

**RATE REDUCED**

## FOR LEASE Flex Space

5725 Manchester Ave. • St. Louis, MO 63110

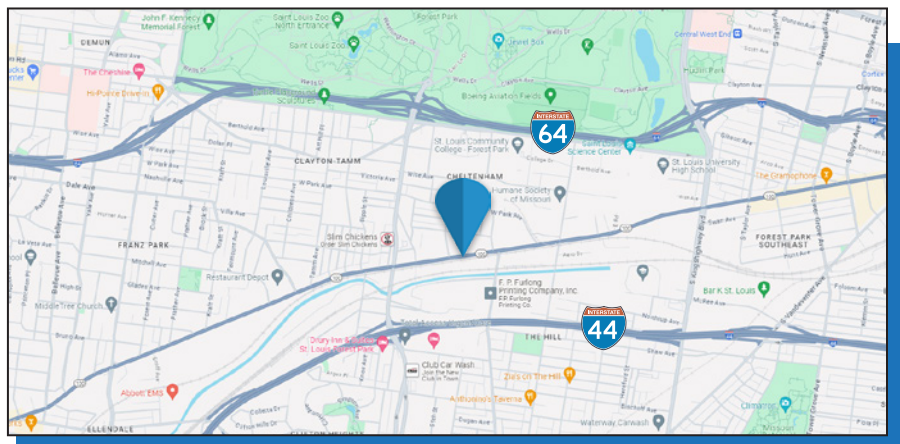


**10,680 +/- SF Office/Warehouse**

- Office 4,000 SF  
Conference Room  
5 Private Offices  
Breakroom  
Workshop Area
- Warehouse 6,000 SF  
14'-18' Ceilings  
One Dock & One Drive In  
Small Office & Restroom

**Price: \$8/SF + NNN**

- 3,500 SF Fenced Lot
- Zoned K
- Centrally Located
- Access Off of Manchester
- Convenient to Highway 40/64 & 44



**For more information contact:**

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# Floor Plan

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