

OFFICE FOR LEASE

## KIRKWOOD OFFICE CENTER

12166 Old Big Bend, Kirkwood, MO 63122



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

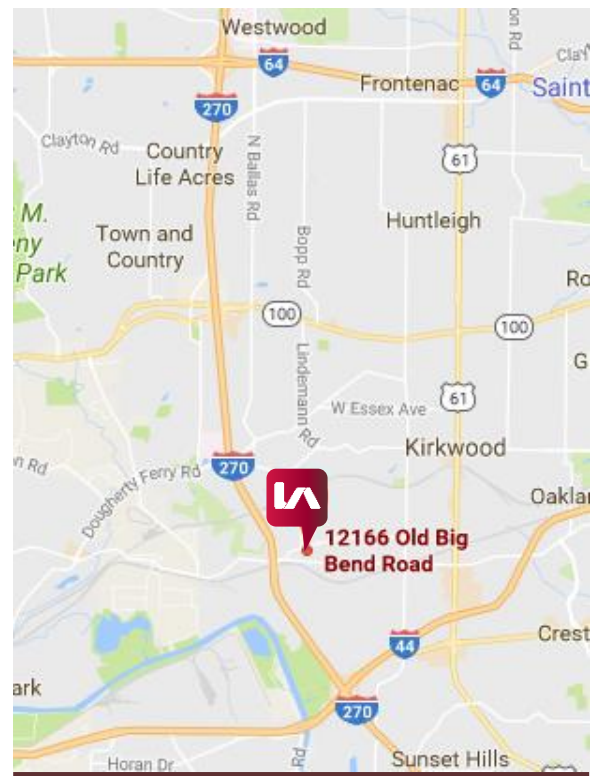


## PROPERTY INFORMATION

- BUILDING:** 3-Story Suburban Office
- AVAILABLE SF:** Suites Ranging From 423 SF – 3,541 SF
- ACCESS:** Near Big Bend Exit on I-270
- PARKING:** 4:1000
- ON-SITE:** On-site Maintenance Staff
- NOTES:** Quiet Neighborhood with Low Congestion
- PRICE:** \$18.00 PRSF, Full Service

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C 314-496-9023

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Updated Lobby and Hallways



Secondary Entry and Patio



Typical Office Finish

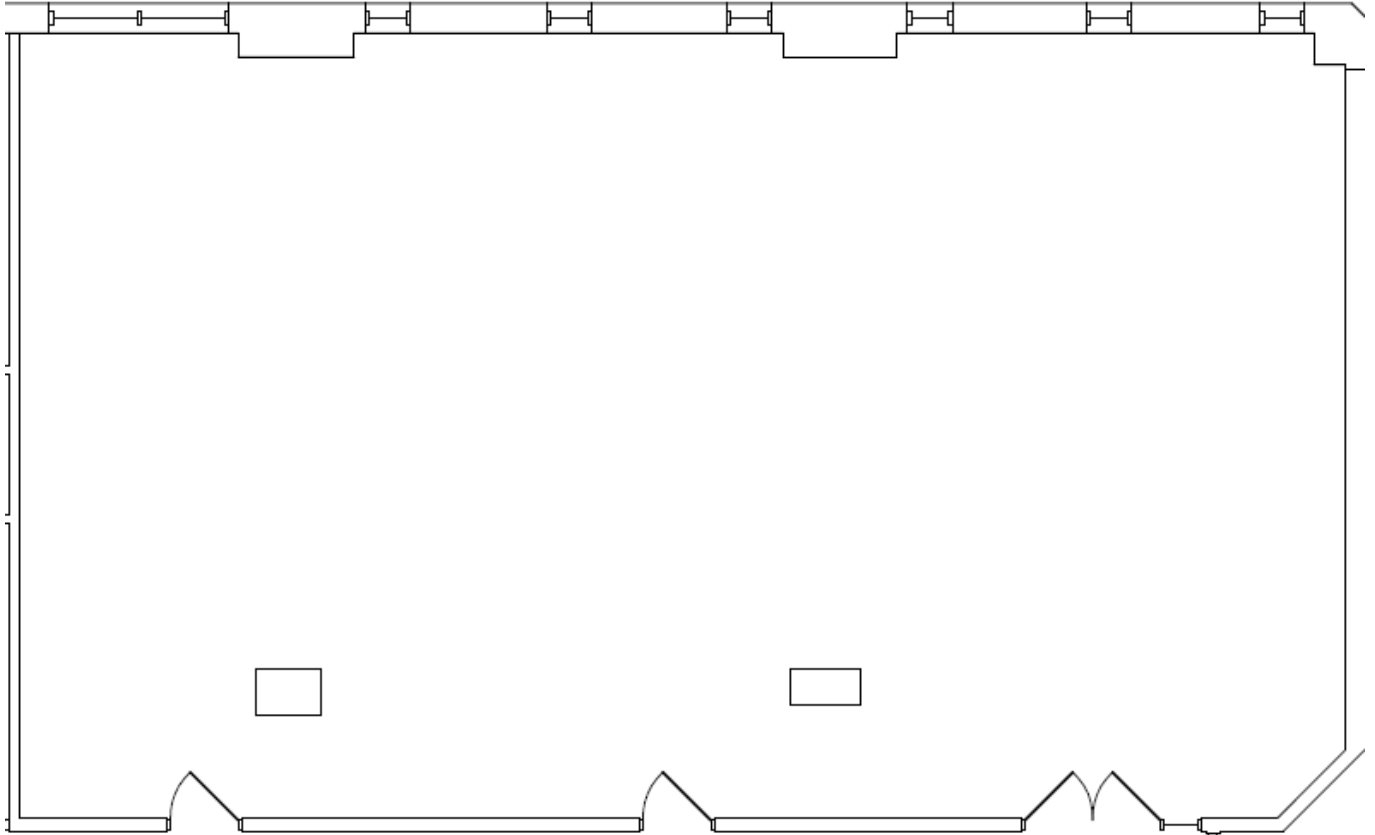
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SUITE 101 - 2,395 SF



