

410 Sovereign Court, Suite 11

The Regency Building | Manchester, MO 63011

2,000 SF OFFICE FOR LEASE | $20/SF Modified Gross

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Property Highlights

1

Available 1/1/2027

2,000 SF office suite in The Regency Building. Well-lit office suite featuring expansive windows and natural light in every office.

2

Turnkey Office Layout

5 offices, open sales floor, conference room, kitchenette, storage room, and 2 restrooms.

3

Excellent West County Location

One block from the signalized Manchester Rd & Weidman Rd intersection

4

$20/SF Modified Gross

$20/SF. Tenant additionally responsible for Electric and Janitorial. All other expenses covered by Landlord. No Base Year or Additional Rent.

5

Ample Parking

6 dedicated parking spaces with additional shared parking spaces onsite

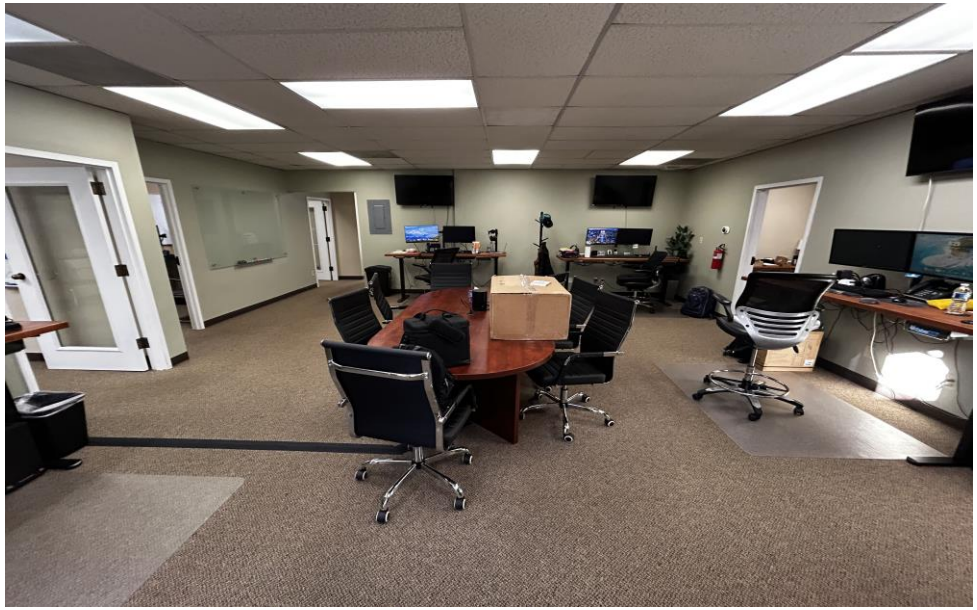
6

Easily Accessed Building

Single-story building with both front and rear entry/exit doors from the suite

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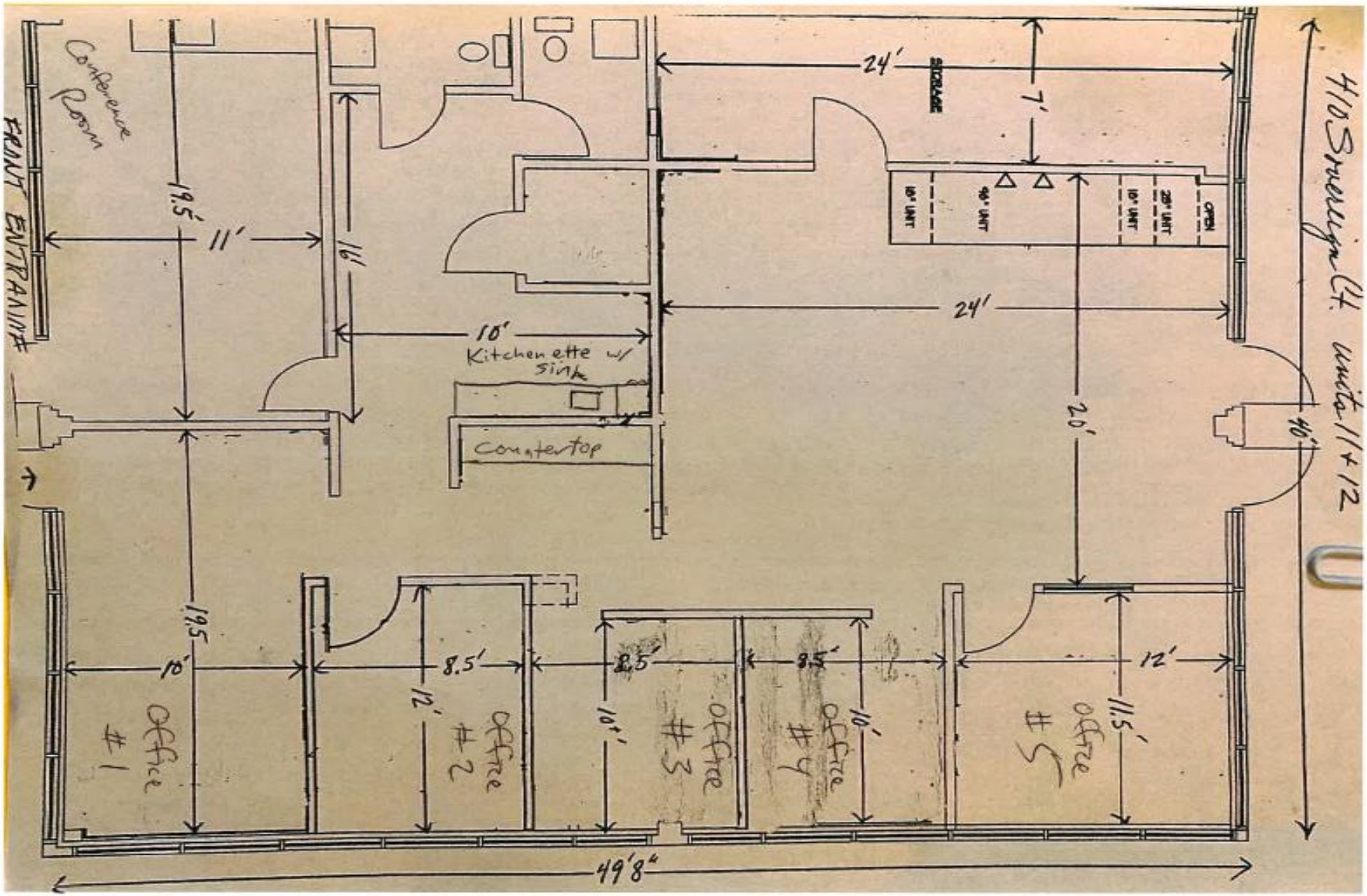
Site & Building Photos







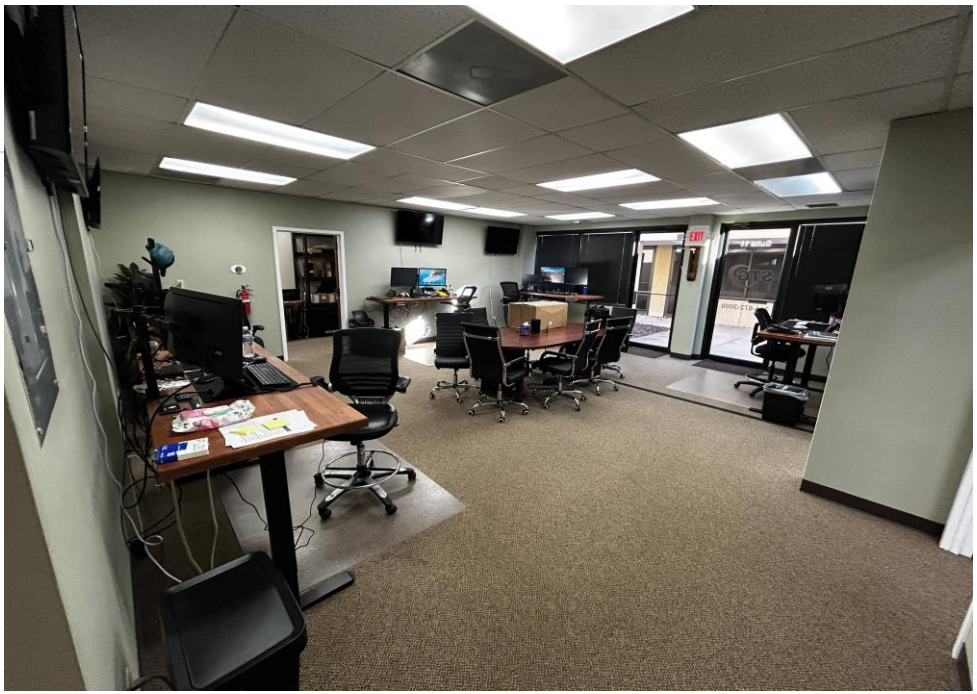
Floorplan


Conference Room
19.5'
11'
11'
24'
STORAGE
7'
10' UNIT
10' UNIT
10' UNIT
20' UNIT
OPEN
24'
10'
Kitchenette w/ sink
Countertop
20'
410 Sovereign Ct. units 11 + 12
40'
FRONT ENTRANCE
19.5'
10'
Office #1
8.5'
12'
Office #2
8.5'
10'
Office #3
8.5'
Office #4
12'
11.5'
Office #5
49'8"

