

CBRE

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# Manchester Road

Des Peres, MO



## 12851 MANCHESTER ROAD

This 144,925 square foot, Class-A, three-story office building prominently sits on 10.99 acres and was completely renovated by the new ownership, **Franklin Partners**, in 2020. The building design is divided into two highly efficient wings, with a newly renovated lobby and tenant lounge on the 1st floor, creating a centralized place for tenants to gather.





### **ON-SITE TENANT AMENITIES :**

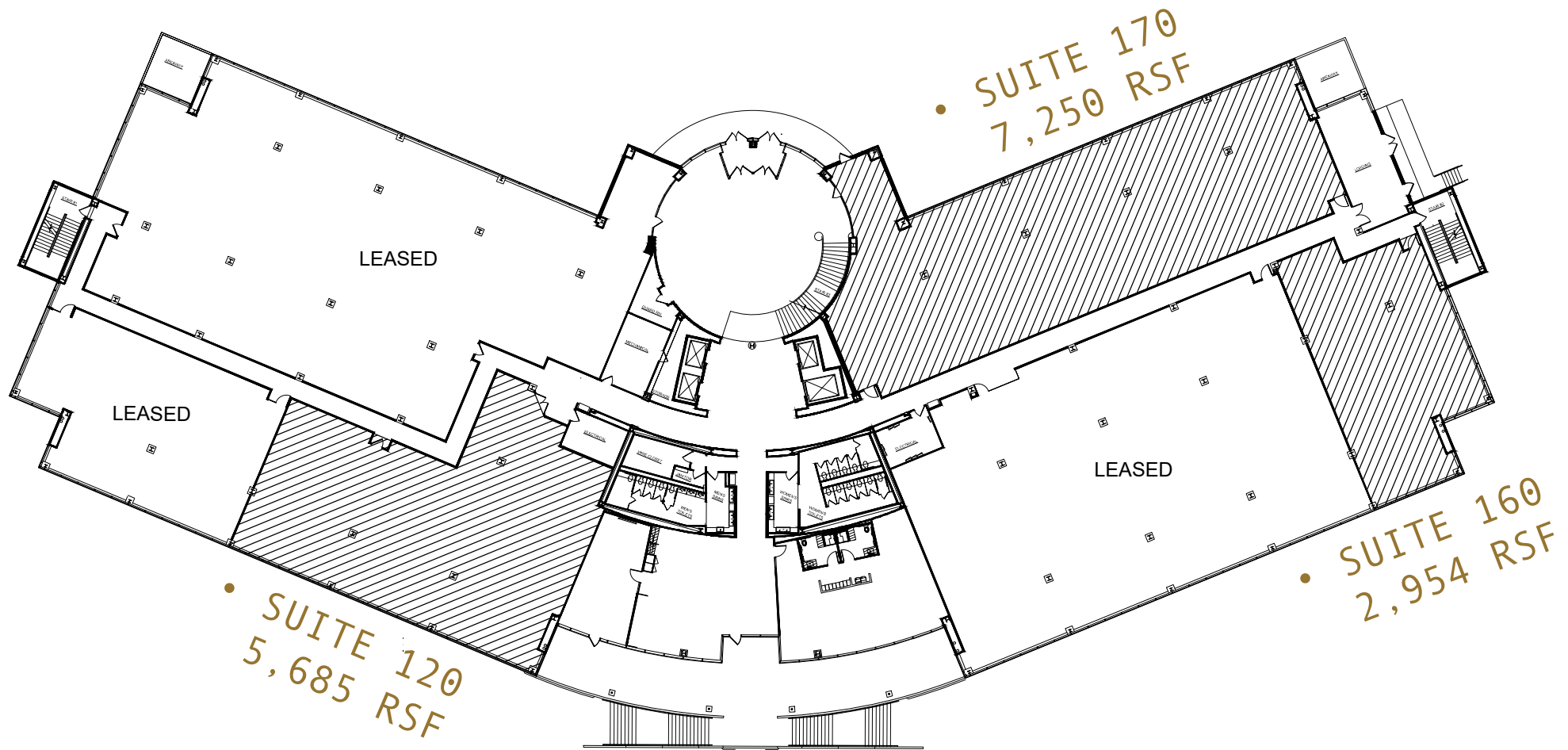
- A grab-and-go, fresh food market
- A state of the art executive conference room
- A fully equipped fitness center designed with Technogym equipment, Peloton bikes, complete with showers, lockers and dressing rooms
- An exterior deck which provides tenants an elevated outdoor space to enjoy throughout the year



## THE OPPORTUNITY:

- SUITE 120 - 5,685 RSF
- SUITE 160 - 2,954 RSF
- SUITE 179 - 7,250 RSF

4.1 per 1,000 square foot parking ratio is available on site, which includes 106 covered spaces beneath the building. The building, location, access and visibility are premier for the West County submarket. 12851 Manchester is surrounded by hotels, restaurants, day care, retail and Interstate 270, and has long been a desired destination for many prominent corporations.