*This suite is divisible*

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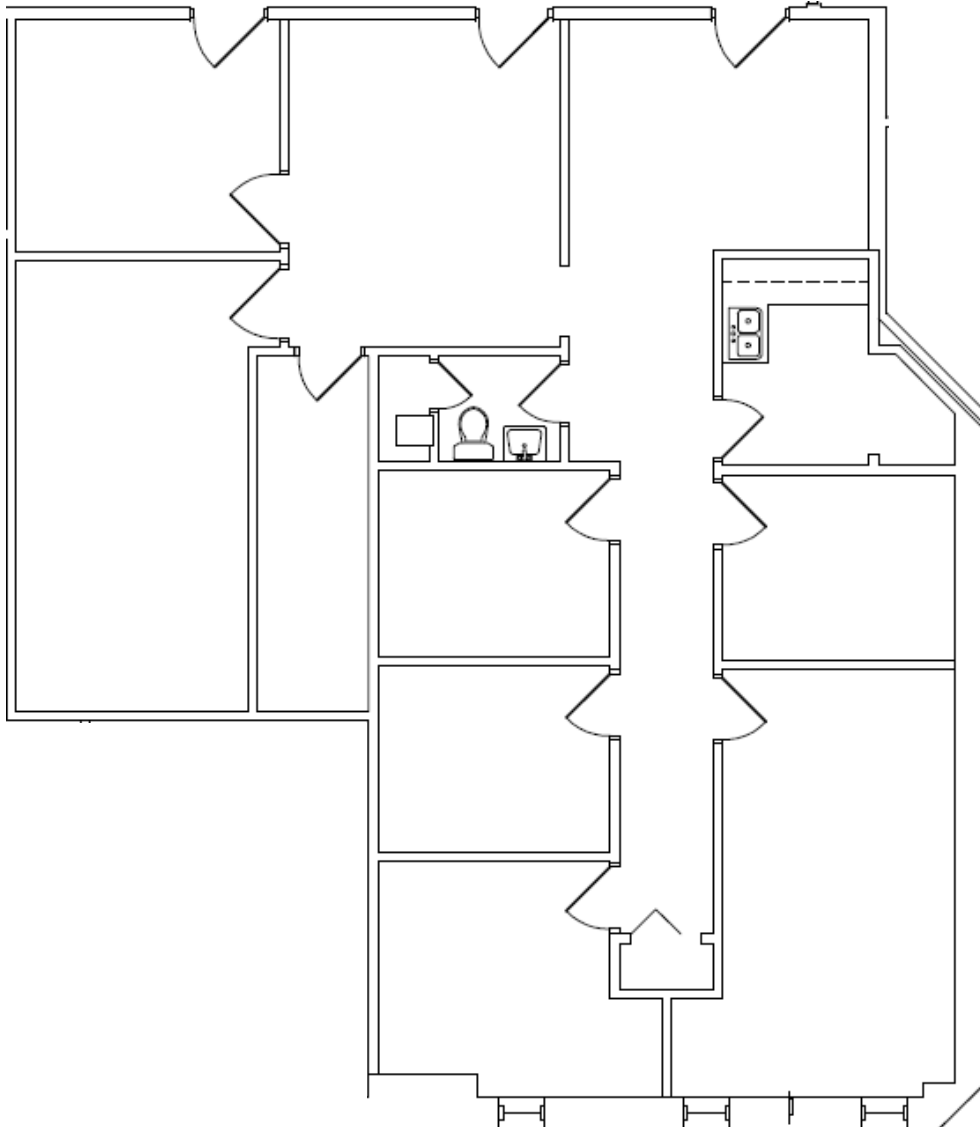
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SUITE 102 - 1,874 SF



