

# MANCHESTER/270 OFFICE CENTER

## BUILDING I

12444 Powerscourt Drive

5 Story 130,989 RSF

## BUILDING II

12412 Powerscourt Drive

2 Story 62,578 RSF

## BUILDING III

1245 J.J. Kelley Memorial Drive

7 Story 218,138 RSF



## KELLEY REAL ESTATE

12444 Powerscourt Drive  
Suite 150

Saint Louis, Missouri 63131

**For more information contact:**

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Please visit:

[www.kelleyre.com/](http://www.kelleyre.com/)

*Manchester/270 Office Center offers quality, value, and convenience unsurpassed in the St. Louis Metropolitan office market. The combination of outstanding visibility and identity on I-270, superior architecture and landscaping, and high quality exterior and interior finishes, portray a successful corporate image.*

- Parking Ratio of 4.1 spaces per 1,000 SF with covered parking
- State of the art HVAC and electrical systems with expansion capabilities for future growth
- Full service cafeteria with corporate catering available
- U.S. Postal mail box and various overnight drop boxes in building
- Nature walking trails, MAC, Des Peres Lodge, and Des Peres Park nearby
- On-site record storage and loading docks
- Located in West County area near restaurants, banking, and retail
- Signage on the double face, interior lit monument sign fronting Interstate 270
- On-site property management

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## AVAILABLE SUITES

### KELLEY REAL ESTATE

1244 Powerscourt Drive  
Suite 150  
Saint Louis, Missouri 63131

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### Building I

Suite 160 4,098 RSF

Suite 235 2,779 RSF

Suite 280 4,041 RSF

Suite 370 2,060 RSF

Suite 550 13,991 RSF

### Building II

Suite 40 3,974 RSF

Suite 175 10,564 RSF

Suite 240 1,621 RSF

Suite 285 1,584 RSF

### Available

Now

Now

Now

Now

Now

### Available

Now

Now

Now

Now