

BALLWIN, MO

# Barrett Woods

CORPORATE CENTER



MODERN OFFICE. EXCEPTIONAL VALUE.  
NEW AVAILABILITY UP TO 69,467 RSF OF PRIME

# Where Value meets Velocity



## PROPERTY HIGHLIGHTS

**NEW TO MARKET** - large block of recently upgraded space totaling 69,467 RSF (will divide)

Building facade and monument signage facing Manchester Road ( 41,582 VPD)

Renovated lobbies and modernized common areas

Strong parking ratio of 4.2/1,000 SF (expandable)

VAV HVAC system with digital controls

Card-access security throughout the buildings

AT&T Fiber connectivity

Wide range of suite sizes and flexible floor plans



**BARRETT WOODS CORPORATE CENTER** is a four-building office campus offering a modern, efficient workplace environment in one of West County's most accessible locations.

The property combines renovated interiors, flexible floor plates, and a highly competitive structure—ideal for tenants seeking quality space at cost effective pricing.

# Spaces that Scale

**BARRETT WOODS** offers large blocks and flexible configurations across the campus. From efficient suites to large, contiguous blocks, Barrett Woods offers room to land, flex, and grow.

UP TO 69,467 RSF CONTIGUOUS SPACE

Building III

Building IV

12,198 RSF

21,897 RSF

13,557 RSF

21,815 RSF

## Available Space

### BUILDING I

- 1st Floor - Suite 170 | **5,129 SF**
- 2nd Floor - Suite 260 | **15,241 SF**

### BUILDING II

- 1st Floor - Suite 104 | **9,777 SF**
- 2nd Floor - Suite 250 | **11,201 SF**

### BUILDING III

- 1st Floor - Suite 100 | **6,484 SF**
- 1st Floor - Suite 105 | **5,041 SF**
- 1st Floor - Suite 150 | **3,368 SF**
- 2nd Floor - Suite 200 | **21,815 SF**
- 3rd Floor - Suite 350 | **2,416 SF**
- 3rd Floor - Suite 365 | **853 SF**

### BUILDING IV

- 1st Floor - Suite 100 | **11,809 SF**
- 1st Floor - Suite 120 | **1,748 SF**
- 2nd Floor - Suite 200 | **21,897 SF**
- 3rd Floor - Suite 300 | **12,198 SF**

### LEASE RATE

**\$20.50/SF** Full Service



THE MOST AFFORDABLE LARGE BLOCK IN WEST COUNTY

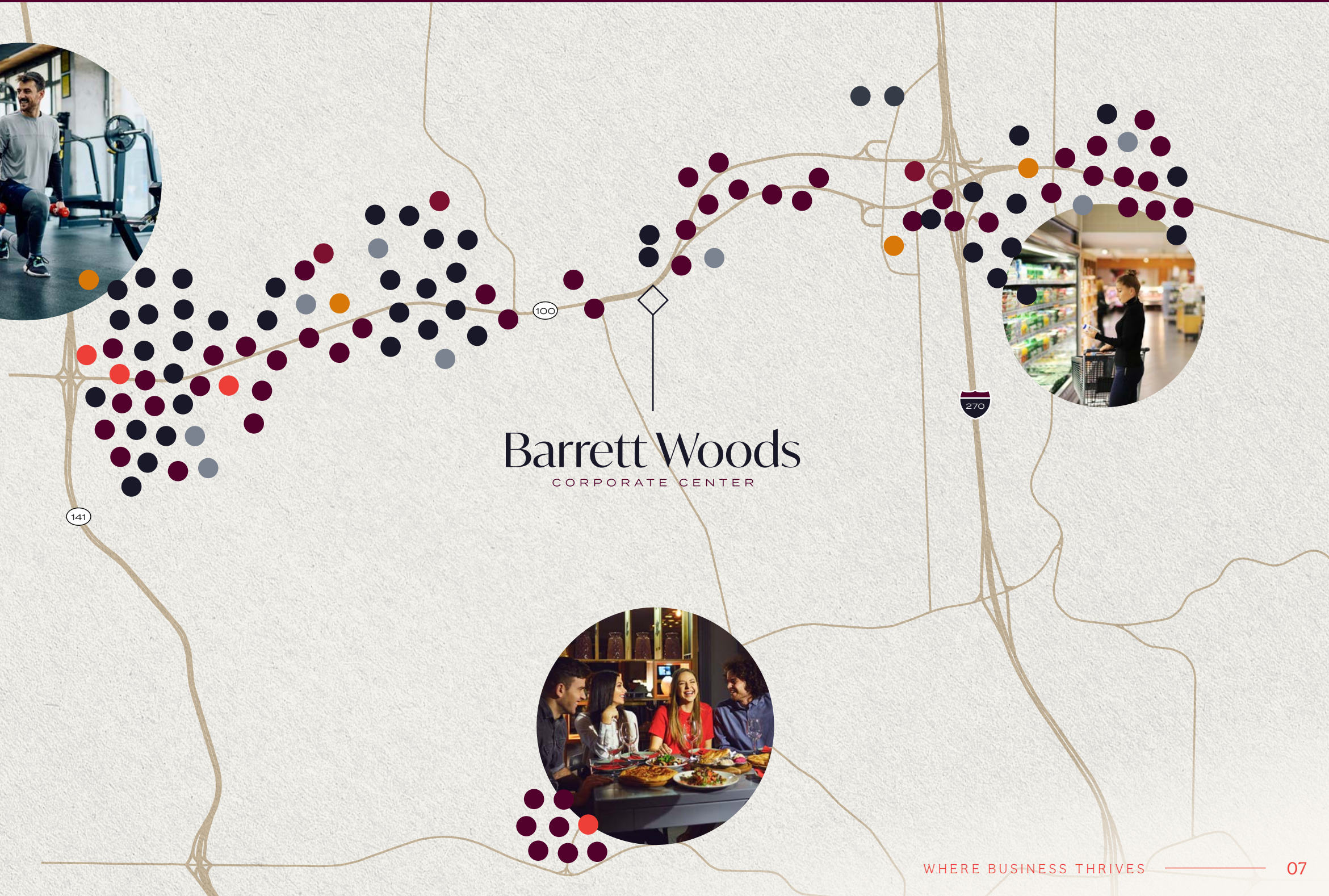
# West County. Well Connected.

Situated in the heart of West County, Barrett Woods places teams minutes from everyday conveniences—dining, retail, fitness, and services—while offering rapid regional access via I-270.

The surrounding business base, coupled with Manchester Road visibility and a deep amenity set, supports efficiency.

- 2 HOTELS
- 3 ENTERTAINMENT
- 4 COFFEE
- 4 FITNESS/GYMS
- 8 GROCERY
- 43 RETAILERS
- 52 RESTAURANTS

within 2 miles



Barrett Woods  
CORPORATE CENTER



# Barrett Woods

C O R P O R A T E   C E N T E R

## For More Information, Please Contact

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