flexible Floor Plate

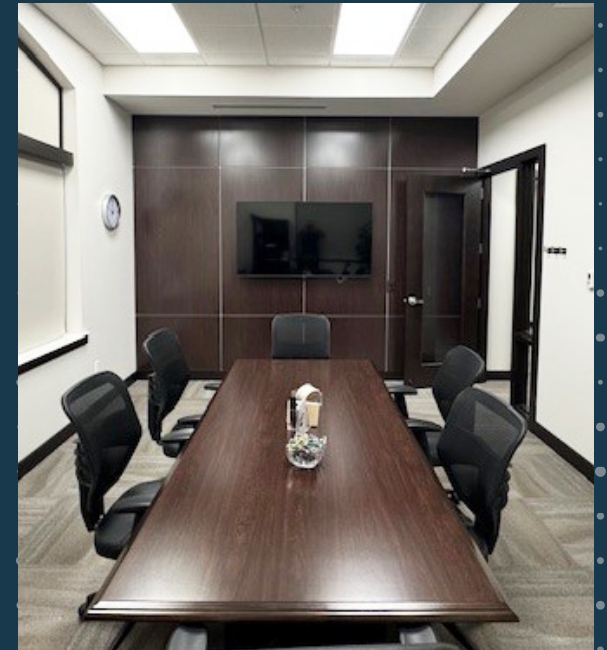
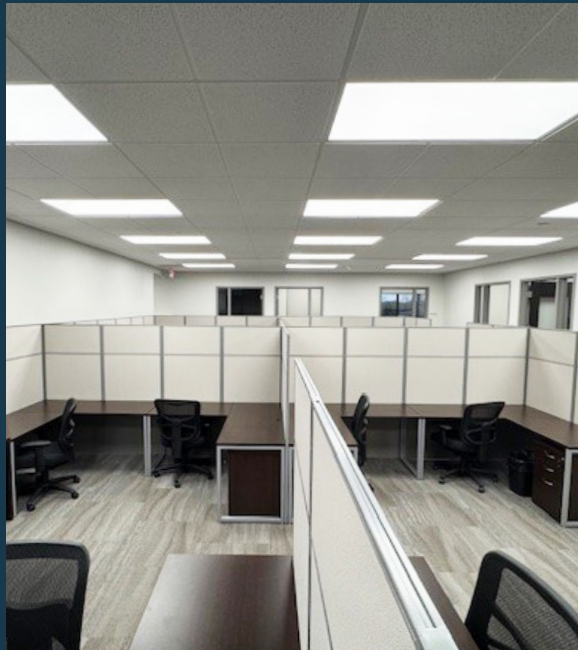
Boasting large 7,000 SF floor plates on each of its two stories, the building's infrastructure allows for customized office configurations for a multitude of tenant needs.

1st Floor Plan | 7,000 RSF

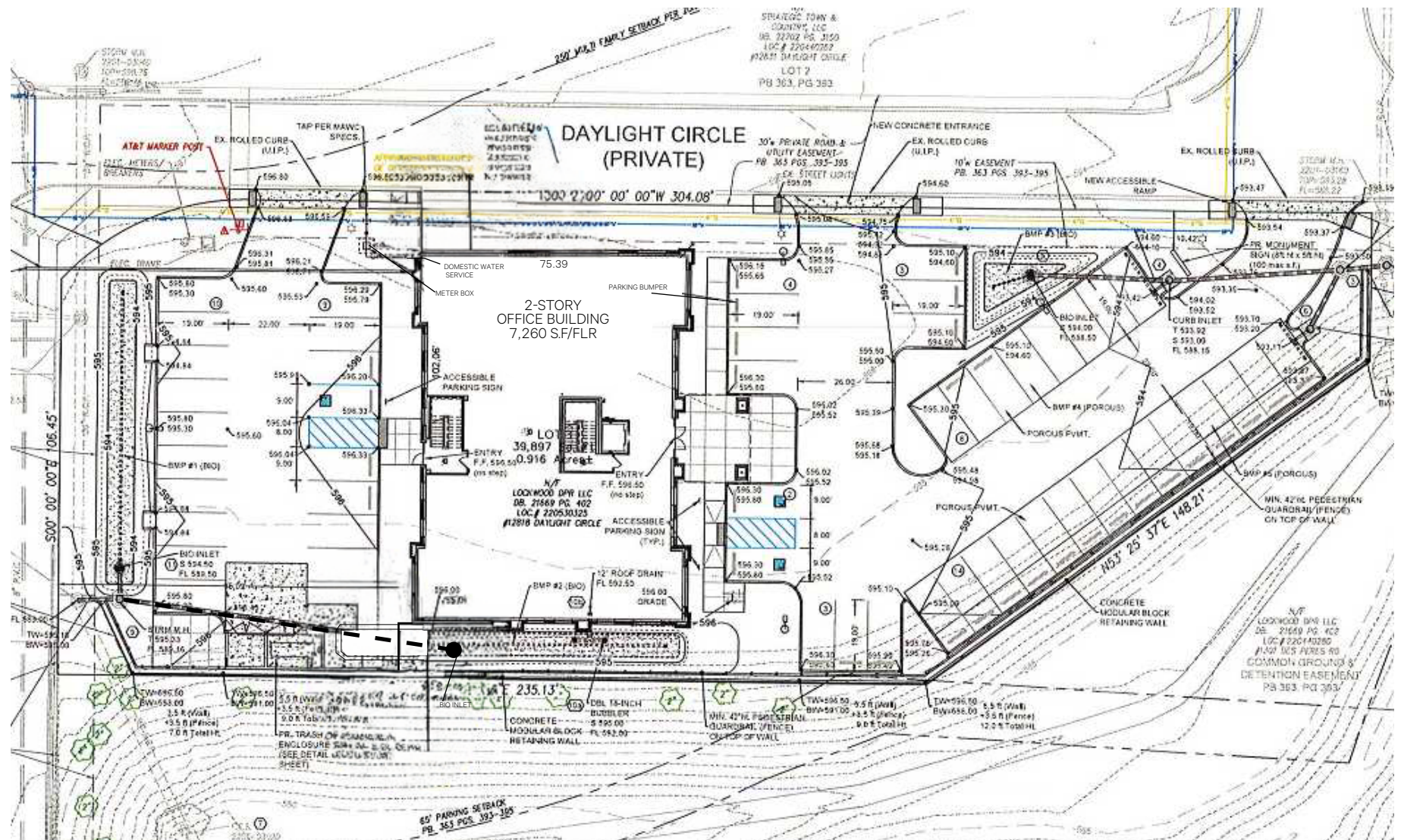


2nd Floor Plan | 7,000 RSF





.916 Acre Site



DEMOGRAPHICS

Manchester & I-270: A Hub of Business Growth



WITHIN 10 MILES:

733,736

People

33,246

Businesses

313,269

Households

507,580

Employees



MAJOR EMPLOYERS



Edward Jones[®]
Serving Individual Investors Since 1871



DRURY
HOTELS.



MCCARTHY

PRIME ACCESS TO NOTABLE LANDMARKS

WEST COUNTY MALL

DES PERES LODGE

MISSOURI ATHLETIC CLUB

DES PERES PARK

EDWARDS JONES ST.

LOUIS HEADQUARTERS

CENTRAL LOCATION



12818
DAYLIGHT CIRCLE
DRIVE

14,000 SF
AVAILABLE

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CBRE

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