



775 - 15,241 RSF

BARRETT WOODS

CORPORATE CENTER

Ballwin, MO 63021





PROPERTY HIGHLIGHTS

Affordable corporate office environment within a prime trade area.

Strategic West County location less than 1 mile from I 270.

Highly visible with frontage and signage on Manchester Road.

Ideally suited for small and medium sized tenants.

BUILDING FEATURES INCLUDE:

- Renovated Lobbies & Common Areas
- Grab & Go Café with Lounge
- Building Signage Available
- 4/1,000 Parking (Expandable)
- Roofs: newly replaced roofs throughout
- HVAC: VAV System with Digital Control
- Security: Card Access
- Telecom: AT&T Fiber
- Wide range of suites and floor plans



AVAILABLE SPACE

BUILDING I

1 ST FLOOR - SUITE 170	5,129 SF	AVAILABLE NOW
2 ND FLOOR - SUITE 260	15,241 SF	AVAILABLE NOW

BUILDING II

1 ST FLOOR - SUITE 104	9,777 SF	AVAILABLE NOW
2 ND FLOOR - SUITE 250	11,201 SF	04.01.2026

BUILDING III

1 ST FLOOR - SUITE 100	6,484 SF	AVAILABLE NOW
1 ST FLOOR - SUITE 105	5,041 SF	AVAILABLE NOW
1 ST FLOOR - SUITE 150	3,368 SF	AVAILABLE NOW
3 RD FLOOR - SUITE 350	2,416 SF	AVAILABLE NOW
3 RD FLOOR - SUITE 365	853 SF	AVAILABLE NOW

BUILDING IV

1 ST FLOOR - SUITE 140	1,528 SF	AVAILABLE NOW
1 ST FLOOR - SUITE 145	1,026 SF	AVAILABLE NOW
3 RD FLOOR - SUITE 300	12,198 SF	AVAILABLE NOW

LEASE RATE: \$20.50/SF FULL SERVICE



THE LOCATION



TRIPP HARDIN, SIOR

Executive Director

+1 314 801 9603

tripp.hardin@cushwake.com

MICHAEL BURNS

Associate

+1 314 392 0258

michael.burns@cushwake.com

