

FOR LEASE



Property Highlights:

- **3,144 RSF First Floor corner office suite**
- **Three (3) private offices, conference room, break room, IT/storage room, reception area and open area with abundant glass line**
- **Furniture potentially available**
- **Class A atrium office building in Bel Aire Office Park**
- **Free surface parking at 5/1000 ratio**
- **Easy access to the I-270/Manchester Road interchange**
- **Banks, restaurants, service stations, movie theatre, shopping, West County Mall, Des Peres Lodge and Missouri Athletic Club within one-mile radius**
- **On-site day porter/maintenance**
- **Professionally managed by Johnson Group, Inc.**

**FOR LEASE:
\$22.00 prsf,
full service**

**12813 Flushing Meadows Dr.
Suite 170
Town & Country, MO 63131**

For more information, contact
(314) 862-3000

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or

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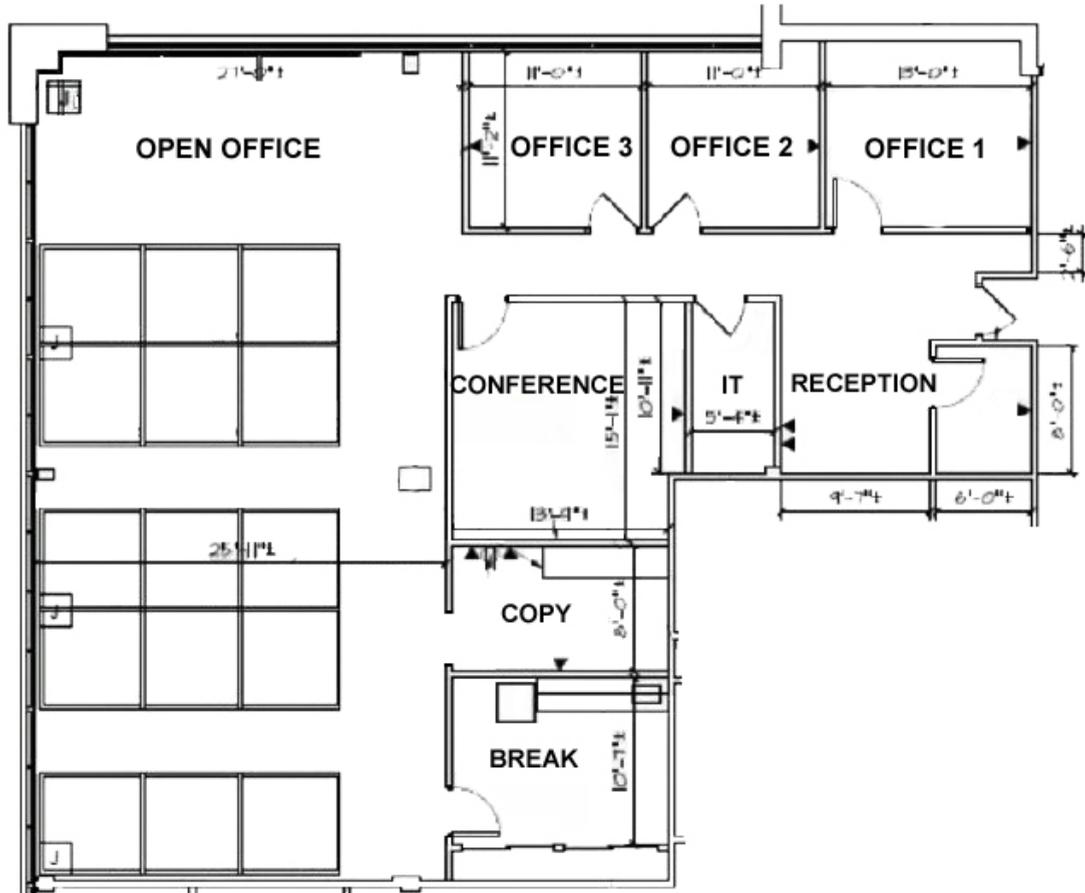
**Johnson
Group**

1714 Deer Tracks Trail, Suite 100
St. Louis, Missouri 63131
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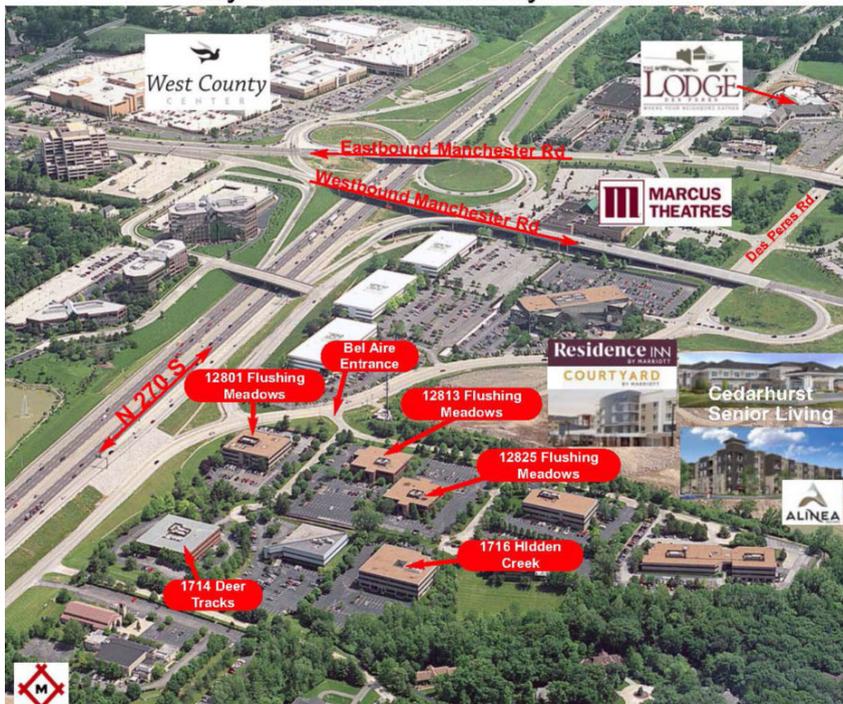


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**12813 Flushing Meadows Drive
Suite 170
±3,144 RSF Office**



Very desirable Town & Country Location!



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