*This suite can  
be combined  
with 108*

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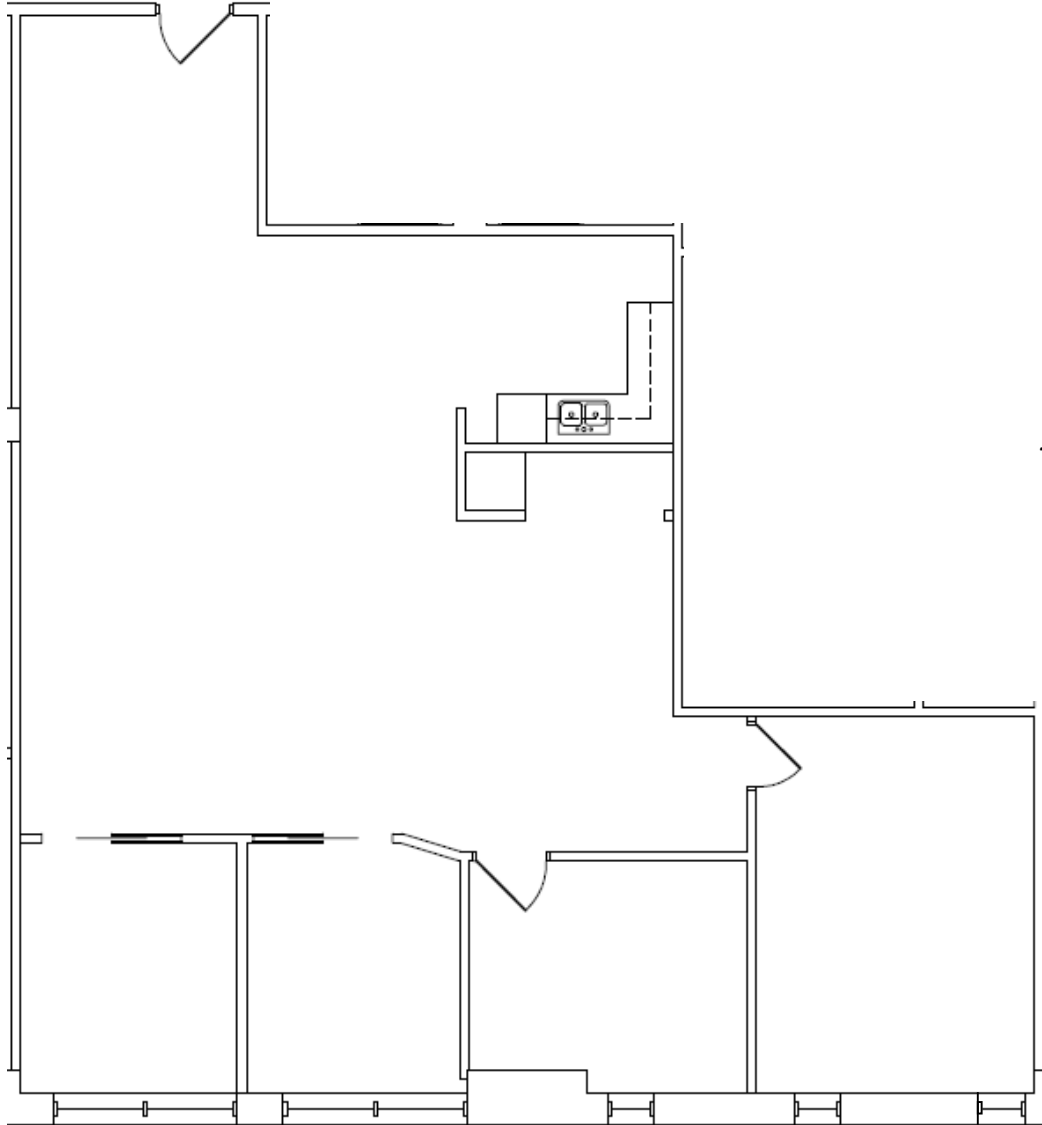
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SUITE 108 - 1,659 SF



*This suite can  
be combined  
with 102*

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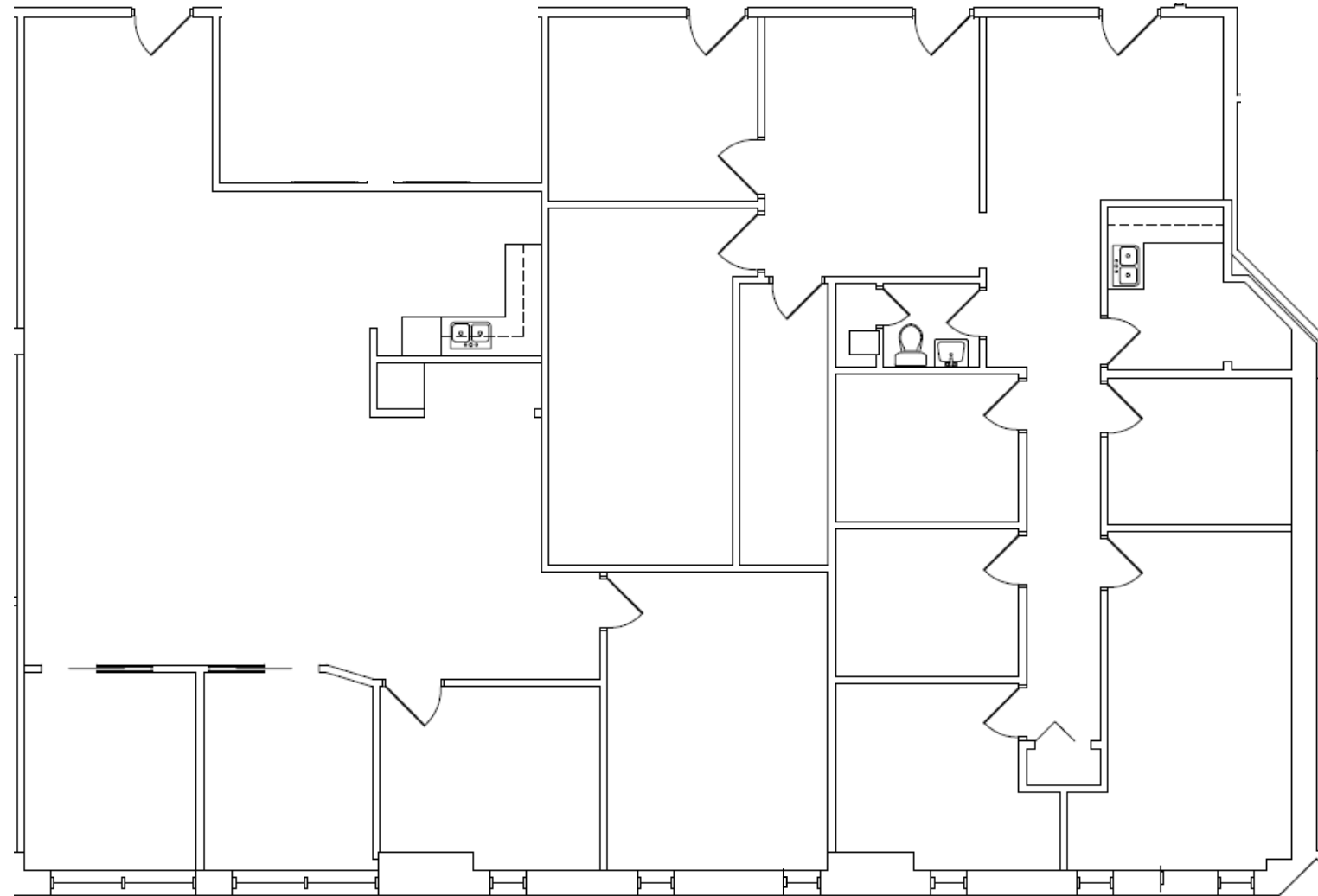
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SUITE 102/108 Combined - 3,533 SF



