



**SAPPINGTON/SOUTH  
COUNTY OFFICE SUITE**

SCAN HERE!



**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**JACK JUNKER**

Phone: 314.647.6611 ext. 132  
[JackJ@ManorRealEstate.com](mailto:JackJ@ManorRealEstate.com)

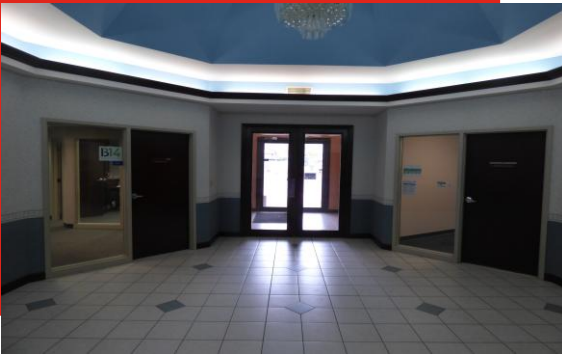
**1006 OFFICE CENTER AVENUE**

**ST. LOUIS, MO 63128**




**1,250 S.F. | \$15.00/S.F. M.G.**

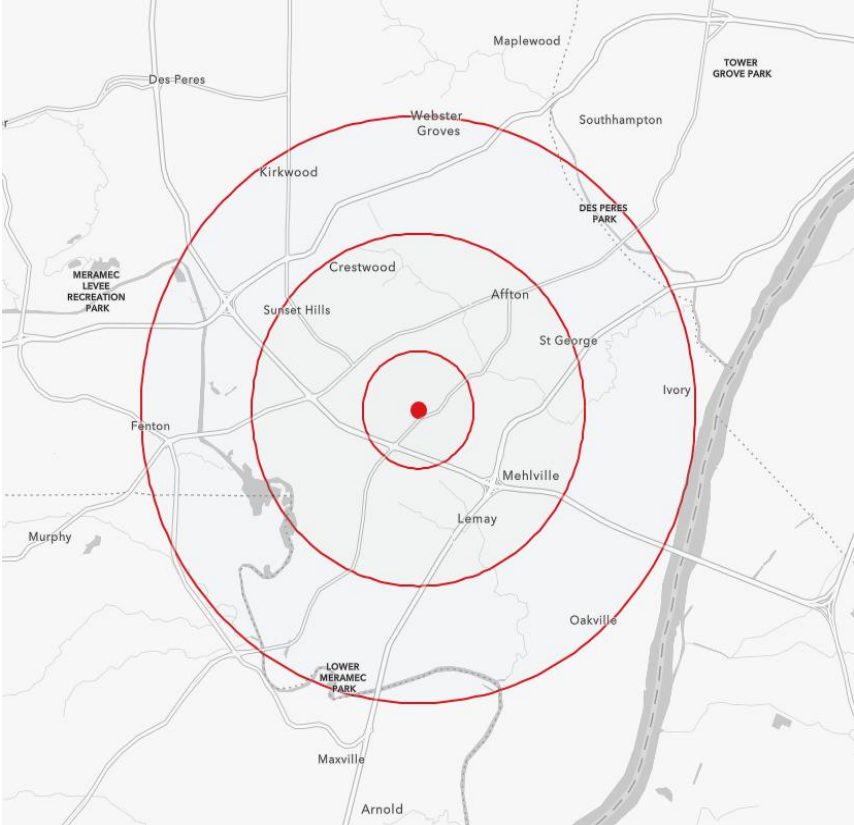
**FOR LEASE**

**PROPERTY INFORMATION**



- MULTI-TENANT OFFICE BUILDING WITH TWO OFFICE SUITES AVAILABLE
- EXCELLENT MONUMENT SIGNAGE
- CONVENIENT ACCESS TO LINDBERGH BOULEVARD, HIGHWAY 50, HIGHWAY 21 AND I-270
- ROUGHLY 25 PARKING SPACES WITH A 3.58/1,000 S.F. PARKING RATIO
- SEVERAL WINDOWS ARE LOCATED THROUGHOUT THE SPACE FOR NATURAL LIGHTING
- OFF-STREET, QUIET OFFICE CORRIDOR
- FULLY ADA ACCESSIBLE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	11,776	80,661	213,340
HOUSEHOLDS 	5,084	35,493	91,876
AVERAGE HH INCOME 	\$100,595	\$104,207	\$105,207



