MANOR REAL ESTATE

FOR LEASE

DEBALIVIERE PLACE OFFICE SPACE



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5615 PERSHING AVENUE
ST. LOUIS, MO 63112
1,200-4,900 S.F. | $15.00/S.F. M.G.

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PROPERTY INFORMATION

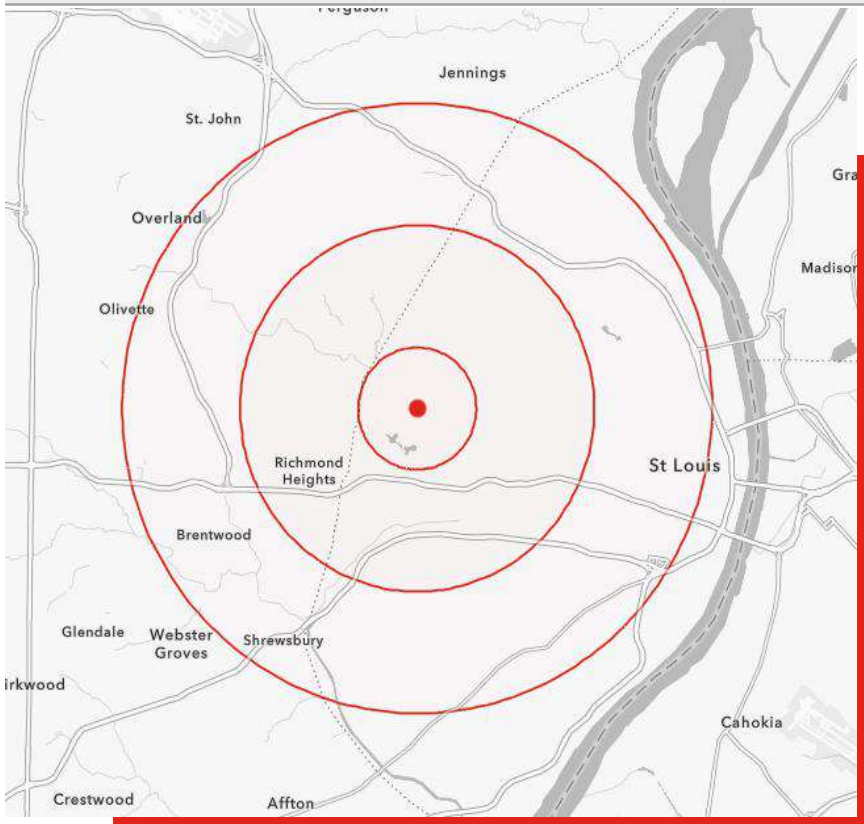








DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		14,117	135,086	345,195
HOUSEHOLDS		7,837	66,280	168,393
AVERAGE HH INCOME		$101,223	$115,306	$107,209



- ADA ACCESSIBLE WITH ELEVATOR SERVICE TO BOTH FLOORS
- LARGE FIRST-FLOOR OFFICE SUITE (APPROX. 3,700 SF)
- ONE SECOND-FLOOR SUITE AVAILABLE (1,200 SF)
- 25 DEDICATED PARKING SPACES
- $15.00/SF MODIFIED GROSS; TENANT PAYS OWN ELECTRIC AND GAS
- WALKABLE LOCATION; NEIGHBORHOOD COMMERCIAL (F) ZONING

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FLOOR PLAN



SUITE 12

SUITES

SUITE	SIZE	TENANT
SUITE 12	3,700 S.F.	AVAILABLE
SUITE 24	1,200 S.F.	AVAILABLE

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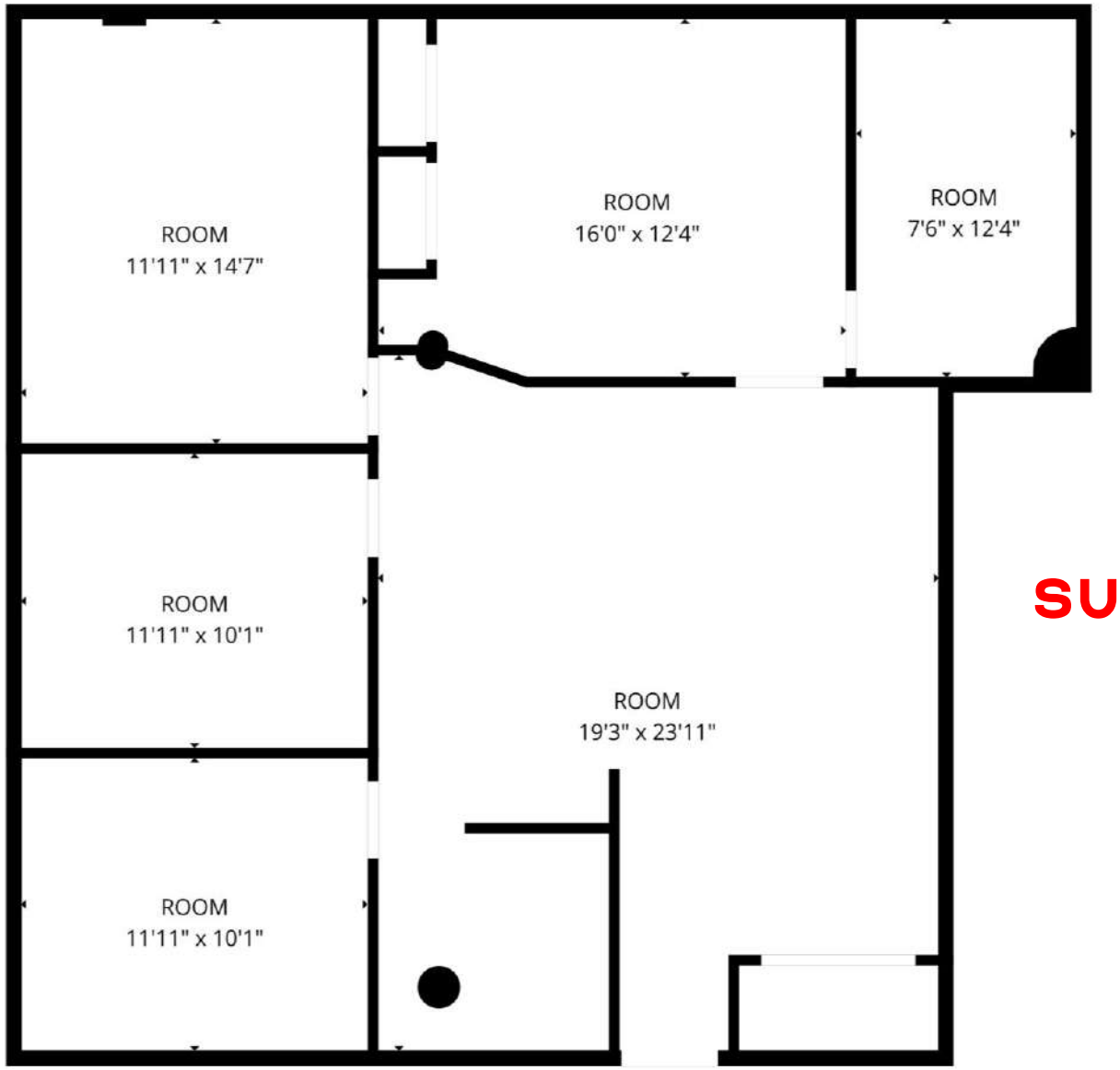
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FLOOR PLAN



SUITE 24

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