

# For Sale

## 13,500± Sq. Ft. Office Investment Opportunity



**14615 Manchester Rd.  
Ballwin, MO 63011**

- 100% Occupied with Multiple Long-Term Tenants
- 0.69± Acre
- Newly Paved Front and Rear Parking Lots  
4/1,000 Parking Ratio
- Newly Renovated Office Suites
- Excellent Visibility along Manchester Road  
40,263± Vehicles Per Day
- Easy access to MO-141 and I-64
- Elevator Served
- Financials Available Upon Request

Contact Brokers for Pricing 

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Office Industrial Retail Institutional Investment Management



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 Individual Membership in the Society  
of Industrial and Office Realtors

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