

# MEDICAL OFFICE SPACE AVAILABLE

FOR LEASE

13975 Manchester Road  
Ballwin, MO 63011



# PROPERTY FEATURES



- Numerous recent upgrades to building including new TPO roofs in 2023, painted interior in 2022, parking lot resealed in 2021, and other general improvements.
- Excellent medical office space with signage options along Manchester Road.



- Signalized access to Manchester Road.
- Excellent visibility on Manchester Road with over 41,000 vehicles per day.



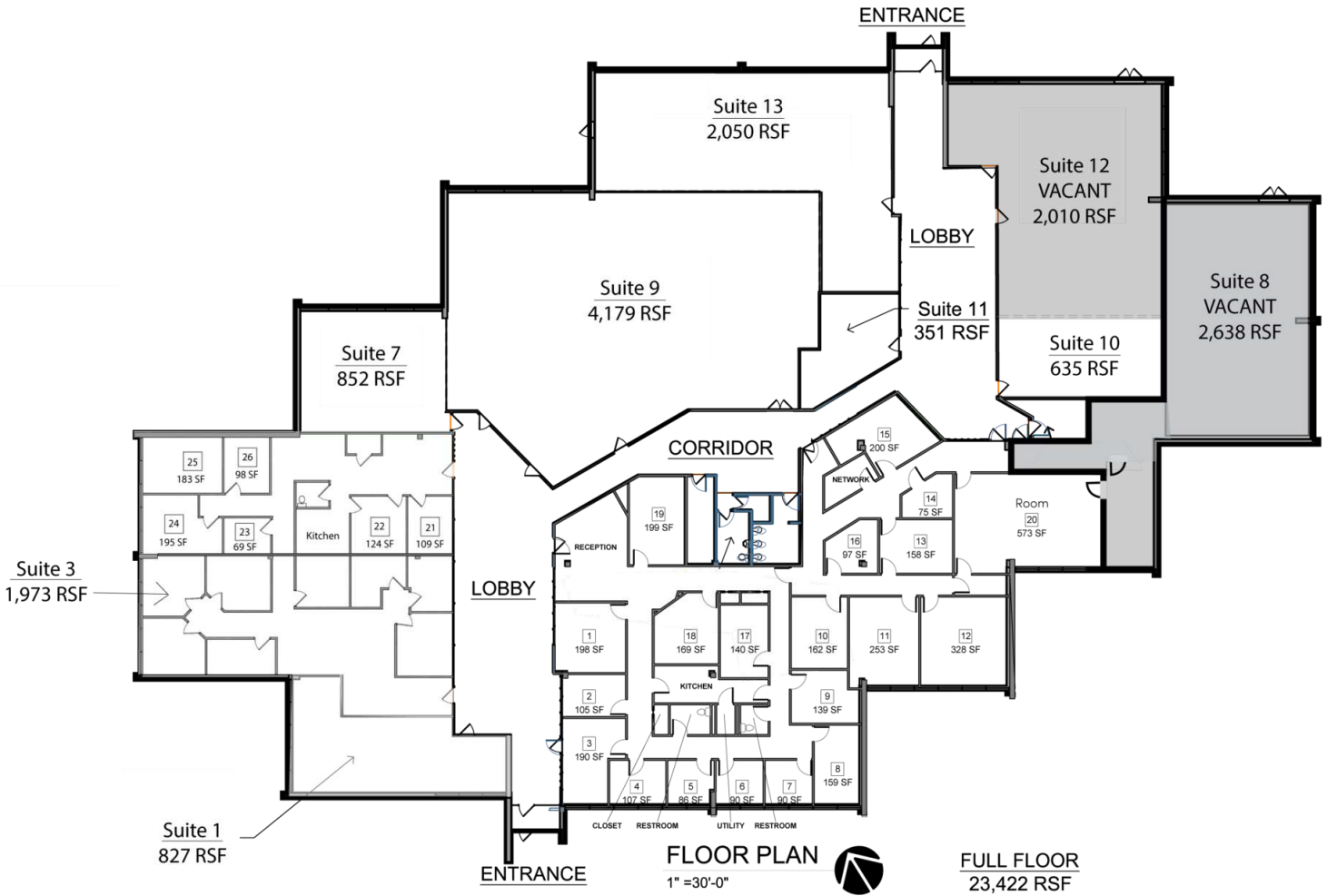
- 2nd Gen Dental Space.
- Two main entries with ADA power-assist entry doors.

