



# Market Options Survey

St. Louis, Missouri

June 27, 2016

**Prepared By:**

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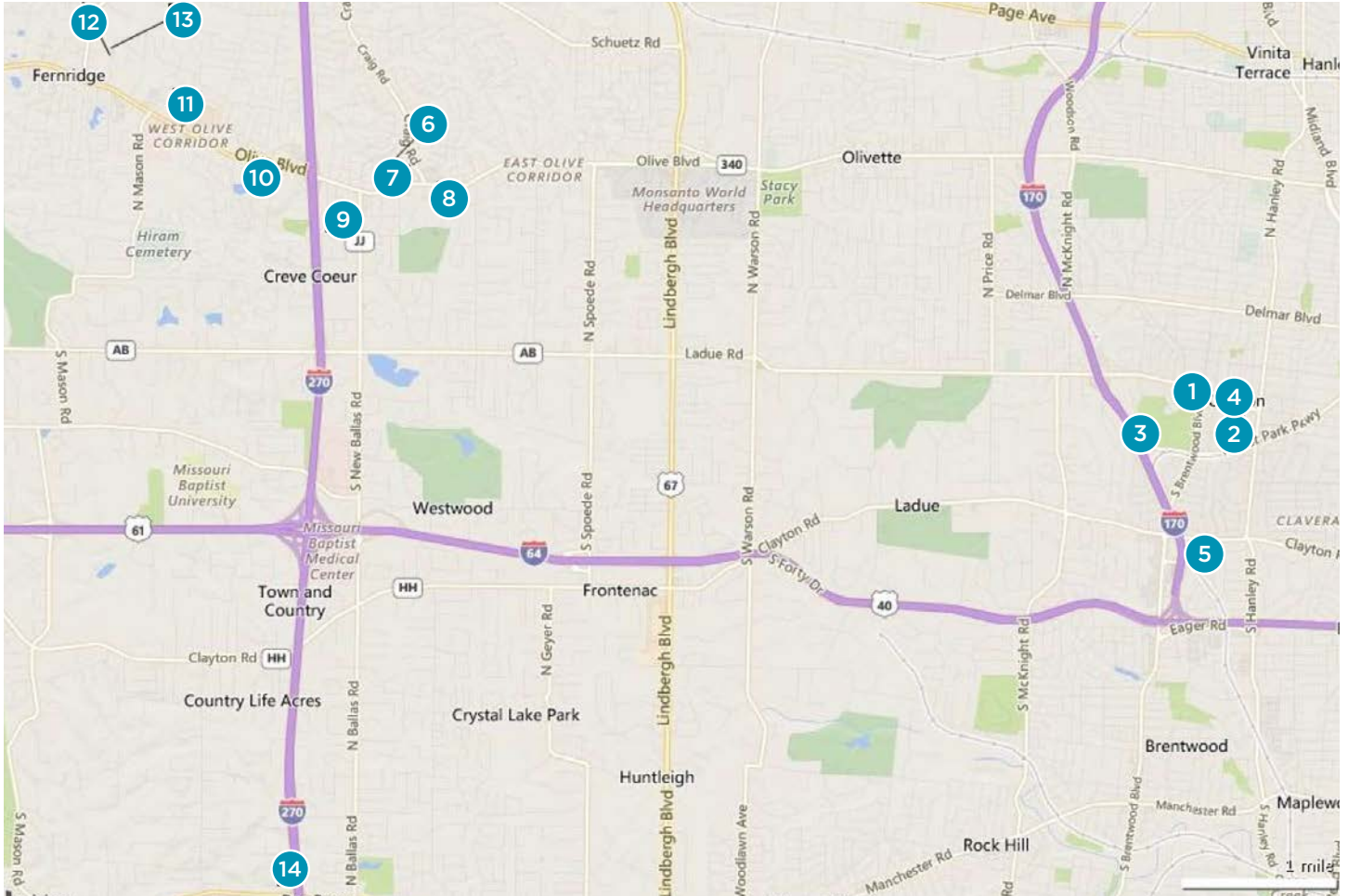
Market Options Map

