

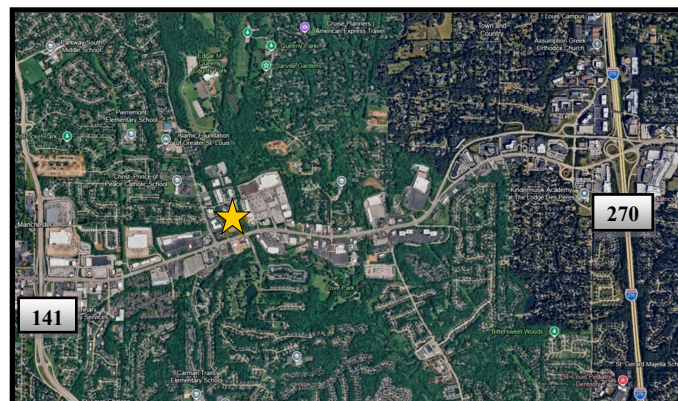


REGENCY PARK CENTER

13975 Manchester Road, Ballwin, MO 63011

Office Suites Available

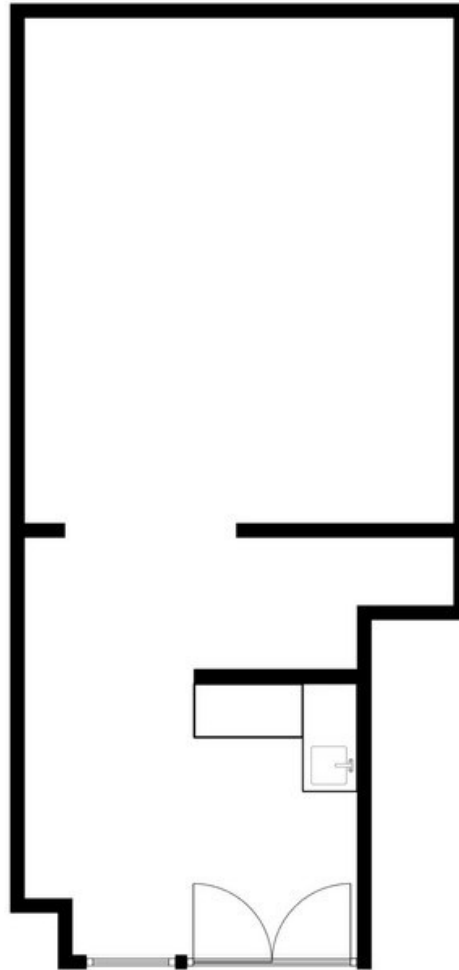
- 75 - 2,010 SF Available For Lease
- Full Service starting at \$19.00/SF
- Excellent visibility along Manchester Road (41,000+ views per day)
- Easy Access to Highway 270 and 141
- Ample parking



Floor Plans

Suite 9B:

516 RSF available



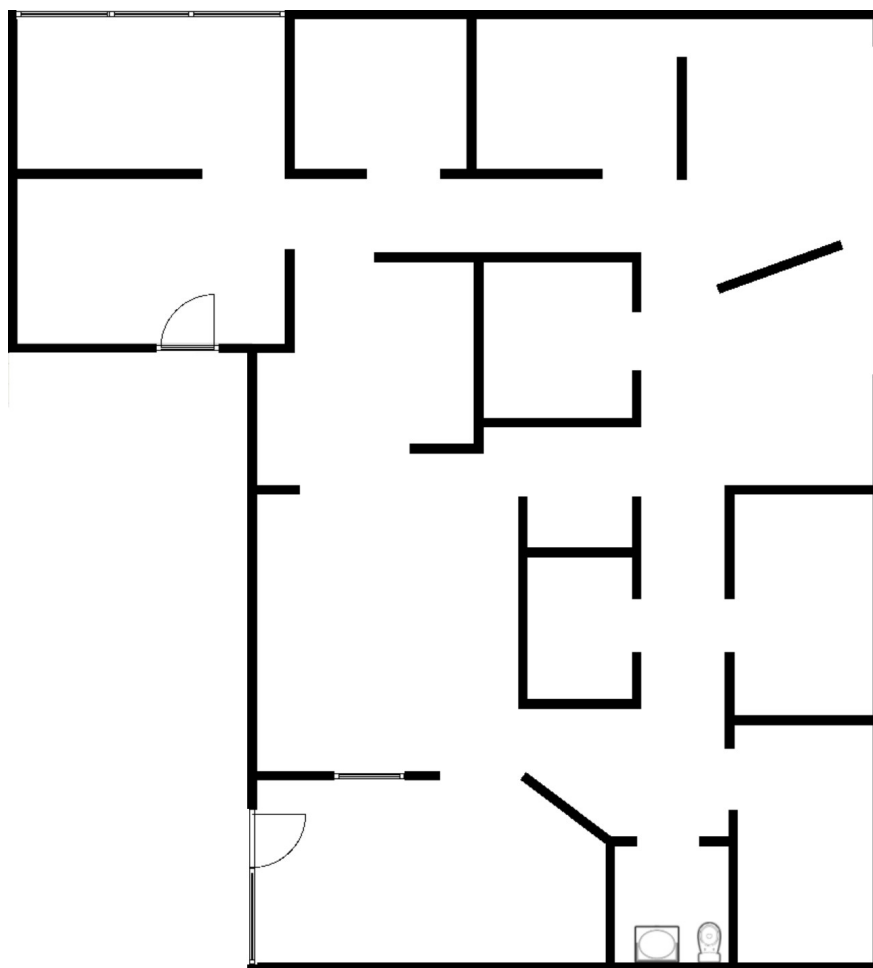
Highlights

- ◇ **In-Suite Plumbing:** Fully operational sink within suite
- ◇ **Affordable Rate:** Monthly rents starting at \$820
- ◇ **Double Door Entry:** Optimal for ease of entry and exit

