



17758 Hornbean Dr.  
Chesterfield, MO 63005

phone: (636) 537-1001  
fax: (636) 537-1009

**COMMERCIAL  
REAL ESTATE SERVICES:**

Landlord & Tenant  
Representation

Acquisitions & Sales

Land Development

Consulting

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**VISIT OUR WEBSITE:**  
[www.scottjenkinscompany.com](http://www.scottjenkinscompany.com)

Individual Member



Certified Commercial  
Investment Member

*For Leasing Information,  
Please Contact:*

**SCOTT C. JENKINS, CCIM**  
[scottj@scottjenkinscompany.com](mailto:scottj@scottjenkinscompany.com)

# OFFICE SPACE FOR LEASE

884 Woods Mill Road  
Ballwin, MO 63011

**LEASE RATE REDUCED:**

~~\$20.50 p.r.s.f.~~

\$19.00 p.r.s.f.

Full Service



## **DISTINCTIVE PROFESSIONAL BUILDING**

- Two-Story, 26,000 s.f. Class A Office Building
- Space Available: Suite 201 - 4,347 rsf  
Suite 202 - 319 rsf  
Suite 204 - 1,163 rsf  
Suite 205 - 929 rsf  
Suite 207 - 1,049 rsf
- Panoramic Views - Highest Elevation in St. Louis County
- State-of-the-Art Climate Control, Security & Fire Prevention Systems
- Generous Tenant Improvement Allowance
- CAT 5, Coaxial Cabled, T1 Available
- 4 Surface Parking Spaces per 1,000 s.f. Leased
- On-Site Building Management
- Constructed 1998
- Prime West County Location /Easy Access off Hwy 141 & Clayton Rd.

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