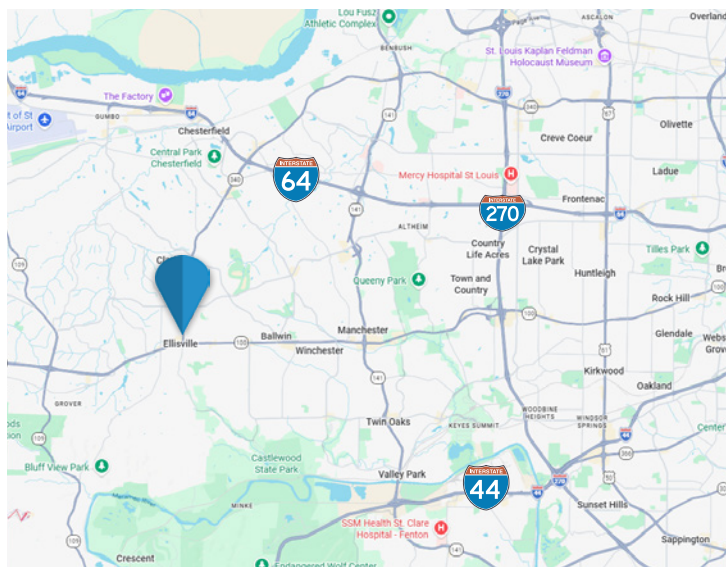


FOR LEASE

199 Clarkson Rd
Ellisville, MO 63011



- 2,000-5,000 SF Second-Floor Office Suite
- Located within Montgomery Bank
- Recently renovated space offering a modern, move-in-ready environment for professional users
- Flexible floor plan suitable for private offices, conference rooms, reception, and open work areas



\$19.00 / SF

Ken Wedberg

Office: 314-446-7540

Cell: 314-374-6670

wedberg@realtyexchangeweb.com

Sam Vandergriff

Office: 314-647-0130 ext. 4055

Cell: 314-307-9336

vandergriff@realtyexchangeweb.com

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

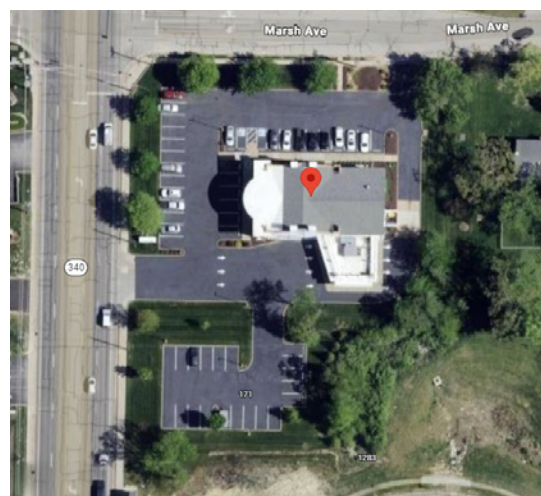
Summary

The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned 199 Clarkson Road, Ellisville, MO 63011.

Highlights

- 2,000-5,000 SF second-floor professional office suite in a well-recognized, professionally managed building
- Recently renovated space offering a modern, move-in-ready environment for professional users
- Strong corporate image and controlled-access setting ideal for client-facing office operations
- Flexible floor plan suitable for private offices, conference rooms, reception, and open work areas
- Convenient access to surrounding retail, dining, and residential neighborhoods along the Clarkson Road corridor between Manchester and Clayton Rd
- Offered at a below-market lease rate of \$19.00/SF, providing exceptional value for quality office space in this submarket
- Ample parking with dedicated lot for second floor tenants
- Ideal for tenants seeking a true office setting
- Well-suited for true office users, including:
 - Law firms and legal practices
 - Real estate brokerages and real estate teams
 - Property management and real estate services firms
 - Architecture and design firms
 - Engineering and technical consulting firms
 - Business consulting, marketing, and professional services companies
 - Corporate or regional administrative offices



Ken Wedberg

Office: 314-446-7540

Cell: 314-374-6670

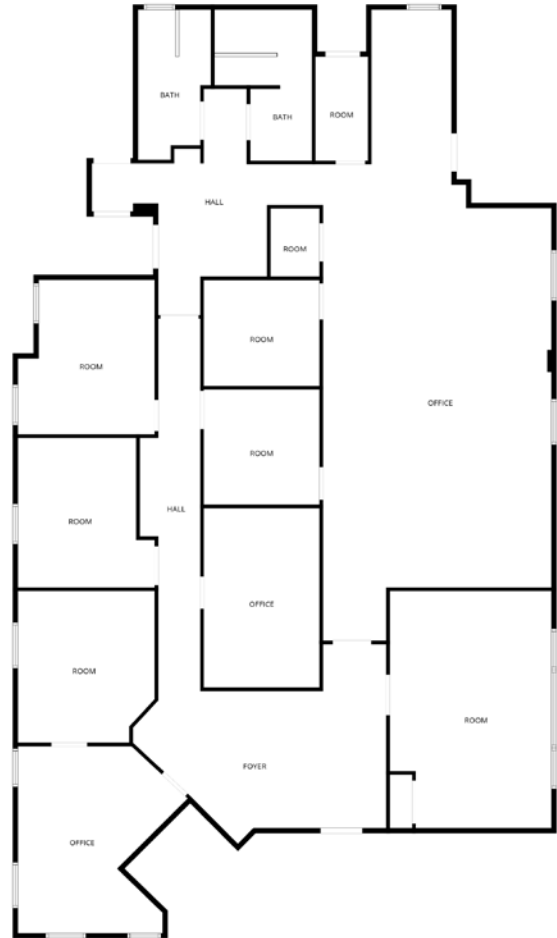
wedberg@realtyexchangeweb.com

Sam Vandergriff

Office: 314-647-0130 ext. 4055

Cell: 314-307-9336

vandergriff@realtyexchangeweb.com



Ken Wedberg
Office: 314-446-7540
Cell: 314-374-6670
wedberg@realtyexchangeweb.com

Sam Vandergriff
Office: 314-647-0130 ext. 4055
Cell: 314-307-9336
vandergriff@realtyexchangeweb.com



Ken Wedberg

Office: 314-446-7540

Cell: 314-374-6670

wedberg@realtyexchangeweb.com

Sam Vandergriff

Office: 314-647-0130 ext. 4055

Cell: 314-307-9336

vandergriff@realtyexchangeweb.com