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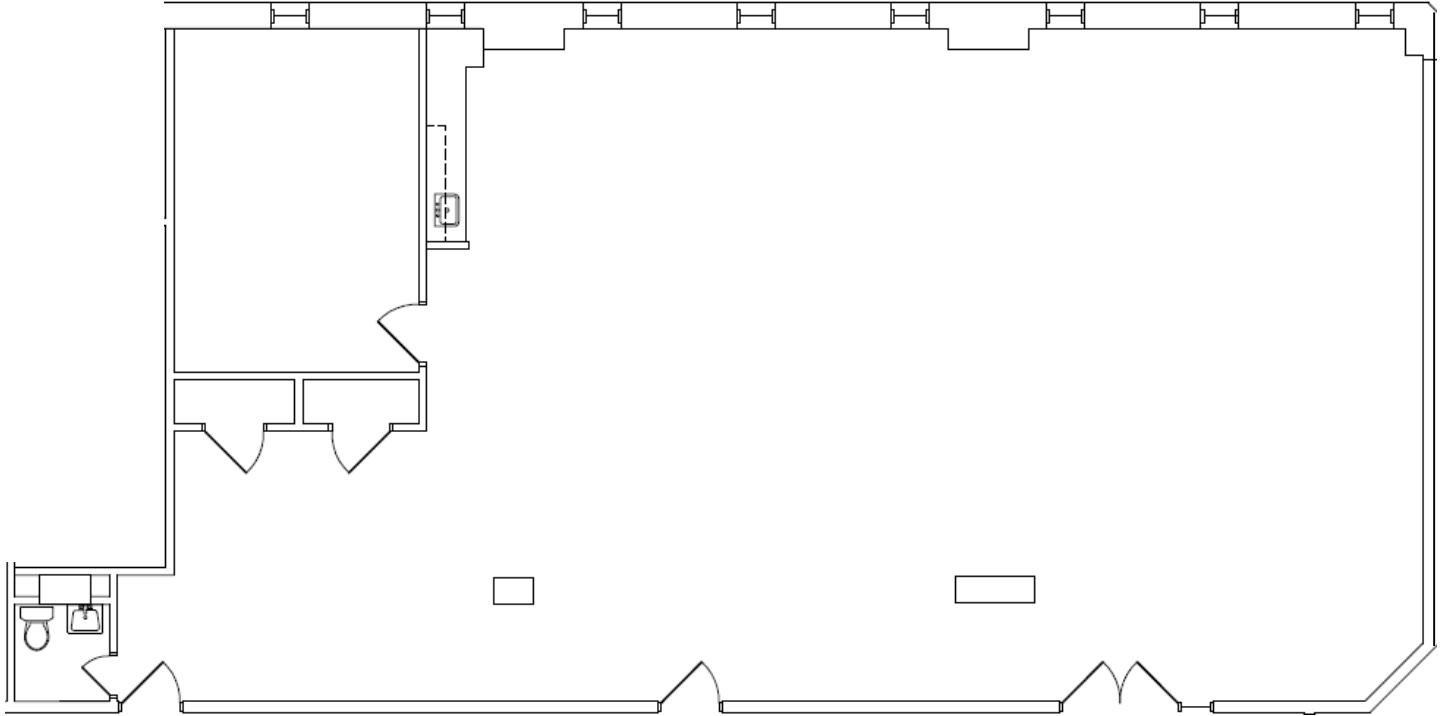
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SUITE 201 - 2,694 SF



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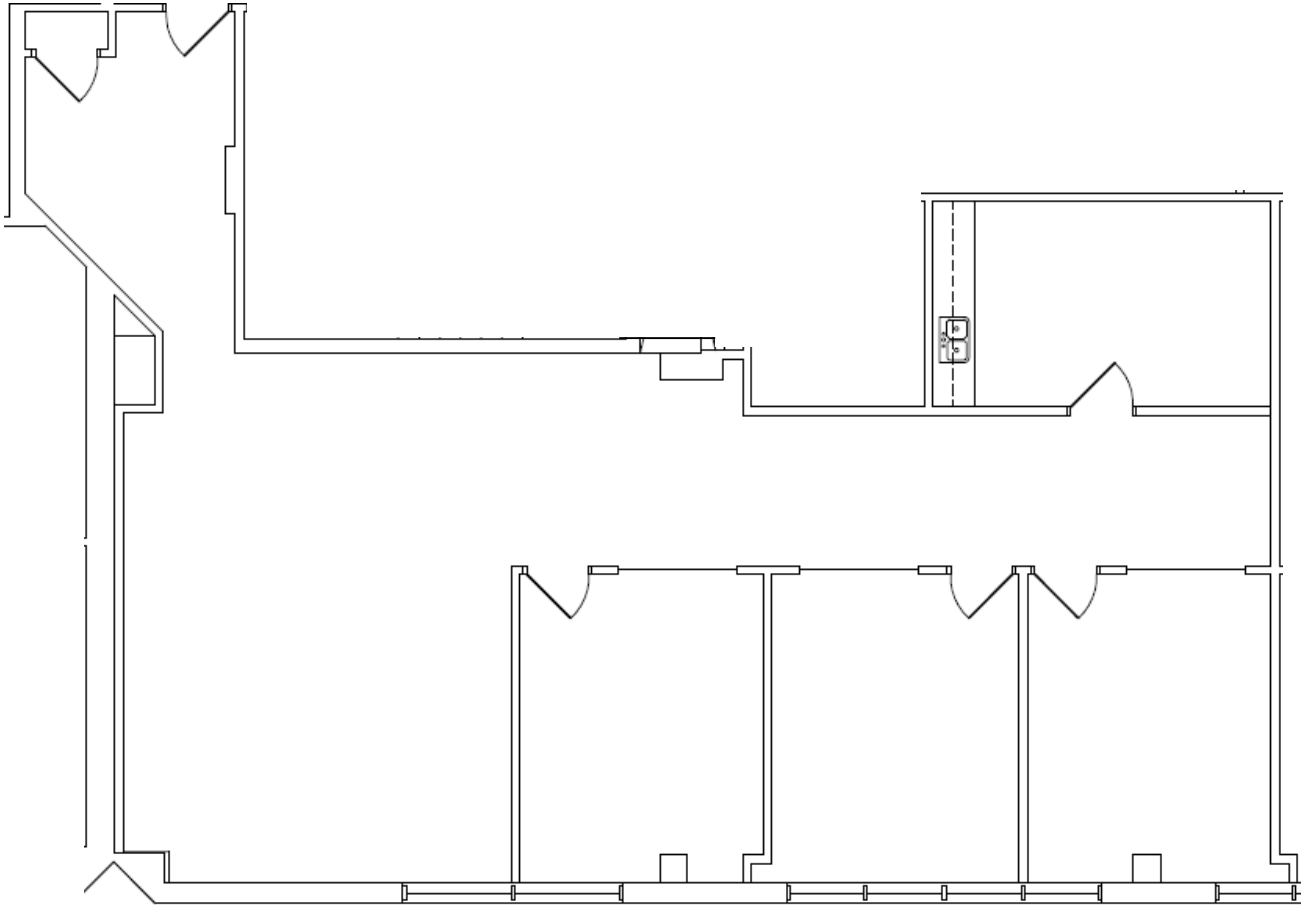
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SUITE 202 - 1,999 SF