Market Options

8235 Forsyth Blvd.....	1
120 S. Central Avenue.....	2
300 Hunter Avenue.....	3
7800 Forsyth Blvd.....	4
7930 Clayton Road.....	6
1 CityPlace Drive.....	6
6 CityPlace Drive.....	7
11410-11440 Olive Blvd.....	8
622 Emerson Road.....	9
12312 Olive Blvd.....	10
12647 Olive Blvd.....	11
1224 Fern Ridge Parkway.....	12
1285 Fern Ridge Parkway.....	13
1630 Des Peres Road.....	14



# Market Options Map



## Properties

1. 8235 Forsyth Blvd
2. 120 S. Central Avenue
3. 300 Hunter Avenue
4. 7800 Forsyth Blvd.
5. 7930 Clayton Road
6. 1 CityPlace Drive
7. 6 CityPlace Drive
8. 11410-11440 Olive Blvd.
9. 622 Emerson Road
10. 12312 Olive Blvd.
11. 12647 Olive Blvd.
12. 1224 Fern Ridge Parkway
13. 1285 Fern Ridge Parkway
14. 1630 Des Peres Road

# Market Options



8235 Forsyth Blvd - Merrill Lynch Center



Location: **Merrill Lynch Center  
Central County Cluster  
Clayton Submarket  
St. Louis County  
Clayton, MO 63105**

Building Type: **Class A Office**

Status: **Built Jan 2001**

Stories: **14**

RBA: **240,000 SF**

Typical Floor: **17,142 SF**

Total Avail: **45,546 SF**

% Leased: **97.5%**

Developer: **Forsyth Centre Associates, LLC**

Management: **Crest Management**

Recorded Owner: **Forsyth Centreassociatesllc**

Expenses: **2015 Tax @ \$3.42/sf, 2011 Est Tax @ \$3.19/sf; 2010 Ops @ \$6.99/sf, 2011 Est Ops @ \$6.80/sf**

Parcel Number: **18K-22-1095**

Parking: **3,234 Covered Spaces are available; Ratio of 3.00/1,000 SF**

Amenities: **24 Hour Availability, Atrium, Conferencing Facility, Controlled Access, Courtyard, Food Service, On Site Management, Property Manager on Site, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 8th	13,017	13,017	13,017	\$27.00-\$32.00/fs	Negotiable	Negotiable	Direct
P 9th	6,717	12,015	12,015	\$27.00-\$32.00/fs	Negotiable	Negotiable	Direct
P 9th	3,175	12,015	12,015	\$27.00-\$32.00/fs	Negotiable	Negotiable	Direct
P 9th	2,123	12,015	12,015	\$27.00-\$32.00/fs	Negotiable	Negotiable	Direct



Class A Office for Lease  
2,123 – 13,017 SF



## 8235 Forsyth Blvd. Merrill Lynch Centre

Clayton, MO 63105

### Property Features

- 2,123 – 13,017 RSF Available
- Conference center
- Multiple fiber optic carriers
- Redundant electric service available
- Magnetic card readers for after hours access
- 24/7 security guards
- Abundant covered parking in adjacent 14-story garage at 3/1000 sf
- On-site property management, banking center and ATM, “Gourmet to Go” dining and catering, shoe shine service, hair salon and car detailing



Lease Rate:

