

# 10 North Hanley Rd

Clayton, MO 63105

## 26,400 SF OFFICE BUILDING FOR LEASE/SALE

- 26,400 SF Free-Standing Building
- NE Corner of Forsyth Blvd & Hanley Rd in Downtown Clayton
- Steps away from St. Louis Club, The Ritz Carlton & Numerous Dining Options
- 39 Covered Parking Spaces & Additional Surface Parking Available on Site
- Exterior Signage Visible to Forsyth Blvd & Hanley Rd
- Existing Retail Bank Infrastructure on Garden Level
- Lease Rate: \$23.00 PSF, NNN  
Sale Price: Contact Brokers

### FOR MORE INFORMATION CONTACT:

Jim Loft, CCIM, SIOR | (314) 696-1400  
jloft@gershmancre.com

Dan Freeland, CCIM, SIOR | (314) 889-0605  
dfreeland@gershmancre.com

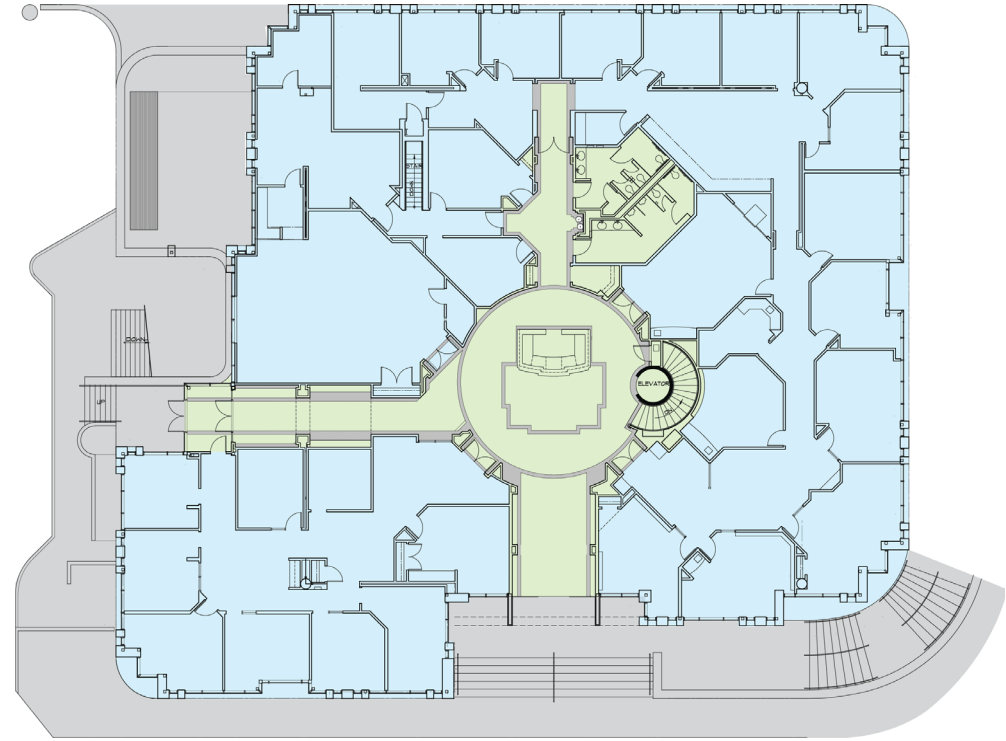
Fallon Chambers | (314) 746-1425  
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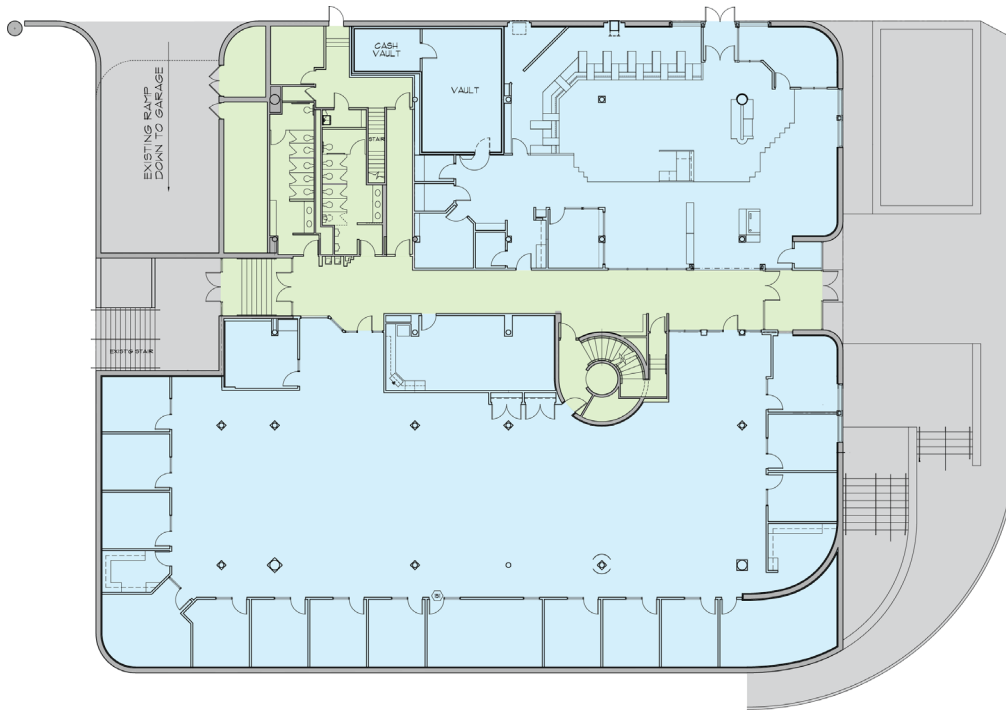


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**UPPER LEVEL**  
18,181 SF



**LOWER LEVEL**  
8,219 SF\*



\* 8,219 SF at grade. Total usable space on the garden level is 16,592 SF.



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**Expanded Parking Option**

**801**  
CHOPHOUSE

801 |

*Stouffer's*

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