



Manchester/270 Office Center

12444 & 12412 Powerscourt Drive, St. Louis, MO 63131



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Manchester/270 Office Center

\$27.00 /SF/Yr

Manchester/270 Office Center is a high-end office center offering turnkey space minutes from Downtown St. Louis.

- Perfect for law offices in need of polished, turnkey space that provides both quality and convenience.
- Situated within walking distance to West County Center, a major shopping destination featuring recognizable brand names.
- Commuters benefit from direct access to I-270 as well as Manchester Road/Route 100, the main east-west thoroughfare.
- Located within an 18-minute drive to downtown St. Louis and a 13-minute drive to Saint Louis Lambert International Airport.



Rental Rate:	\$27.00 /SF/Yr
Total Space Available:	22,340 SF
Max. Contiguous:	12,179 SF
Property Type:	Commerical
Center Type:	Office
Gross Leasable Area:	193,273 SF
Walk Score ®:	46 (Car-Dependent)
Rental Rate Mo:	\$2.25 USD/SF/Mo

Building II - Suite 20

Space Available	2,810 SF
Rental Rate	\$27.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Building I - Suite 160

Space Available	4,098 SF
Rental Rate	\$27.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Building I - Suite 250

Space Available	1,071 SF
Rental Rate	\$27.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	5 Years

Building II - Suite 200

Space Available	12,179 SF
Rental Rate	\$27.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Built Out As	Law Firm
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Building II - Suite 225

Space Available	2,182 SF
Rental Rate	\$27.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Built Out As	Law Firm
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years



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Manchester/270 Office Center is a high-end office center offering turnkey space minutes from Downtown St. Louis. The five-story & two-story buildings contains a rentable area of 193,273 square feet. The well-constructed buildings, includes a lower level, utilizes a steel-framed structure with an atrium, a polished Missouri Red granite panel wall with one-inch silver reflective dual section insulated glass, and 10' x 6' high windows in bronze aluminum frames set 24' above floor height. Tenants are treated to move-in ready suites ideal for law offices and a variety of other professional service firms with hardwood floors and polished, quality finishes. Employees will enjoy the fact that the property is minutes to West County Center, a retail destination that's home to recognizable names like Macy's and Nordstrom, as well as eclectic dining experiences, such as Bravo! Italian Kitchen, J. Gilbert's Wood-fired Steaks and Seafood, and California Pizza Kitchen. With visibility from the I-270/Route 100 Interchange, commuters are within an 18-minute drive to Downtown St. Louis and a 13-minute drive to Saint Louis Lambert International Airport. Additionally, 72% of the population within a mile of the property has obtained a bachelor's degree or higher, and the area showcases its affluence with a \$173,430 average household income. Manchester/270 is ideal for businesses in need of turnkey office suites in proximity to the St. Louis Central Business District.

Property Photos



Building I - Entrance



Building II - Lobby

Property Photos



Property Photos



Property Photos