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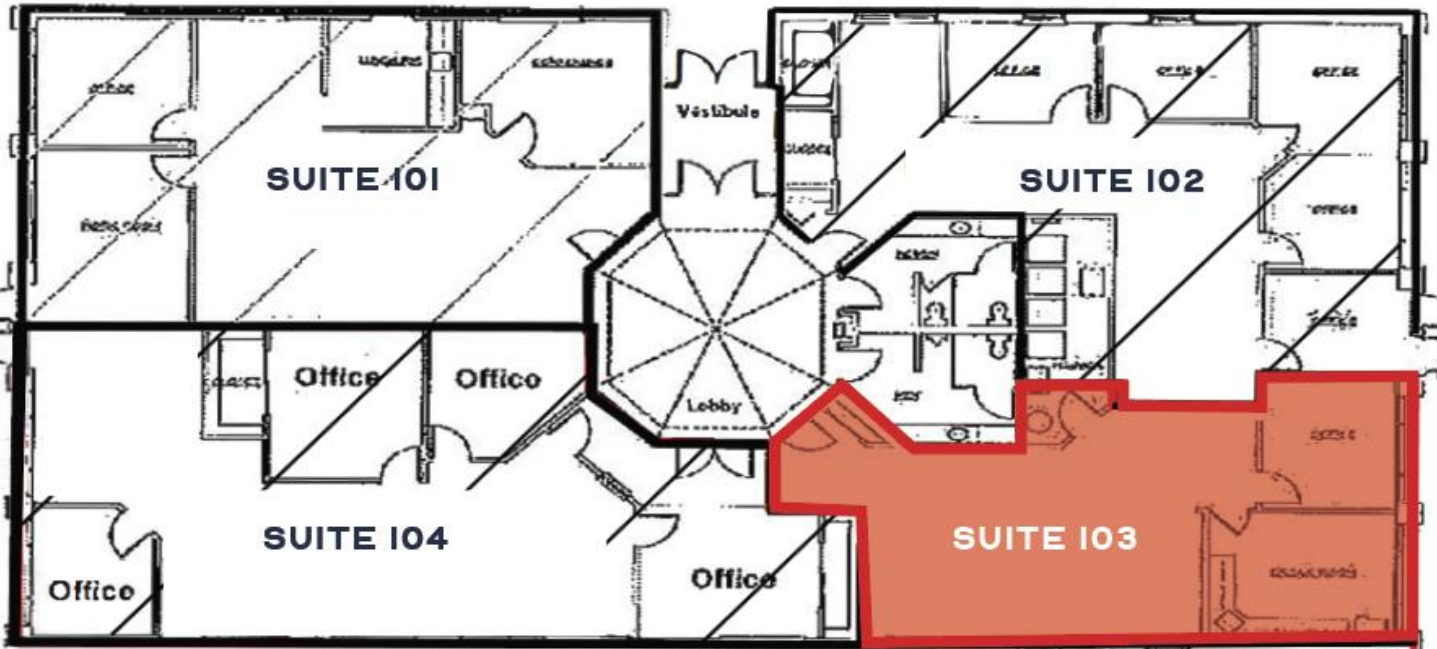
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**10016 OFFICE CENTER AVENUE  
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### FLOOR PLAN

### OFFICE SPACE



SUITE	S.F.	STATUS
SUITE 102	-	LEASED
SUITE 103	1,250	AVAILABLE
SUITE 104	1,886	LEASED
SUITE 101	1,450	LEASED

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