

A NEW STANDARD IN BUSINESS



1245

J.J. KELLEY MEMORIAL DRIVE



 CUSHMAN &
WAKEFIELD

A Gateway to Opportunity

Located in St. Louis' dynamic Wealth Corridor, 1245 J.J. Kelley provides exceptional visibility and accessibility. With proximity to high-end residential communities and a strong workforce, this full-building opportunity is designed to foster business growth, offering modern amenities and a premier setting for market leadership.

Situated in the heart of the sought-after Manchester/270 office market, 1245 J.J. Kelley offers office users a rare opportunity to lease spaces ranging from approximately 20,000 to 200,000 RSF in St. Louis' premier location.



PROPERTY HIGHLIGHTS

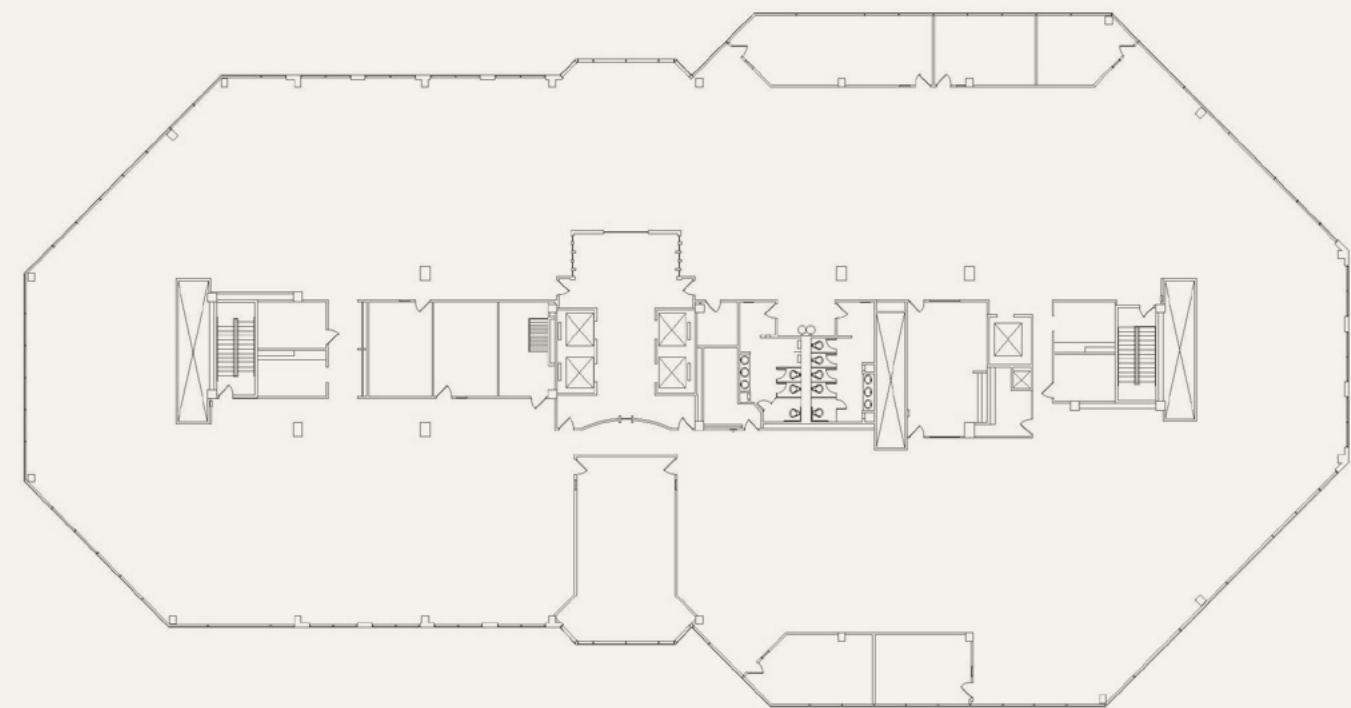
- + Up to ~-/227,874 RSF contiguous available
- + High-visibility location at highly desirable Manchester and I-270 intersection
- + 4.0/1,000 SF parking ratio with secure, direct access to building from garage lower level
- + Prominent exterior highway facing signage opportunities available
- + Large full-service café with outdoor patio, dining area, and loading dock on-site
- + High-quality granite and glass construction with 9-foot ceiling heights