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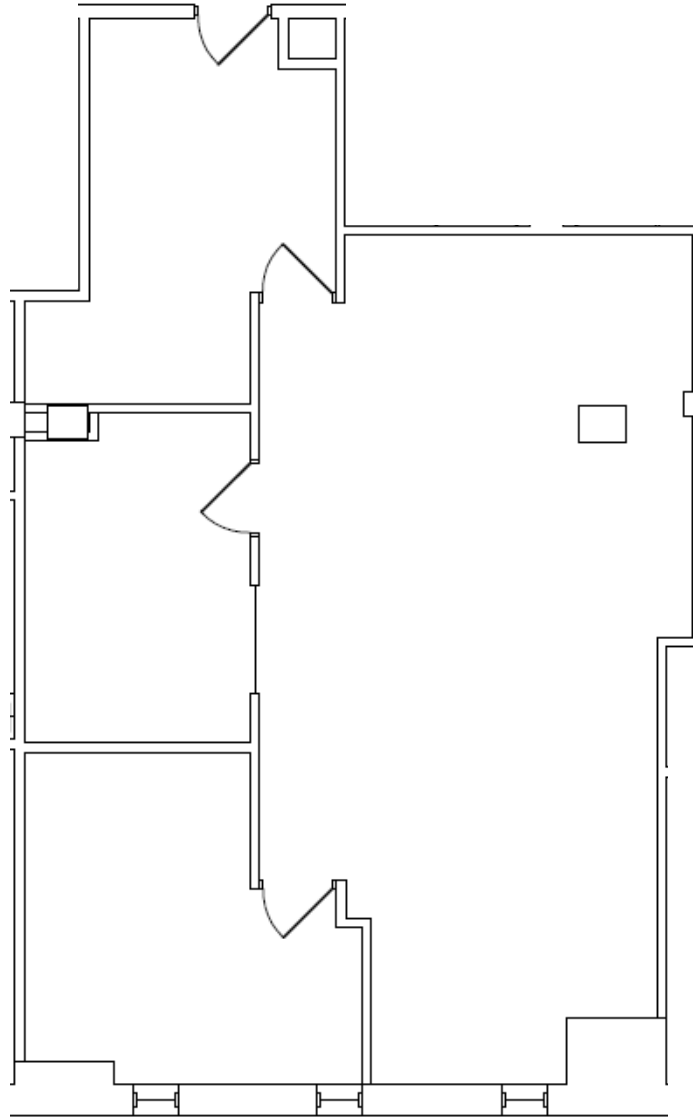
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SUITE 208 - 1,347 SF



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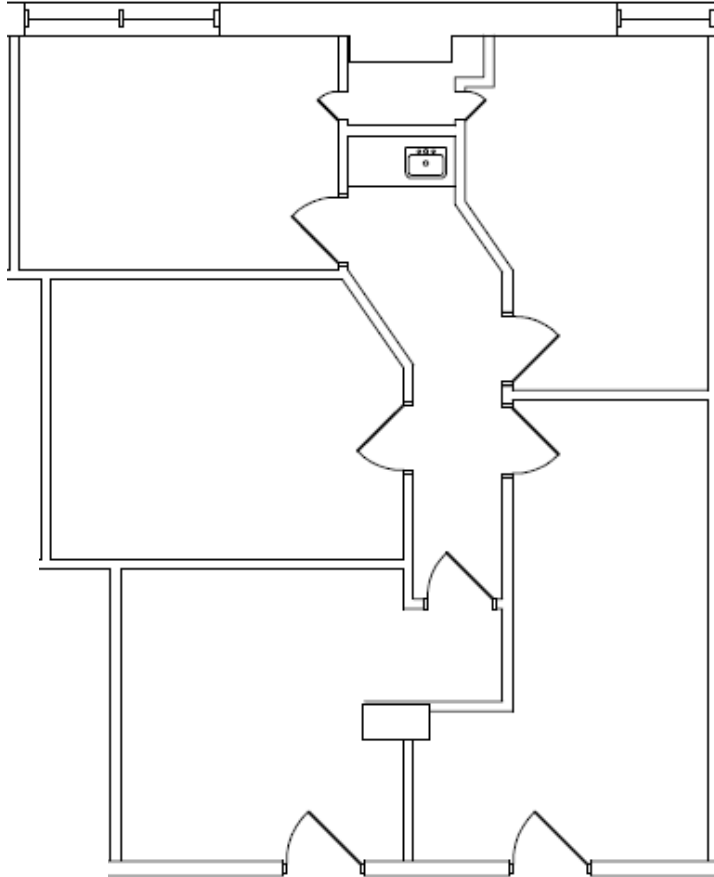
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SUITE 307 - 1,054 SF