**FOR LEASE**  
**\$18.00 SF/YR**  
**FULL SERVICE**



# Lease Spaces

13975 Manchester Road

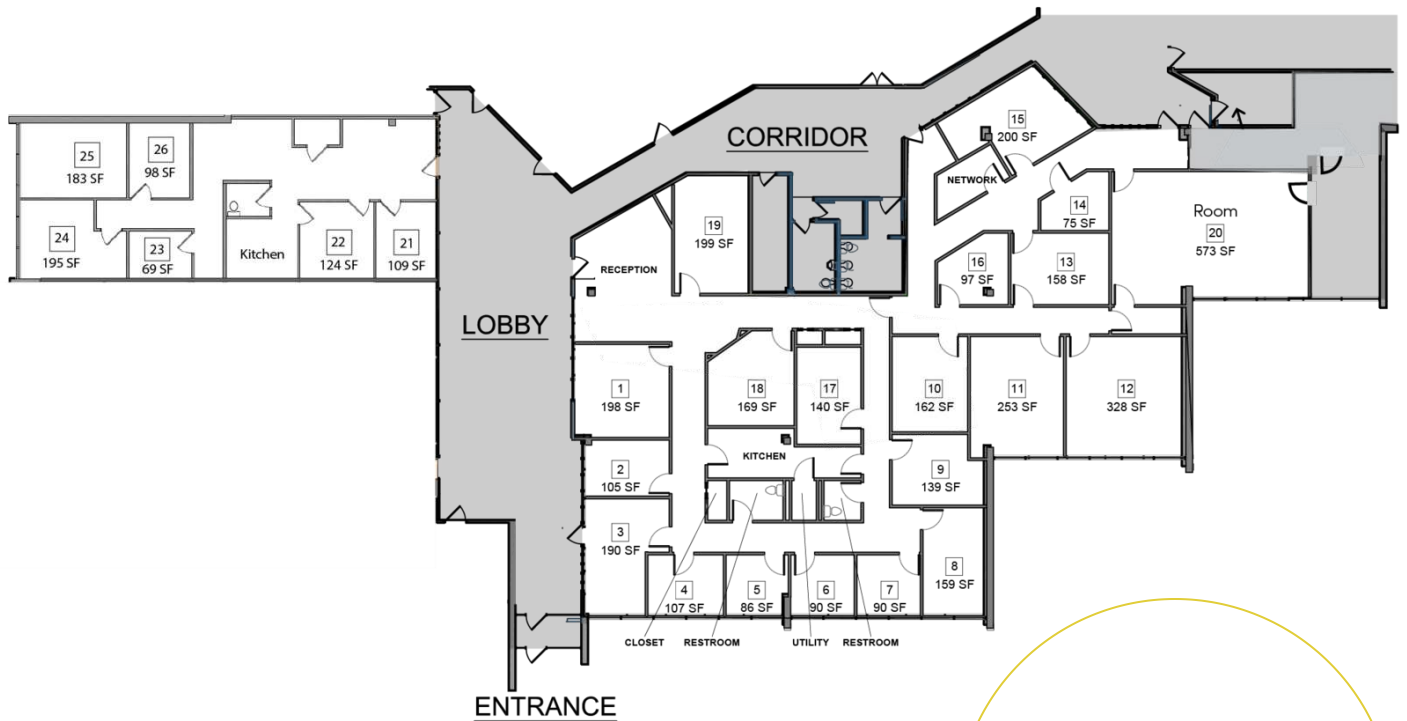


## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
8	Available	2,638 SF	Full Service	\$18.00 SF/yr
12	Available	2,010 SF	Full Service	\$18.00 SF/yr

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

# 13975 Manchester Road



**For Lease:**  
**\$175 - \$1,340 SF/Month**  
**Full Service**

Suite	Monthly Rent
1	\$500.00
2	\$275.00
3	\$500.00
4	\$300.00
5	\$250.00
6	\$250.00
7	\$250.00
8	\$425.00
9	\$375.00
10	\$400.00
11	\$600.00
12	\$775.00
13	\$395.00
14	\$200.00
15	\$475.00
16	\$225.00
17	\$325.00
18	\$400.00
19	\$475.00
20	\$1,340.00
21	\$325.00
22	\$300.00
23	\$200.00
24	\$600.00
25	\$600.00
26	\$275.00

