

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

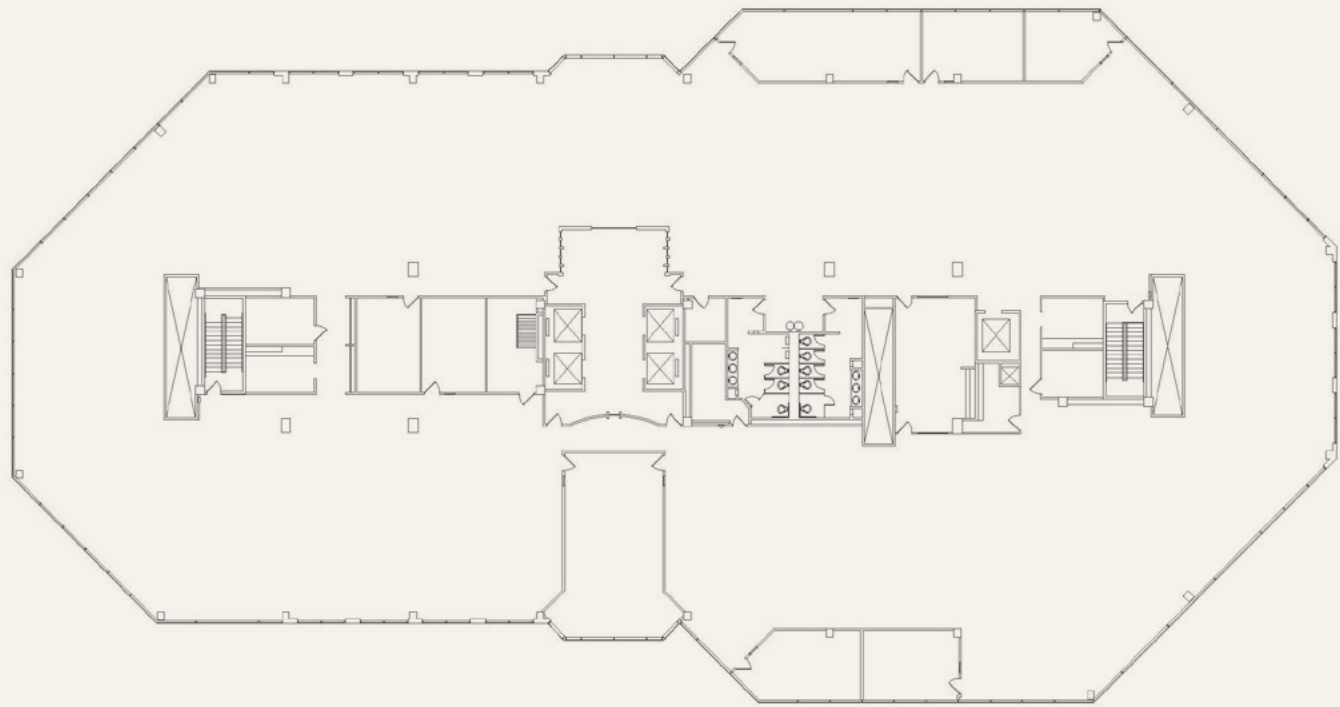
Asking Rate: \$28.50



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Tailored to Your Business Needs



