



**MARYLAND HEIGHTS  
FLEX BUILDING**

SCAN HERE!



**MARK CLARKSON**

Phone: 314.647.6611 ext. 127  
[MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)

**8-20 WORTHINGTON ACCESS DRIVE  
MARYLAND HEIGHTS, MO 63043  
1,925 — 2,400 S.F. | \$10.00/S.F. N.N.N.**

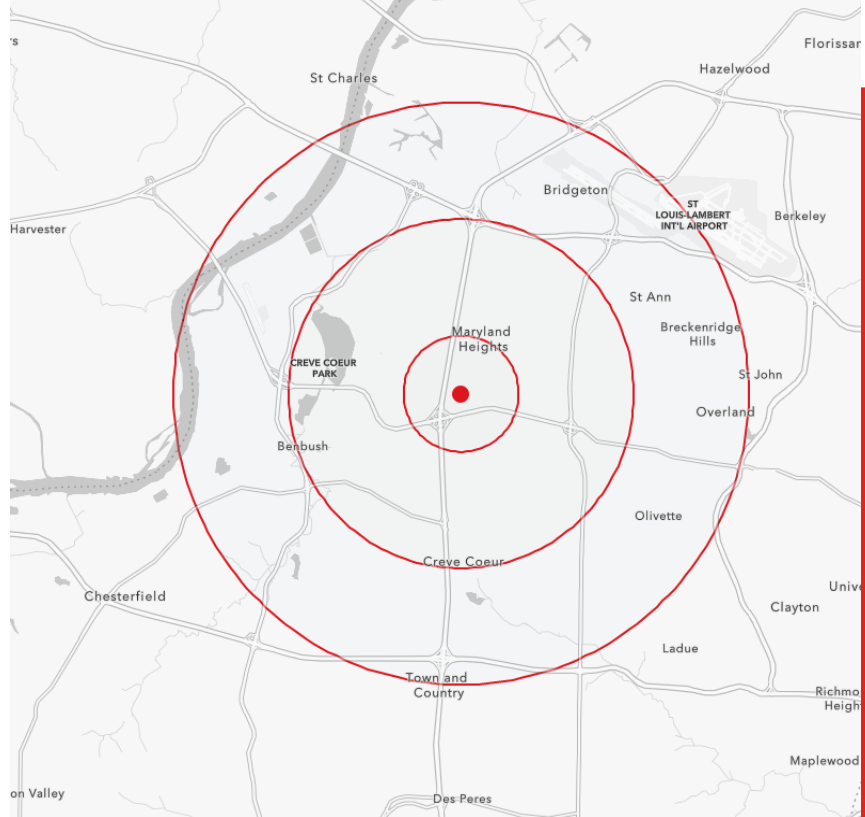
**FOR LEASE**

**PROPERTY OVERVIEW**



- ENTIRE FLEX BUILDING WAS RENOVATED IN 2013
- BUILDING INCLUDES A TPO ROOF, A SHARED LOADING DOCK ACCESS, AND VERSATILE FLOOR PLANS
- SEVERAL SUITES WITH DRIVE-IN WAREHOUSE
- BUILDING SIGNAGE IS AVAILABLE
- ZONED "M-I" OFFICE, SERVICE, & LIGHT MANUFACTURING DISTRICT
- LOCATED 1/4 MILE NORTHEAST OF WESTPORT PLAZA
- CONVENIENT ACCESS TO MO-364 / PAGE AVENUE, INTERSTATE-270 AND INTERSTATE-70

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,155	76,740	152,214
HOUSEHOLDS	3,633	34,193	65,091
AVERAGE HH INCOME	\$90,053	\$109,458	\$114,003



