



**PROSPECT
CENTER OFFICE
PARK**

CALEB ANTHONIS

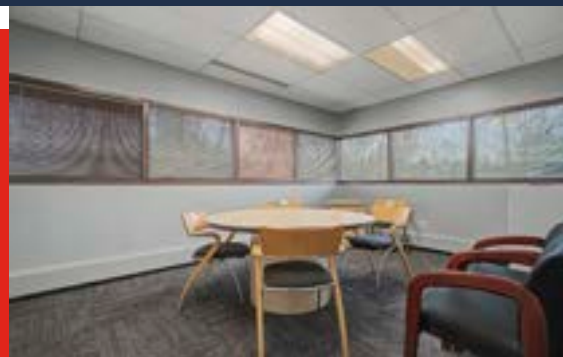
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DILLON FLYNN

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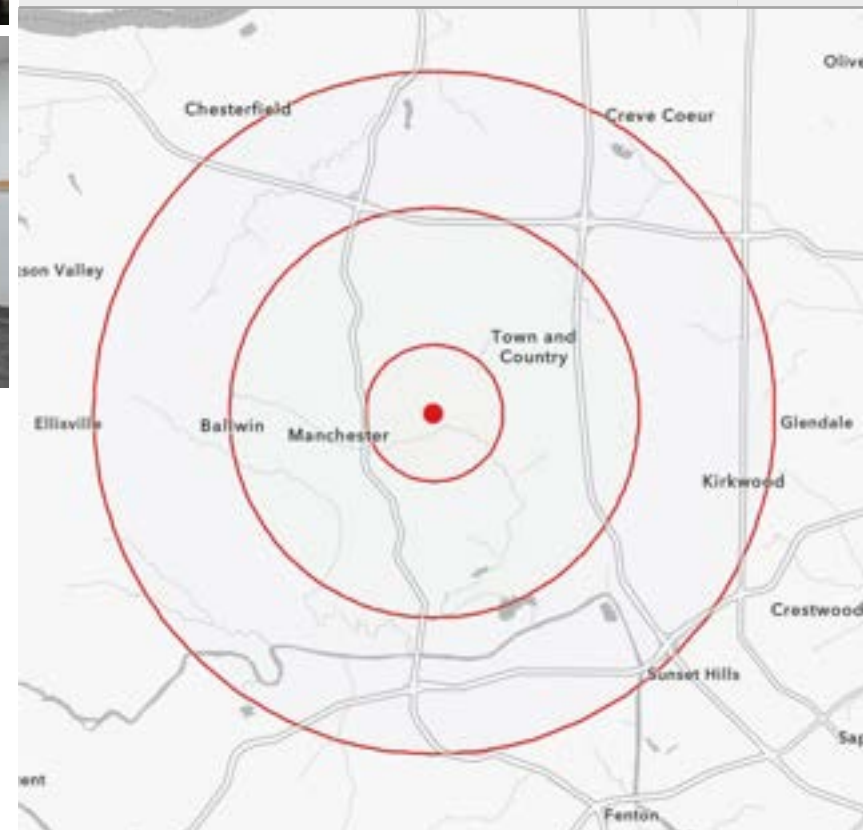
**301 SOVEREIGN COURT
ST. LOUIS, MO 63011
150-1,625 S.F. | \$20.00/S.F. F.S.**

PROPERTY INFORMATION



- LOCATED IN A PRIME WEST COUNTY CORRIDOR WITH DIRECT ACCESS TO MANCHESTER ROAD AND HIGHWAY I41
- SUITES AVAILABLE FROM 150 TO 1,625 SF, OFFERING FLEXIBILITY FOR A RANGE OF OFFICE CONFIGURATIONS
- SURROUNDED BY ONE OF THE REGION'S MOST AFFLUENT DEMOGRAPHICS, WITH AVERAGE HOUSEHOLD INCOMES EXCEEDING \$171,000 WITHIN ONE MILE
- FULL-SERVICE LEASE STRUCTURE AT \$20.00/SF ELIMINATES THE COMPLEXITY OF SEPARATE OPERATING EXPENSE RECONCILIATIONS
- AMPLE ON-SITE PARKING IN A PROFESSIONALLY MANAGED OFFICE PARK SETTING

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| POPULATION | 7,235 | 69,071 | 169,510 |
| HOUSEHOLDS | 3,044 | 27,845 | 67,088 |
| AVERAGE HH INCOME | \$171,805 | \$177,351 | \$188,665 |