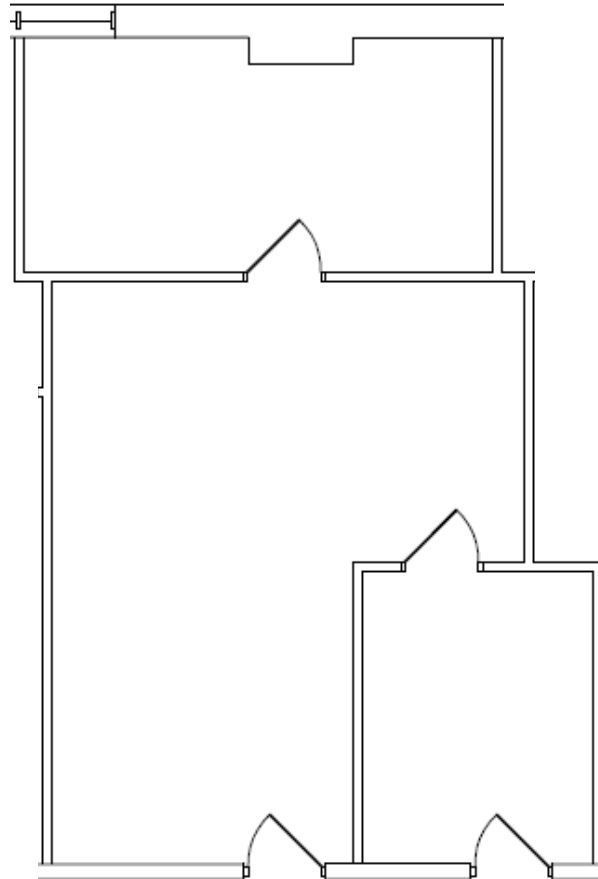
*This suite can  
be combined  
with 311*

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## SUITE 311 - 814 SF



*This suite can  
be combined  
with 315*

*This suite can  
be combined  
with 307*

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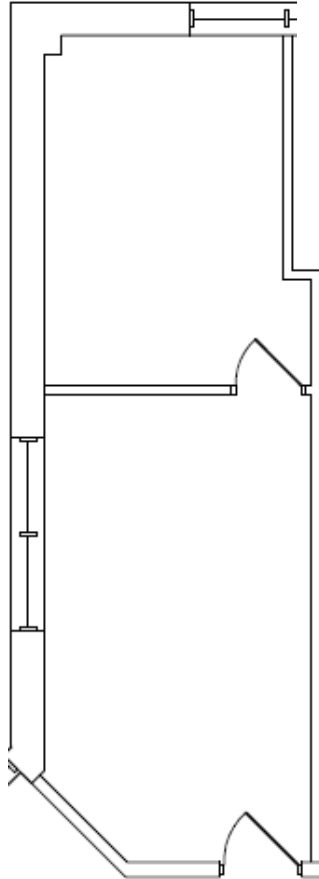
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SUITE 315 - 423 SF



*This suite can  
be combined  
with 311*

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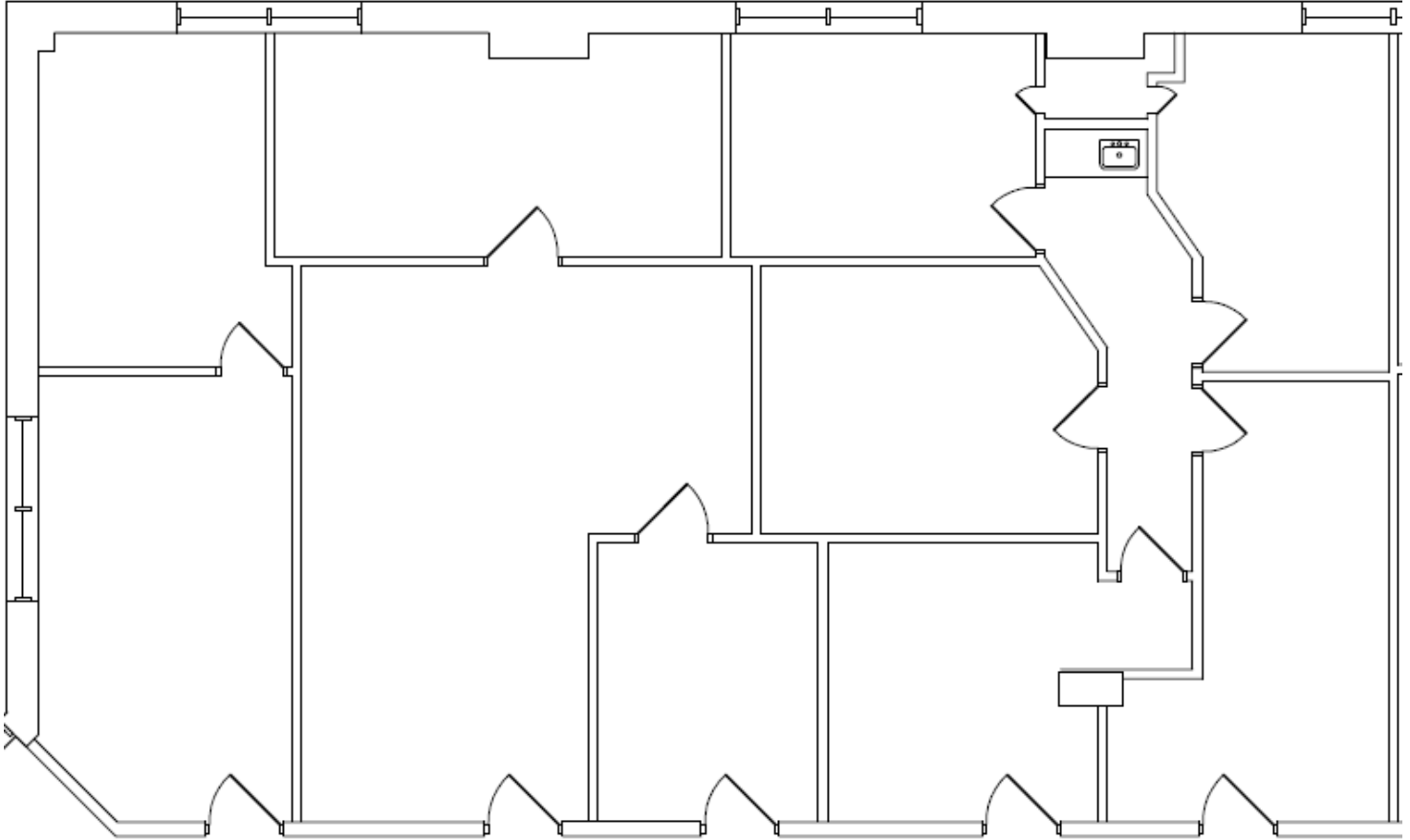
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SUITE 307/311/315 Combined - 2,291 SF