Asking Rate: \$28.50





Tailored to Your Business Needs



TYPICAL FLOOR PLAN

LOWER LEVEL
19,982 SF

FIRST FLOOR
27,585 SF

SECOND FLOOR
27,111 SF

THIRD FLOOR
27,743 SF

FOURTH FLOOR
28,375 SF

FIFTH FLOOR
28,372 SF

SIXTH FLOOR
28,995 SF

SEVENTH FLOOR
28,815 SF

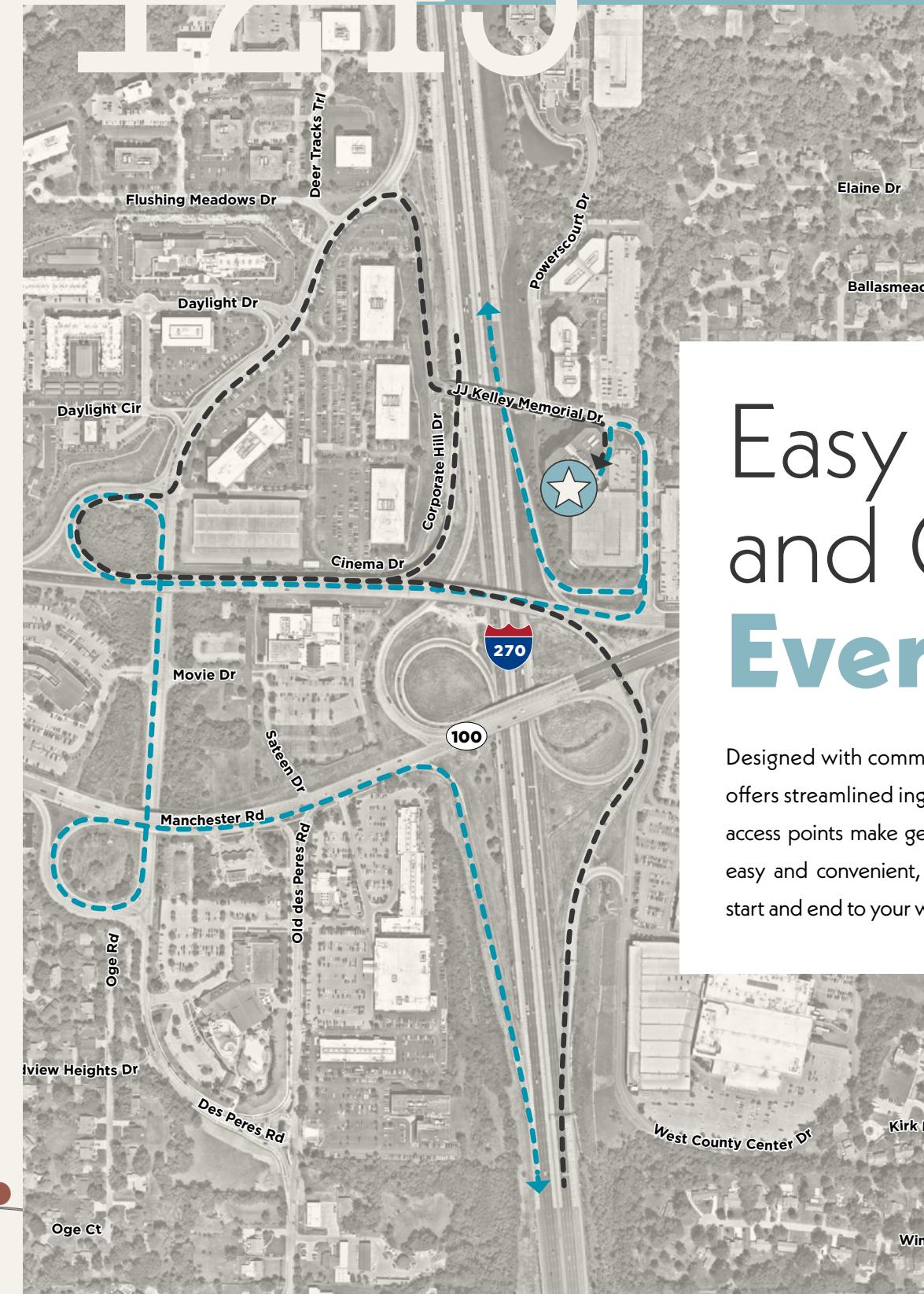
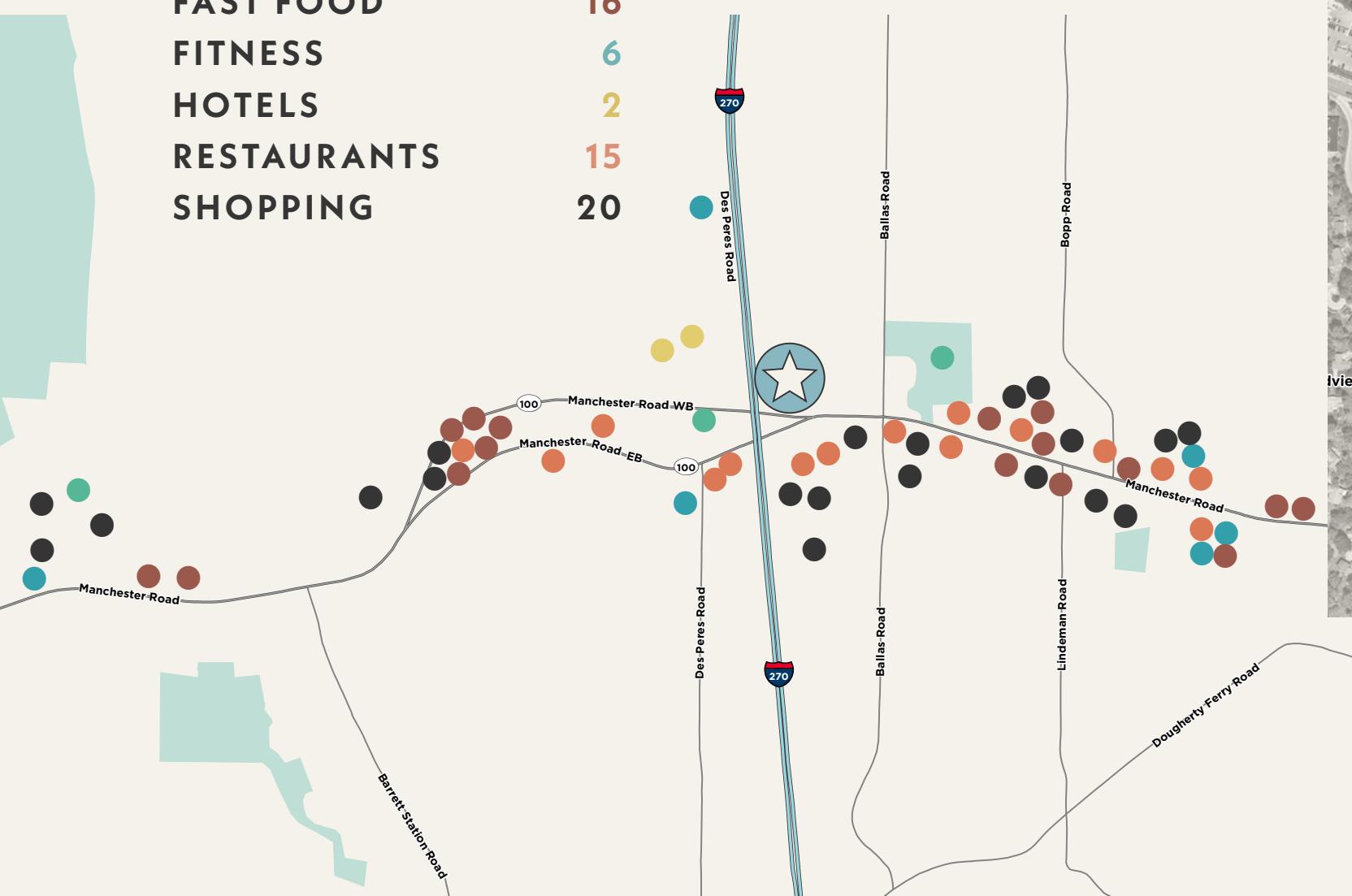
Your Day, Your Way

At 1245 J.J. Kelley, nearby dining, retail, and fitness options provide the convenience you need to balance a busy workday. From lunch breaks to staying active, everything you need is within reach to keep you focused and refreshed.



ENTERTAINMENT
FAST FOOD
FITNESS
HOTELS
RESTAURANTS
SHOPPING

3
16
6
2
15
20



Easy In and Out, Every Day

Designed with commuting in mind, 1245 J.J. Kelley offers streamlined ingress and egress. Well-planned access points make getting to and from the property easy and convenient, supporting a smooth, efficient start and end to your workday.

→
INGRESS
→
EGRESS

1245

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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