

# FOR LEASE

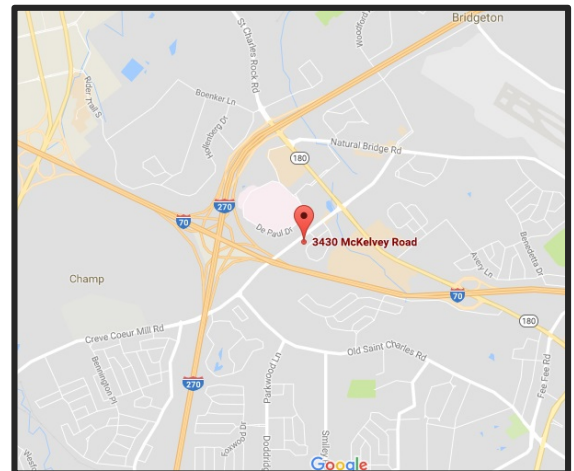
## Office Space



**\$11.00/S.F. M.G. | 875-2,625 SQUARE FEET**

## 3430 McKelvey Road Bridgeton, MO 63044

- Central North County Location
- Located Across From SSM DePaul Hospital
- Multiple Floor Plans Available



For more information on this property, please contact:  
**Ben Cherry, CCIM | (314) 647-6611 | [Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)**  
**James Van Iseghem III | (314) 647-6611 | [Jimmy@ManorRealEstate.com](mailto:Jimmy@ManorRealEstate.com)**  
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

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## Office Space



**\$11.00/S.F. M.G. | 875-2,625 SQUARE FEET**

- Mixed-Use Building
- 4.92/1,000 S.F. Parking Ratio– 69 Spaces
- Zoned “B-2” (Community Business District)
- Convenient Access to I-70 and I-270
- Minutes From St. Charles Rock Road Retail Corridor
- Ideal for Professional Services - Attorneys, CPAs, Consulting, Etc.



Suite	Asking Rate	Square Feet
3430-G	\$11.00/S.F. M.G.	875 S.F.
3430-H	\$11.00/S.F. M.G.	875 S.F.
3430-L	\$11.00/S.F. M.G.	875 S.F.
3430-M	\$11.00/S.F. M.G.	875 S.F.
3430-N	\$11.00/S.F. M.G.	875 S.F.



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