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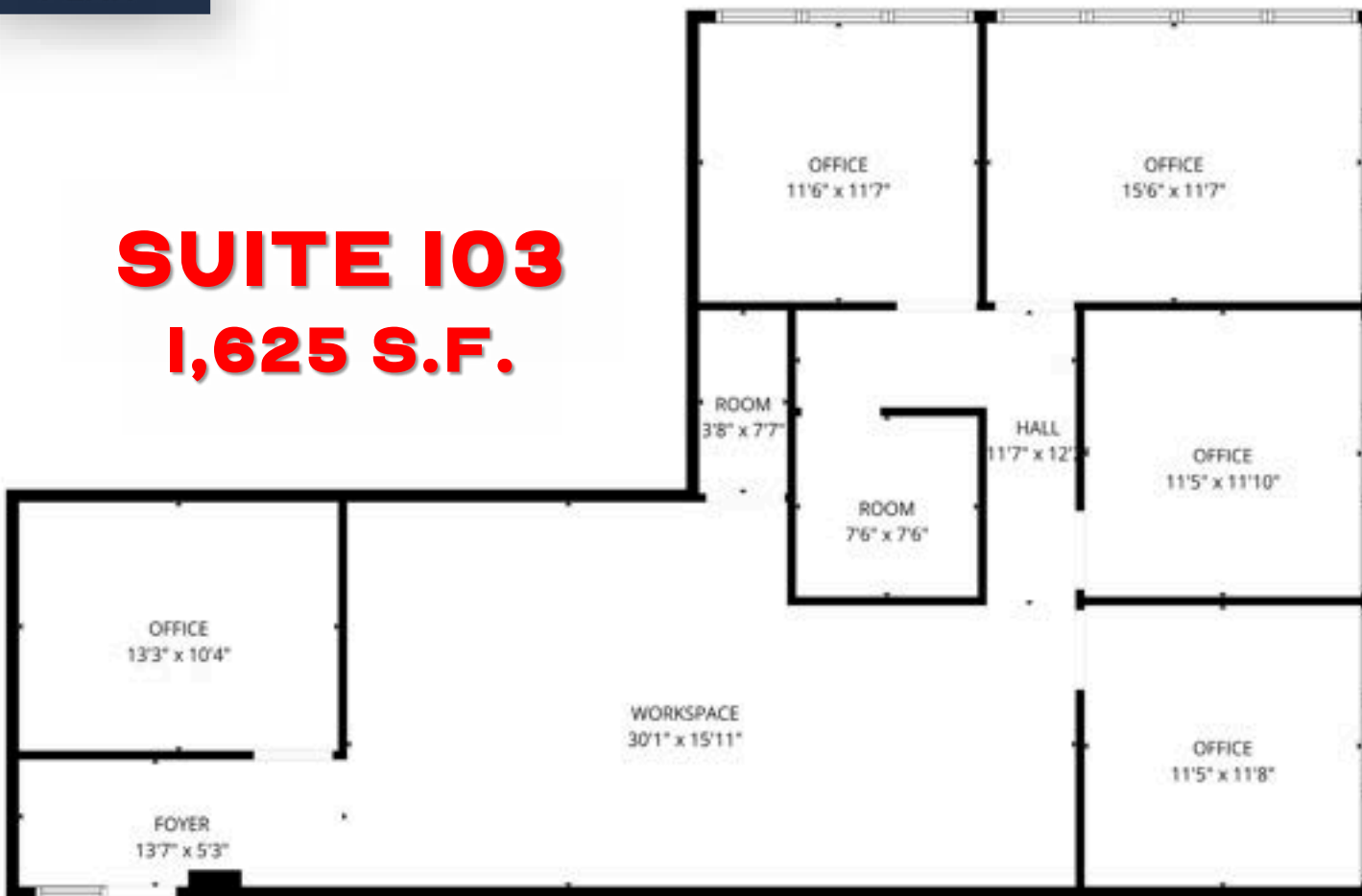
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FLOOR PLAN

**SUITE 103
1,625 S.F.**



OTHER AVAILABLE SUITES

| SUITE | SIZE |
|-------|----------|
| I19D | 150 S.F. |
| I19E | 225 S.F. |

FLOOR PLAN CREATED BY CLARKSON APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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