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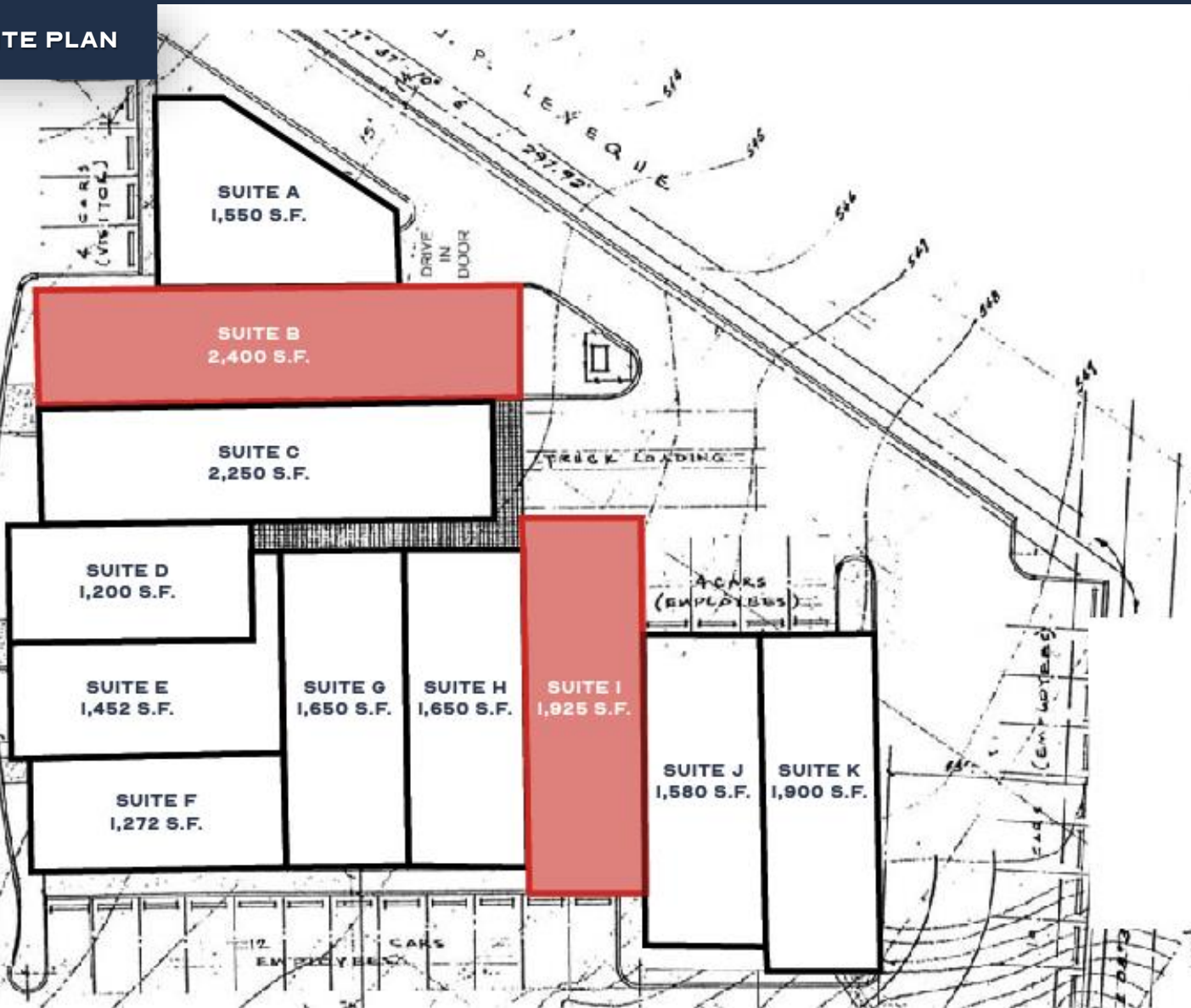


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### SITE PLAN



### WORTHINGTON ACCESS

SUITE	SQUARE FOOTAGE	STATUS
SUITE A	1,550	LEASED
<b>SUITE B</b>	<b>2,400</b>	<b>AVAILABLE</b>
SUITE C	2,250	LEASED
SUITE D	1,200	LEASED
SUITE E	1,452	LEASED
SUITE F	1,272	LEASED
SUITE G	1,650	LEASED
SUITE H	1,650	LEASED
<b>SUITE I</b>	<b>1,925</b>	<b>AVAILABLE</b>
SUITE J	1,560	LEASED
SUITE K	1,900	LEASED

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