## LOCAL AMENITIES :

- An impressive variety of dining, retail and hotel accommodations surround 12851 Manchester Road



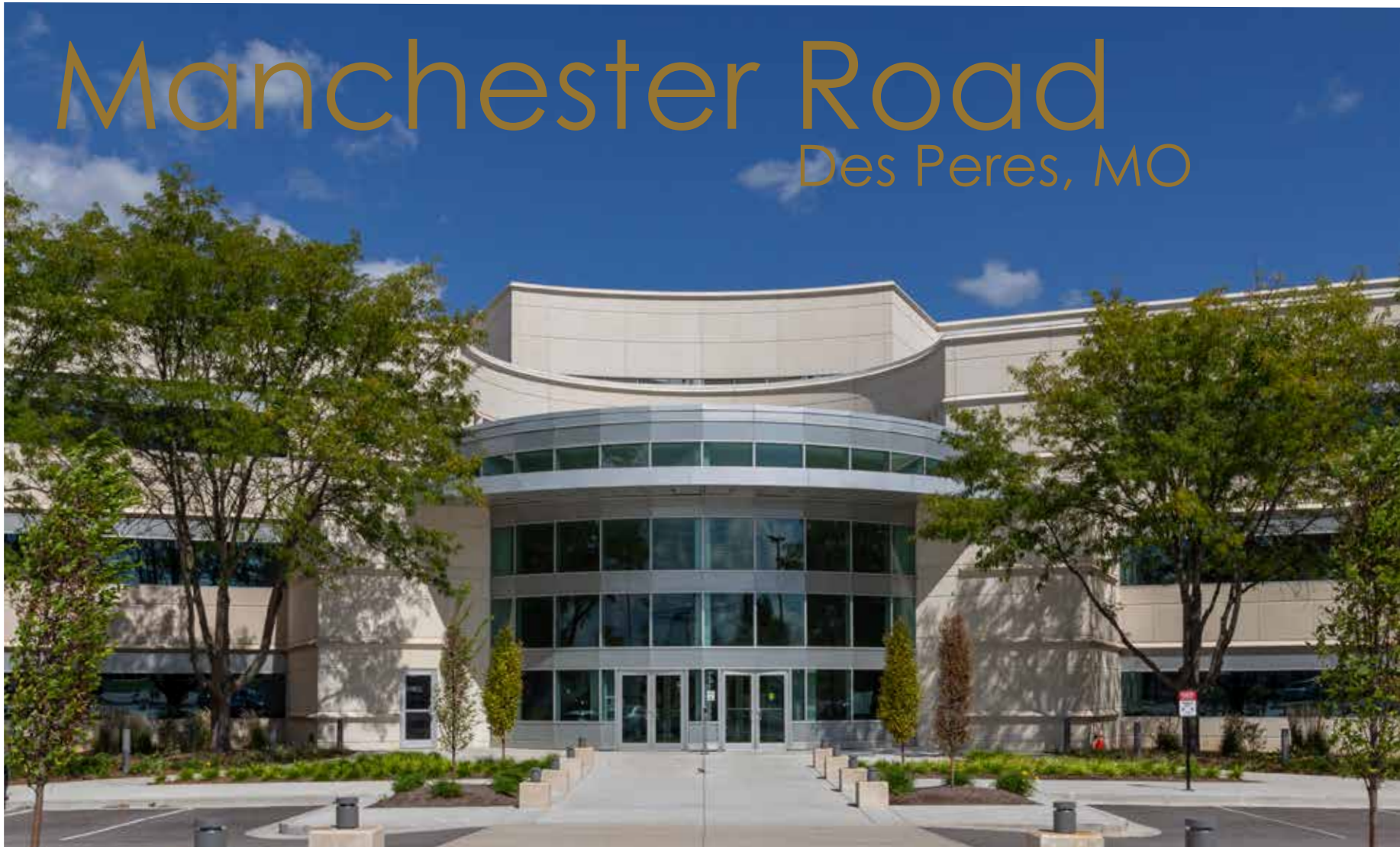


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**FOR MORE INFORMATION CONTACT:**

MARK PALMER  
Senior Vice President Direct: 314-655-6010  
mark.palmer@cbre.com

ARTIE KERCKHOFF, CCIM  
Senior Vice President Direct: 314-655-6016  
art.kerckhoff@cbre.com

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