

13205 Manchester Road

St. Louis, Missouri 63131

Available for Lease

CLASS A
OFFICE SPACE

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6,521 - 9,122 Rentable Square Feet, Top Floor
\$23.50/square foot, Full Service

HUTKIN
PROPERTIES
GROUP, LLC

The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information contained herein is subject to change without notice. Hutkin Properties Group is the owner's agent and Hutkin Development Company is the subagent.

AREA RETAILERS & RESTAURANTS



Building Description

AMENITIES

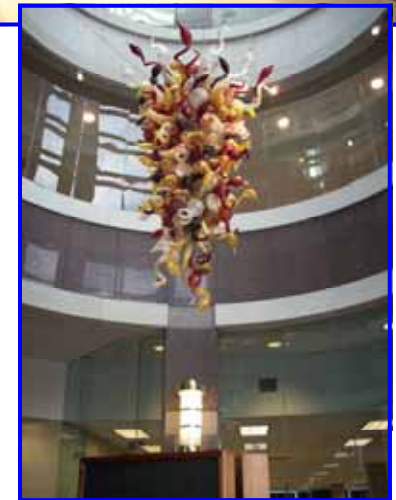
- Class "A" Building
- Top Floor of Southwest Bank Headquarters
- Granite exterior finishes
- Two covered parking spaces
- 4/1,000 parking ratio
- Bank located in lobby
- Easy access traveling east and west on Manchester Road
- 4-Story atrium lobby includes Chihuly Sculpture, polished granite, and bronze accents
- Very efficient 10% load factor

SPECIFICATIONS

- Building Area: 73,705 square feet
- Year Built: 1999
- Construction: Steel frame, granite and cast stone panel masonry veneer, tinted insulated glass Lobby: North, 4-story atrium and South, 2-story atrium with polished stainless steel window system, granite piers, cherry wood paneling, granite flooring with bronze and stainless steel artwork inlay and custom light fixtures
- Parking: 188 Surface Lot
57 Lower Level Garage
- Elevator Service: Two (2) Long elevators with cherry wood paneling, mirrored walls, granite and carpet flooring, custom stainless steel doors with polished bronze accents
- HVAC System: VAV system utilizing two (2) rooftop units (electric). Heating is provided by VAV fan terminal units (natural gas)

FINISHES

- Ceiling: 8' 6"
- Light Fixtures: 2' x 2' Fluorescent fixtures
- Ceiling Tile: 2' x 2' lay-in acoustical tile
- Sprinklered



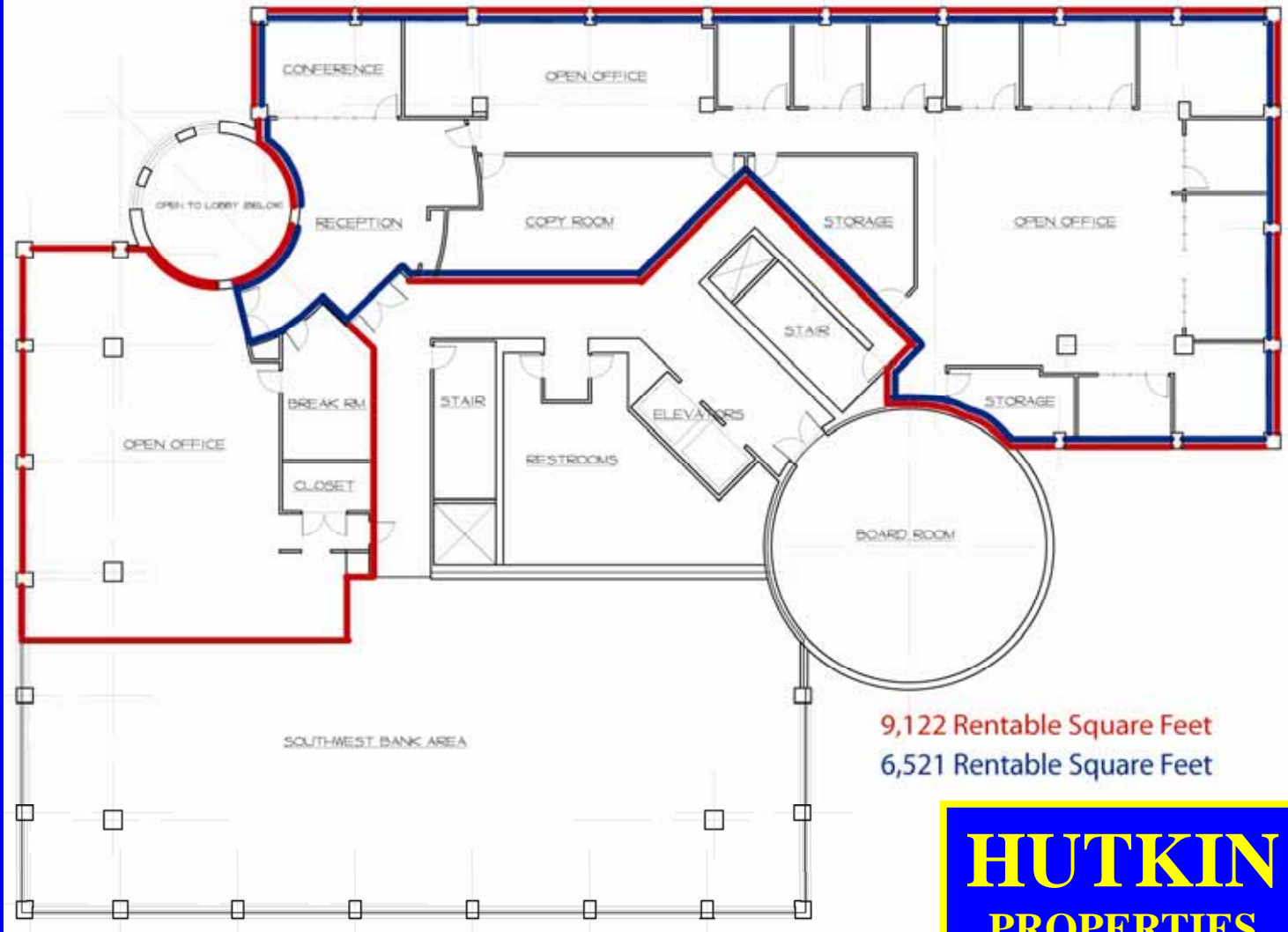
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FLOOR PLAN



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6,521 Rentable Square Feet

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