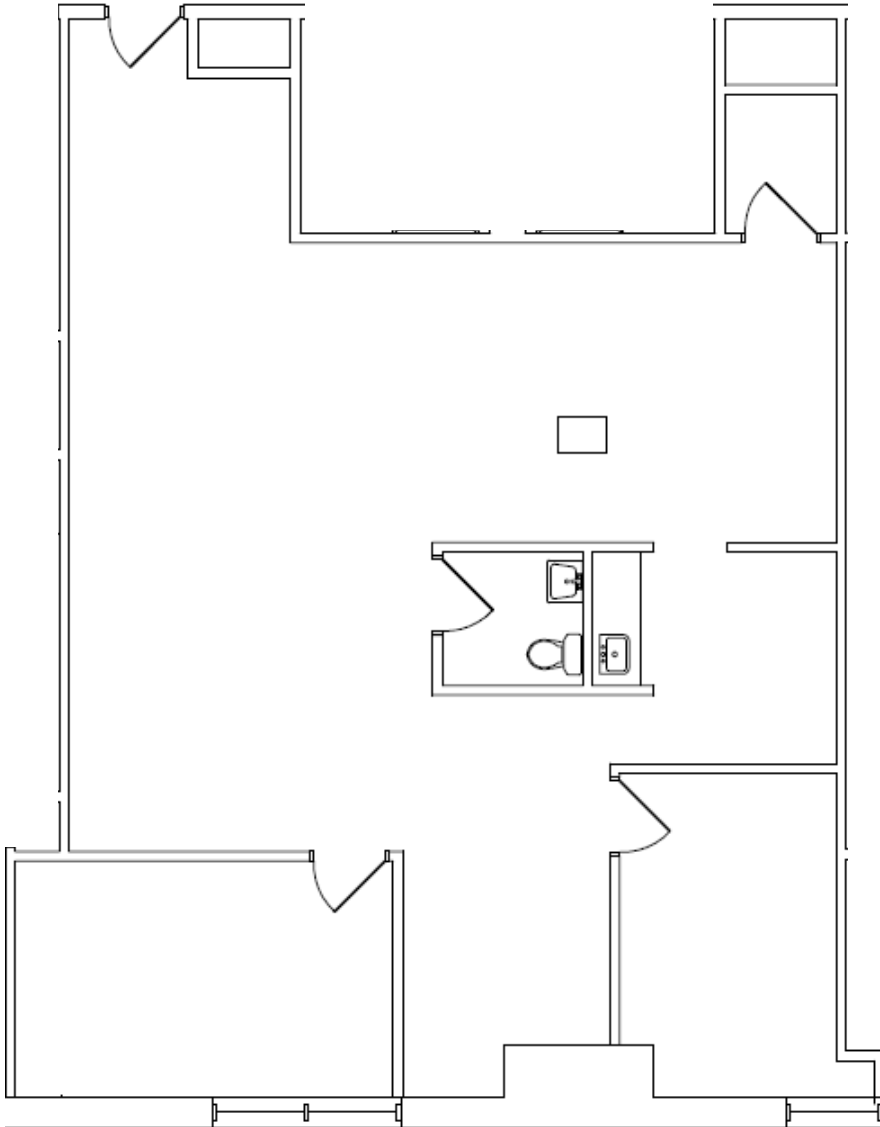
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## SUITE 306 - 1,540 SF