Floor Plans

Suite 12:

2,010 RSF available



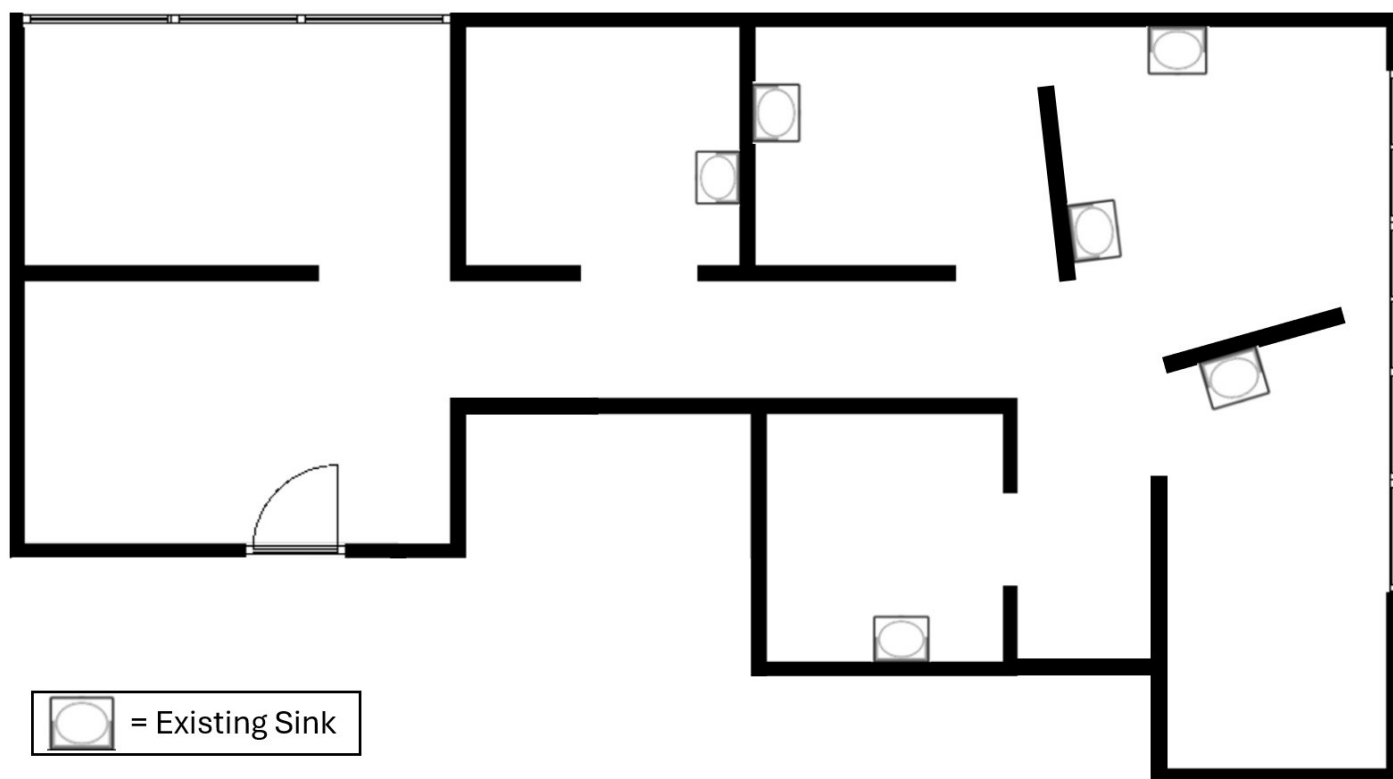
Highlights

- ◇ **Medical Office:** Fully plumbed with 11 sinks throughout the suite
- ◇ **Recently Refreshed:** New interior with a dedicated private bathroom
- ◇ **Affordable Rate:** Monthly rents starting at \$3,185
- ◇ **Dual Entry:** Allows for customer privacy and ease of access

Floor Plans

Suite 14:

845 RSF available



Highlights

- ◇ **Medical Office:** Fully plumbed with 6 sinks throughout the suite
- ◇ **Exam Rooms:** Three established exam rooms
- ◇ **Affordable Rate:** Monthly rents starting at \$1,340
- ◇ **Natural Sunlight:** Large floor to ceiling windows

Regency Suites



SUITE	MONTHLY
1	\$575.00
2	\$330.00
3	\$600.00
4	\$375.00
5	\$312.50
6	\$312.50
7	\$312.50
8	\$510.00
9	\$440.00
10	\$470.00
11	\$600.00
12	\$775.00
13	\$465.00

SUITE	MONTHLY
14	\$250.00
15	\$550.00
16	\$265.00
17	\$380.00
18	\$470.00
19	\$535.00
20	\$1,340.00
21	\$390.00
22	\$355.00
23	\$250.00
24	\$705.00
25	\$705.00
26	\$325.00

Highlights

- Private, individual office spaces
- Internet included
- Shared kitchen space
- Monthly rents as low as \$250