

RETAIL/OFFICE/ | **FOR LEASE**
MULTI-USE



14615 Manchester Road Ballwin, MO 63011

Joi Niedner - 314.304.4900
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1,125-1,500 SF AVAILABLE FOR LEASE





FOR LEASE

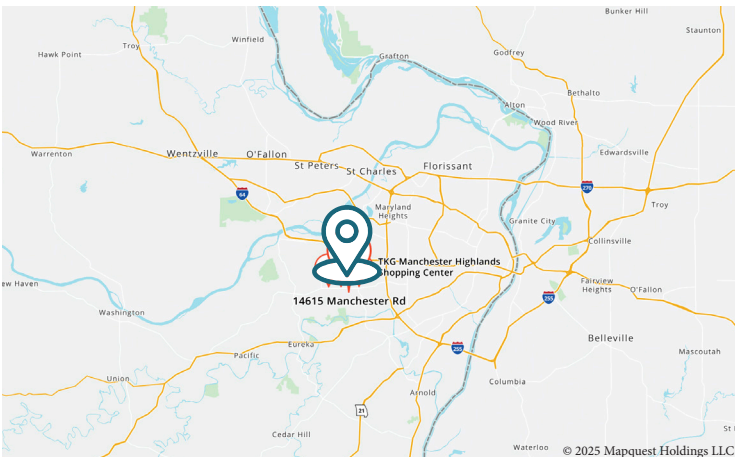
**14615 Manchester Road
Ballwin, MO 63011**



**McKELVEY
PROPERTIES**
building relationships . creating wealth



**Lower Level: \$11.00/SF +NNN
Front Level: \$14.00/SF +NNN**



Join Tenants with Outstanding exposure and visibility on Manchester Road.

New Concrete sidewalks and exterior improvements.

Affordable rates, Landlord to provide move in free rent incentive.

Budget friendly suites on the lower level with plenty of parking.

**LOWER LEVEL: \$11.00/SF +NNN
FRONT LEVEL: \$14.00/SF +NNN**

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joi@mckelveyproperties.com **MP**

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
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SITE PLAN

***TOP FLOOR FULLY LEASED**

**FIRST
FLOOR**

★ Suite 204 ★ AVAILABLE 1,125 SF	Suite 203 BLF Law	Suite 202 Elite Watch	Suite 201 Richard Taylor	Elevators
★ Suite 104 ★ AVAILABLE 1,500 SF	Suite 103 Olive You Aesthetics	Suite 102 Bowood Lane Jewelry	Suite 101 Josie's Studio Salon	

**LOWER
LEVEL**

Suite L-01 Sharon Kuhn Music	Suite L-02 Preston Pipe Publishing	★ Suite L-03 ★ AVAILABLE 1,125 SF	★ Suite L-04 ★ AVAILABLE 1,125 SF
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AVAILABLE SUITE DETAILS

Suite 104:

- 1,125 SF
- 5 rooms
- window-lined
- large reception area
- \$14.00/SF + NNN

Suite 204:

- 1,500 SF
- finished space
- \$14.00/SF + NNN

Suite L-03:

