

# **THE PROPERTY**



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## FOR SALE

13421 Manchester Road  
Suite 206, 2,000+/- SF  
Des Peres, MO 63131

Price: ~~\$465,000~~  
**\$385,000**

- **HUGE PRICE REDUCTION**
- Motivated Seller
- Rare Opportunity to Purchase
- Class A Office Condominium with Exceptional High-End Finishes
- Well Appointed with Large Open Area, 3 Private Offices and Full Kitchenette
- Newer HVAC
- Strong Demographics with High Traffic and Visibility
- Centrally Located with Excellent I-270 Highway Access



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