*This suite can  
be combined  
with 310*



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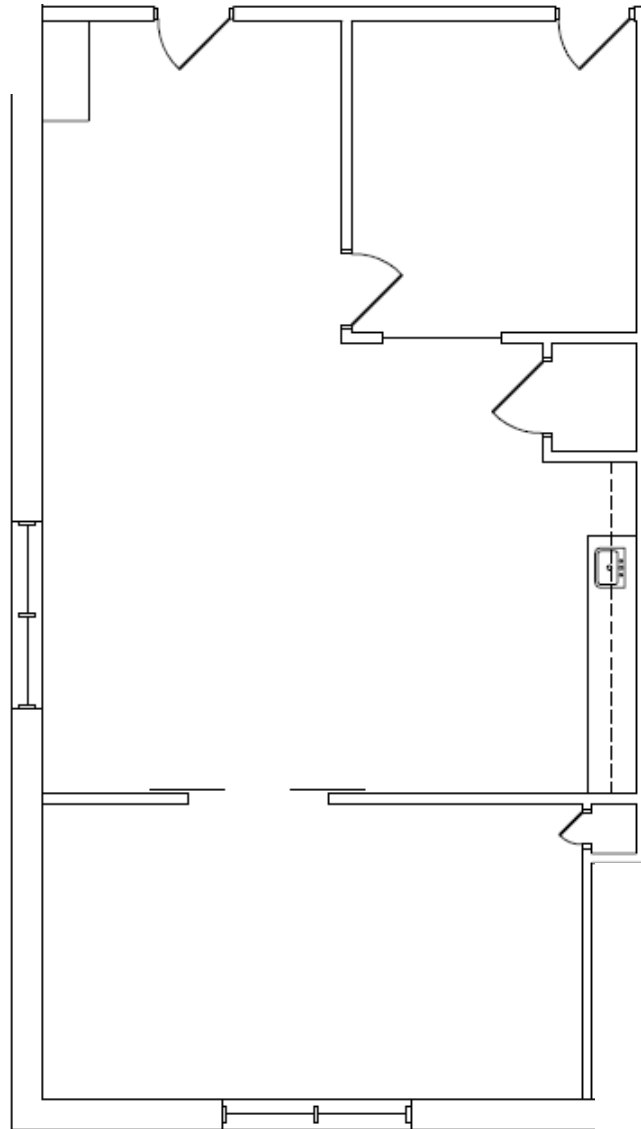
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SUITE 310 - 1,317 SF



*This suite can  
be combined  
with 306*

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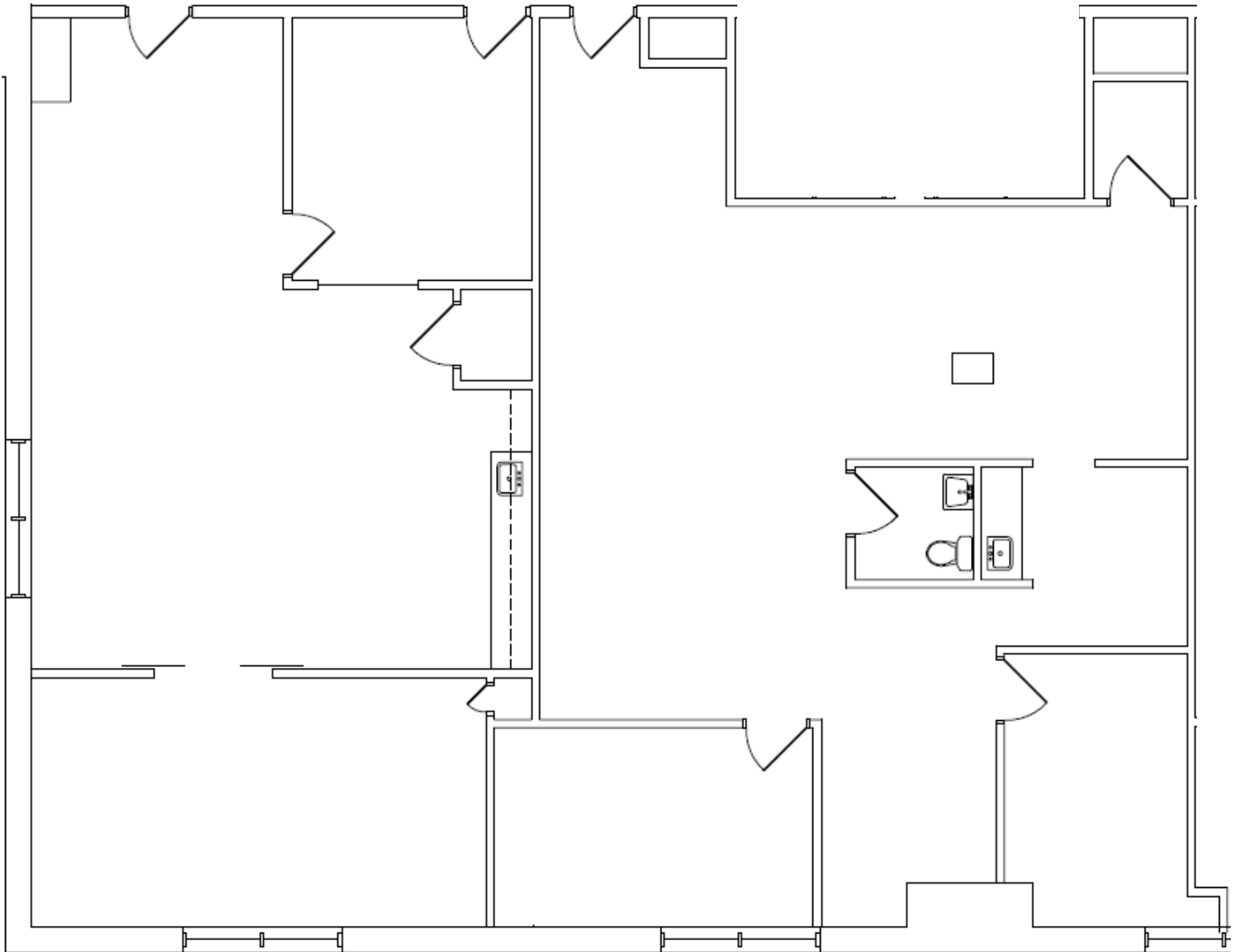
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SUITE 306/310 Combined - 2,857 SF



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