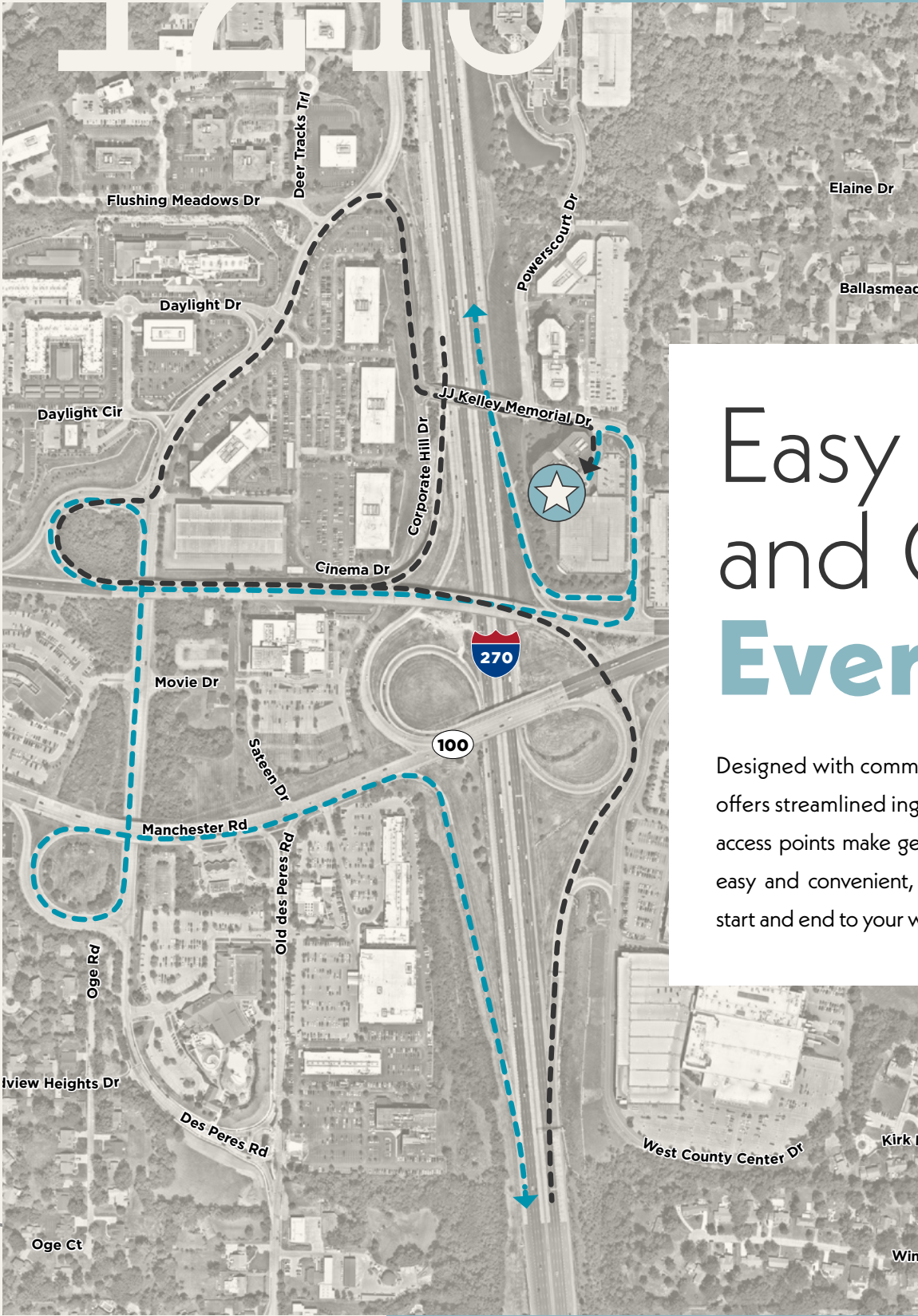
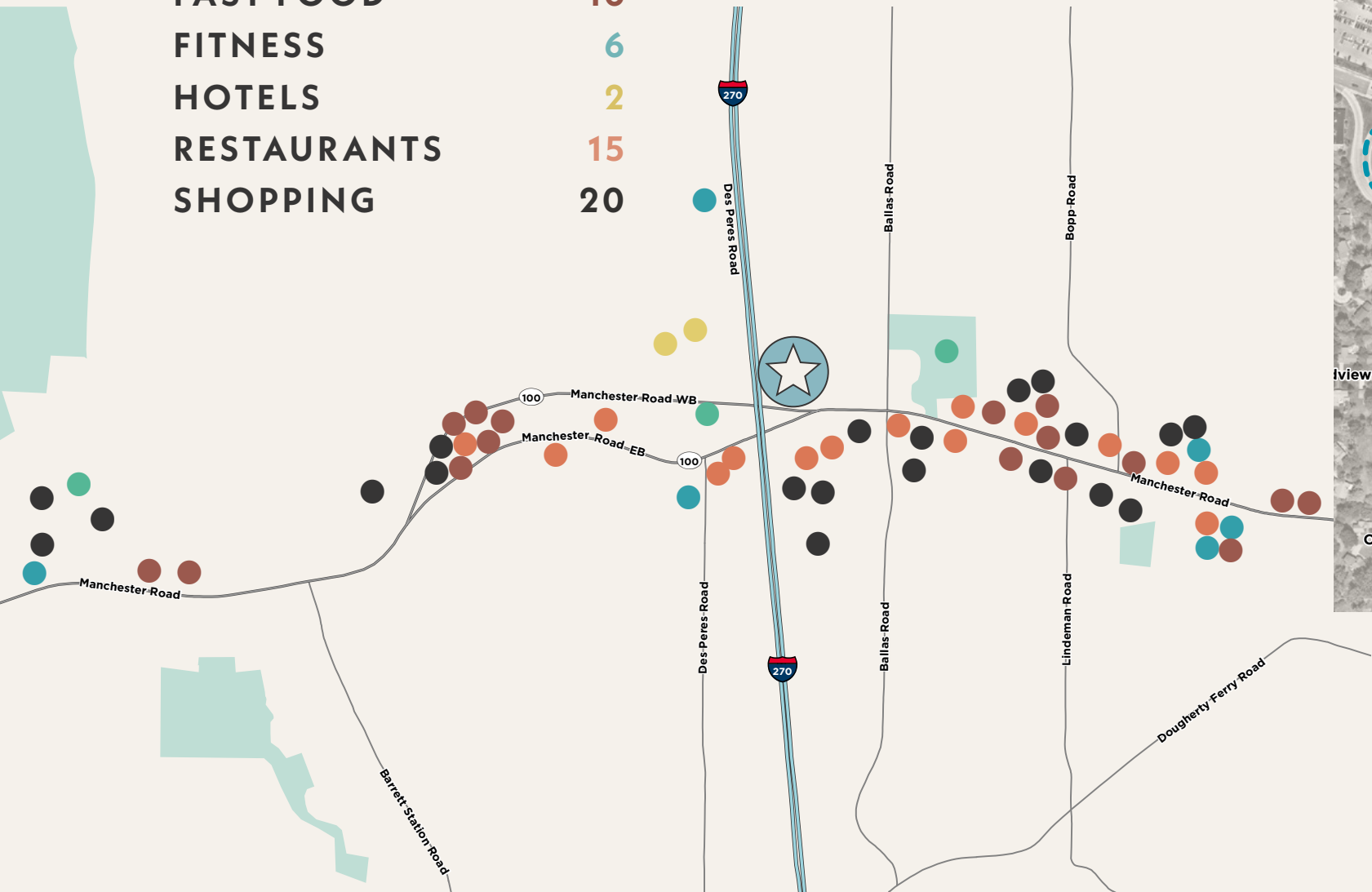
TYPICAL FLOOR PLAN

LOWER LEVEL 19,982 SF	FOURTH FLOOR 28,375 SF
FIRST FLOOR 27,585 SF	FIFTH FLOOR 28,372 SF
SECOND FLOOR 27,111 SF	SIXTH FLOOR 28,995 SF
THIRD FLOOR 27,743 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 3
- FAST FOOD 16
- FITNESS 6
- HOTELS 2
- RESTAURANTS 15
- SHOPPING 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.



**FOR MORE INFORMATION,
PLEASE CONTACT:**

JAMES MOSBY

Vice Chair

+1 314 746 0316

jim.mosby@cushwake.com

DANIELLE GRUBBS

Senior Director

+1 314 925 3175

danielle.grubbs@cushwake.com

CHRISTOPHER SHEA

Senior Associate

+1 636 487 1077

chris.shea@cushwake.com



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