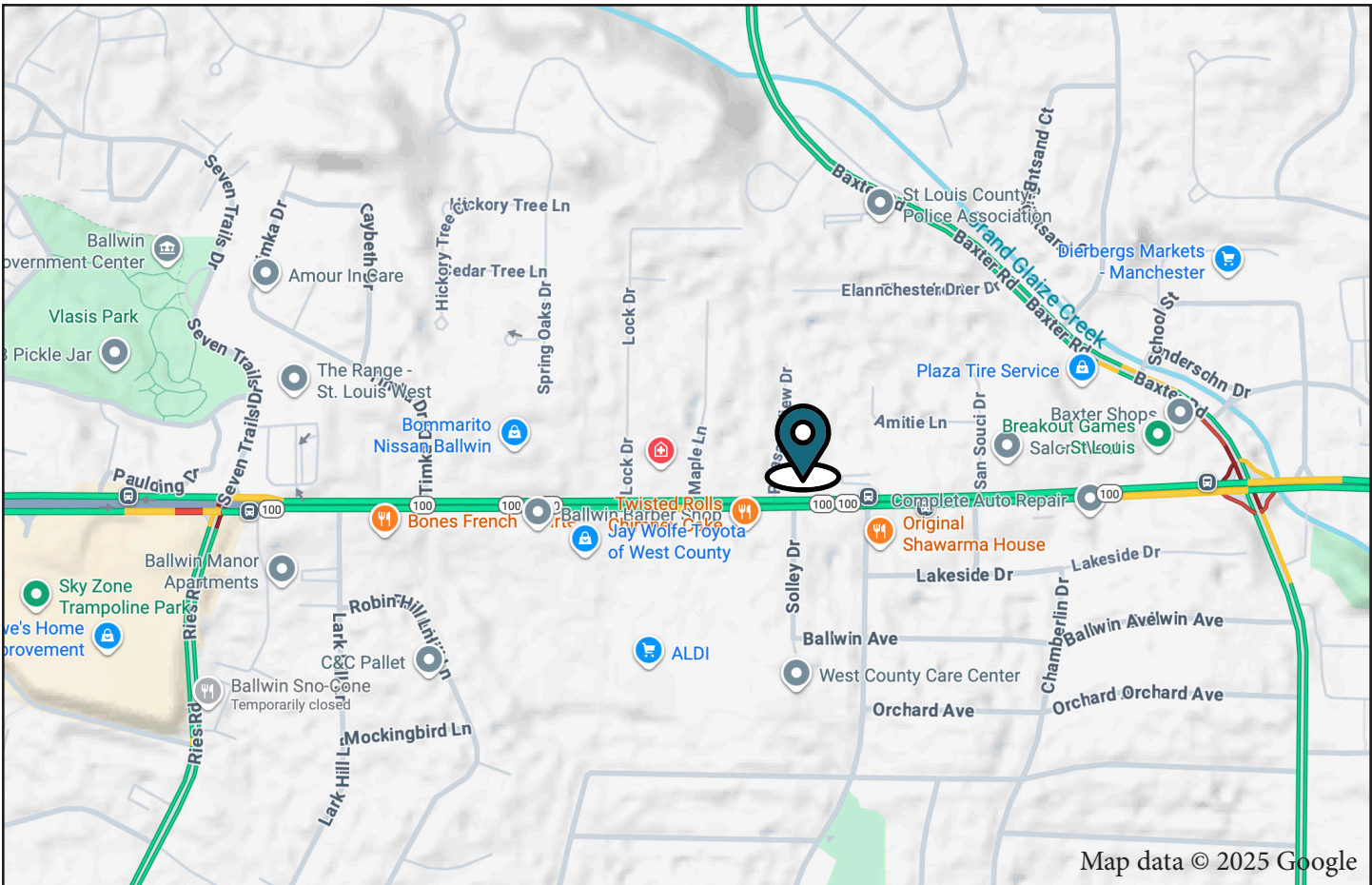
- 1,125 SF
- 4 rooms
- \$11.00/SF + NNN

Suite L-04:

- 1,125 SF
- 3 rooms
- \$11.00/SF + NNN

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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Building Size: 13,610 SF</p> <p>Easy access.</p> <p>Open parking</p>	<p>This space would suit a wide variety of needs for retail or office use.</p> <p>The spaces could suit a multi-room tenant like a chiropractor or doctor's office.</p>	<p>Coming Soon</p>	<p>Toyota</p> <p>Breakout Games St. Louis</p> <p>Dierbergs Markets</p> <p>Plaza Tire Service</p> <p>Aldi</p> <p>Bommarito</p> <p>Lowes</p> <p>Sky Zone Trampoline Park</p> <p>West County Care Center</p> <p>Original Shawarma House</p>