

15623 Manchester Rd.

Ellisville, MO 63011

OFFICE for SALE or LEASE



17,000 +/- SF

NEW TENANT

\$1,800,000 - SALE

\$18.50 psf - LEASE

FITZMAURICE PERFORMANCE is a professional training facility offering the following:

- ***Full free weight & circuit weight system***
- ***30 yards of indoor turf***
- ***Large, young, affluent client base***
- ***Perfect synergy for Chiropractors***

& Physical Therapists

PROPERTY HIGHLIGHTS

- **Porte-Cochere for patient pick-up/drop-off**
- **Building in white-box condition**
- **Complete rehab in 2008**
- **All new plumbing, electric, HVAC**
- **Numerous amenities along Manchester Rd.**
- **Possible signage on Manchester Rd.**
- **Divisible to 1,000 +/- SF**
- **Ownership opportunities for future tenants**

FOR MORE INFO:

Mike Hurley

8301 Maryland Ave., Ste 301

St. Louis, MO 63105

314-862-4220 (o)

314-484-1469 (c)

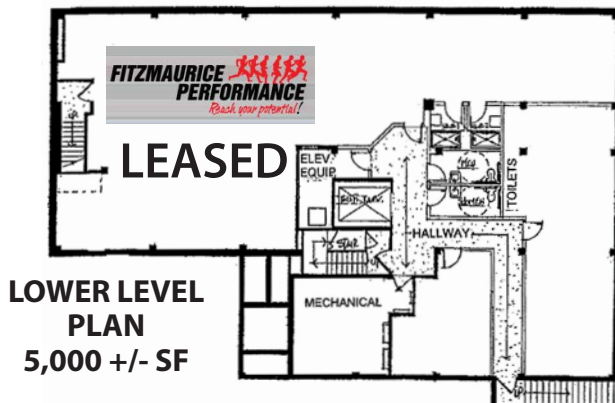
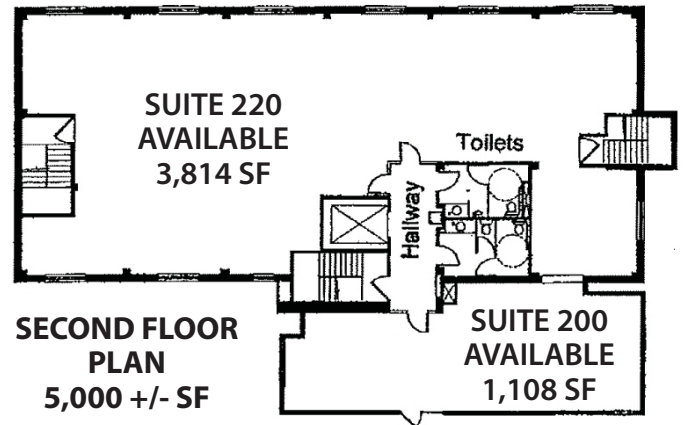
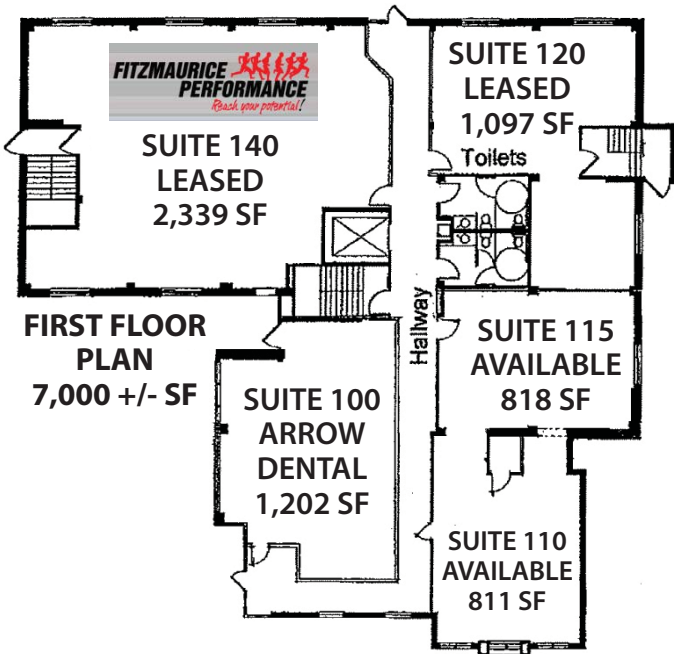
mikeh@foundationcommercial.com



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17,000+/- SF AVAILABLE



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