Area Demographics

2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

6,353 | 64,244 | 162,042

Households

2,489 | 25,427 | 63,647

Median Household Income

$119,726 | $120,346 | $127,017

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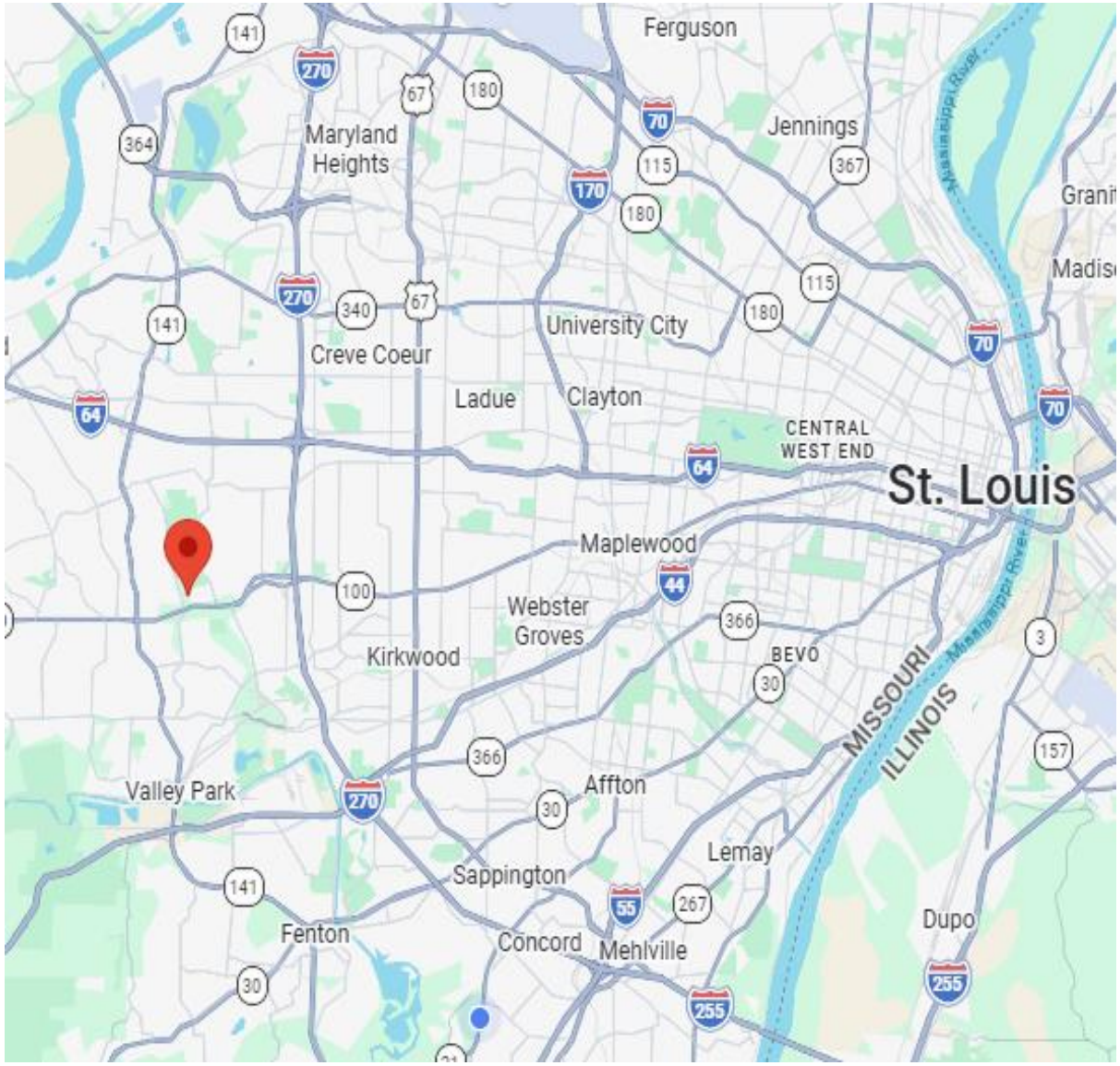
Trade Area & Traffic Counts



41,000+ VPD	1 Block	2.5 Miles
Manchester Road	to Manchester & Weidman Signal	to I-270 Interchange

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Location & Contact







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