

MANCHESTER/270 OFFICE CENTER

BUILDING I

12444 Powerscourt Drive

5 Story 130,989 RSF

BUILDING II

12412 Powerscourt Drive

2 Story 62,578 RSF

BUILDING III

1245 J.J. Kelley Memorial Drive

7 Story 218,138 RSF



KELLEY REAL ESTATE

12444 Powerscourt Drive
Suite 150

Saint Louis, Missouri 63131

For more information contact:

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Christi Wolfe
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(314) 965-6400

Please visit:

www.kelleyre.com/

Manchester/270 Office Center offers quality, value, and convenience unsurpassed in the St. Louis Metropolitan office market. The combination of outstanding visibility and identity on I-270, superior architecture and landscaping, and high quality exterior and interior finishes, portray a successful corporate image.

- Parking Ratio of 4.1 spaces per 1,000 SF with covered parking
- State of the art HVAC and electrical systems with expansion capabilities for future growth
- Full service cafeteria with corporate catering available
- U.S. Postal mail box and various overnight drop boxes in building
- Nature walking trails, MAC, Des Peres Lodge, and Des Peres Park nearby
- On-site record storage and loading docks
- Located in West County area near restaurants, banking, and retail
- Signage on the double face, interior lit monument sign fronting Interstate 270
- On-site property management

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AVAILABLE SUITES

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1244 Powerscourt Drive
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Building I

Suite 160 4,098 RSF

Suite 235 2,779 RSF

Suite 280 4,041 RSF

Suite 370 2,060 RSF

Suite 550 13,991 RSF

Building II

Suite 40 3,974 RSF

Suite 175 10,564 RSF

Suite 240 1,621 RSF

Suite 285 1,584 RSF

Available

Now

Now

Now

Now

Now

Available

Now

Now

Now

Now