

# FOR LEASE

Office/Medical Building  
14,322 sq. ft. available

**10199 Woodfield Lane.** ST. LOUIS, MO 63132



**\$19.50/S.F. F.S.G. Lease Type**



**Mark Clarkson**

Phone: 314.647.6611 ext. 127

[Mclarkson@ManorRealEstate.com](mailto:Mclarkson@ManorRealEstate.com)

3270 Hampton Ave. Suite 100  
St. Louis, MO 63139

- 10+ Private Office/Exam Rooms with In-Suite Restroom
- Many Additional Private Office/Exam Rooms w/out In-Suite Restrooms, Large Reception Area, & Large Break Room with Kitchenette, with Multiple Conference & Training Rooms
- 78 Private Parking Spaces offering a 5.4/1,000 S.F. Ratio
- Located an Equal Distance Between I-270 & I-170 on Lindbergh near Olive Boulevard
- Over 70k V.P.D. on Olive Blvd/Hwy 67



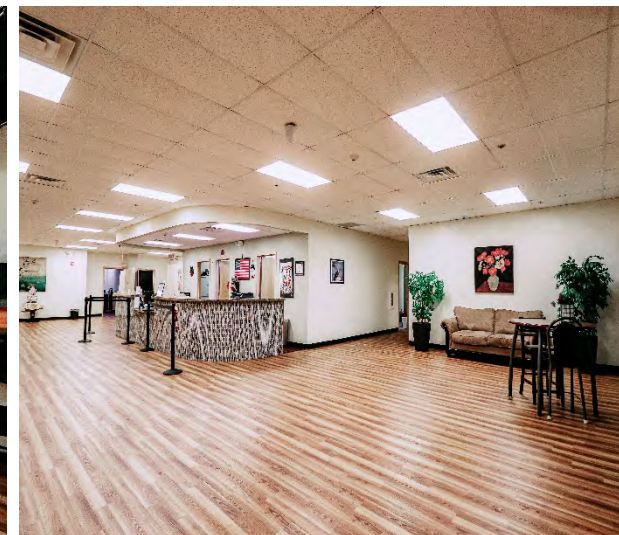
# FOR LEASE

Office/Medical Building  
14,322 sq. ft. available  
\$19.50/S.F. F.S.G. Lease Type

10199 Woodfield Lane. ST. LOUIS, MO 63132



- Nearby Businesses include SSM Health Corporate Offices, American Health Associates, U.S. Dept. of Transportation, HELIX Biotech Incubator, BioPharma Services Inc., D. Danforth Plant Science Center, Symco, KWS Gateway Research Center, Bio Research Development Growth Park
- Be part of the ['39 Degree North' Plant & Life Sciences District](#)
- Prominent Exterior Building Signage Available



Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of property. We recommend Lessee investigate fully.

# FOR LEASE

Office/Medical Building  
14,322 sq. ft. available  
\$19.50/S.F. F.S.G. Lease Type

10199 Woodfield Lane. ST. LOUIS, MO 63132