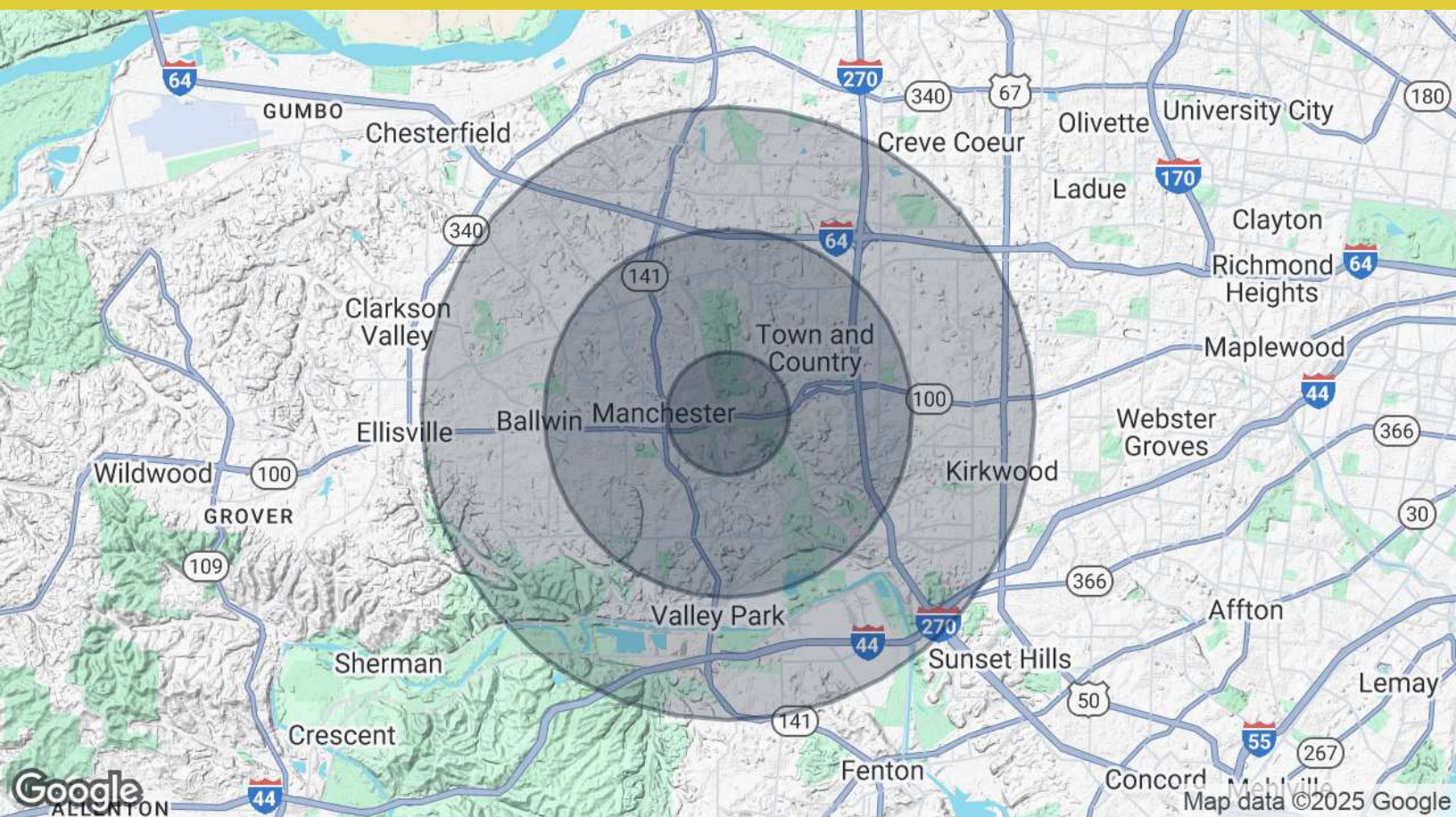
## Regency Suites Highlights

- Small Private Office Spaces
- In Suite Amenities Including: Kitchen, Restrooms and Reception Area
- Internet Included
- Numerous building and Regency Suites renovations completed with more planned
- Monthly Rents as low as \$200

# ADDITIONAL PHOTOS



# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,822	61,173	164,626
Average Age	38.2	41.4	42.0
Average Age (Male)	37.9	40.4	41.1
Average Age (Female)	38.7	42.7	42.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,640	23,996	65,265
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$113,612	\$110,368	\$114,157
Average House Value	\$495,126	\$362,269	\$339,506

2020 American Community Survey (ACS)



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