**\$27.00-\$32.00 PSF, Full Service**

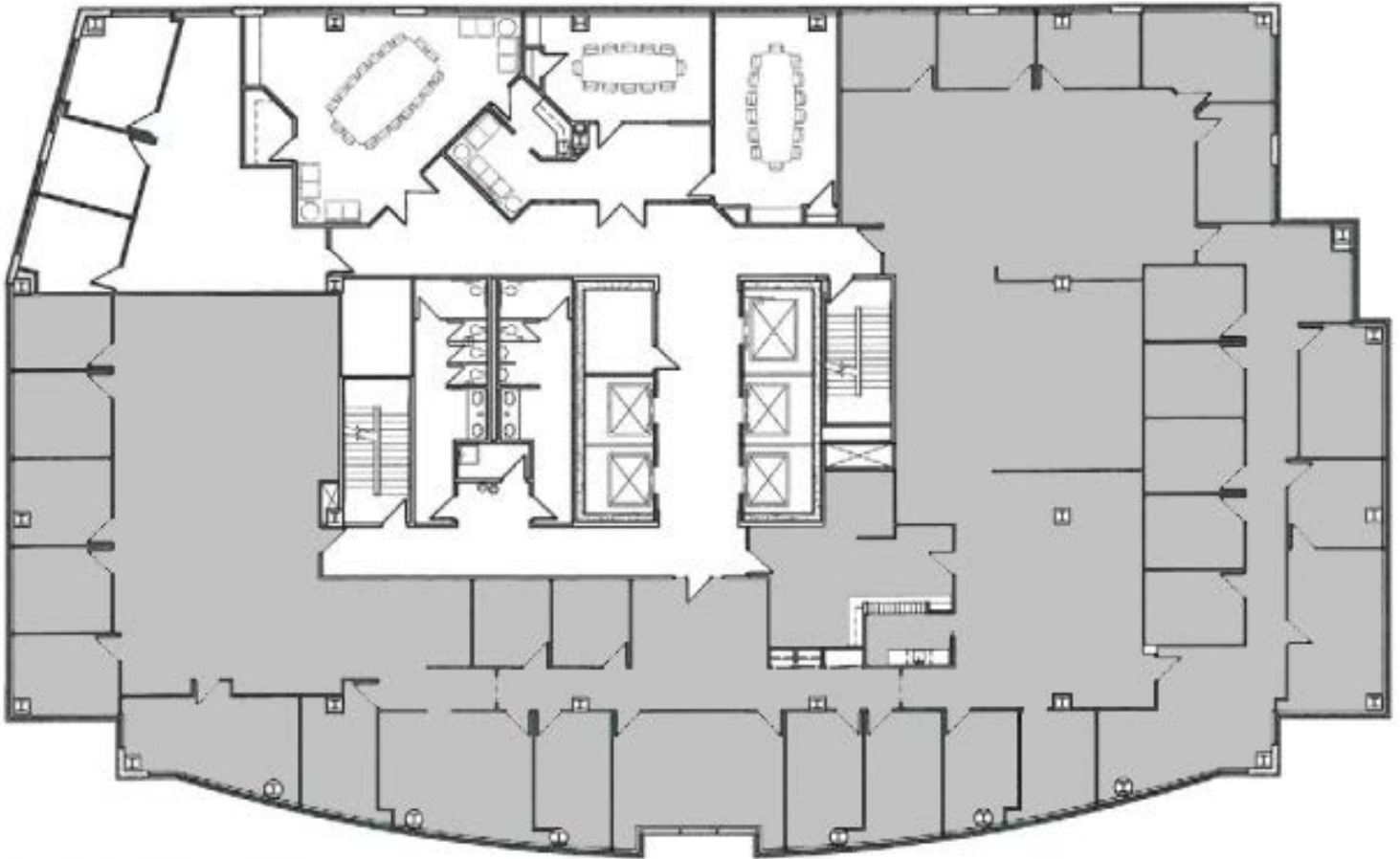
For more information:

**Matt Ruck**

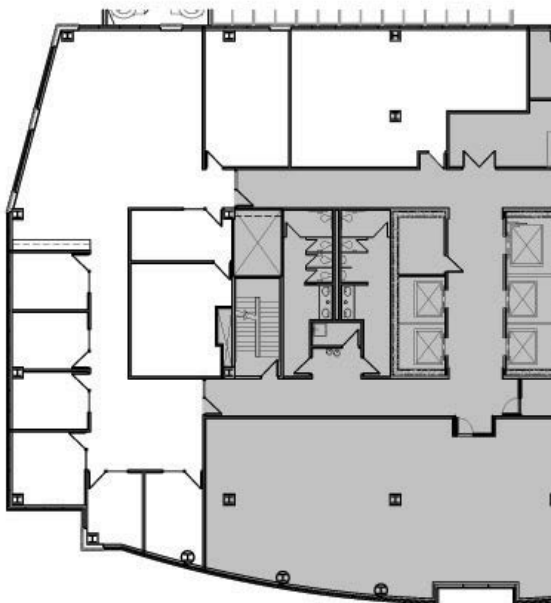
314 994 4445

[mruck@naidesco.com](mailto:mruck@naidesco.com)

# Floor Plans



**Eighth Floor Suite – 13,017 RSF**



**Sixth Floor Suite  
4,675 - 5,961 RSF**

For more information:

**Matt Ruck**

314 994 4445

[mruck@naidesco.com](mailto:mruck@naidesco.com)

# Floor Plans

## Ninth Floor

+/- 6,717 RSF



2,123 RSF

+/- 3,175 RSF

**\*\*Ninth Floor Suites can be combined to accommodate up to +/- 12,015 RSF**

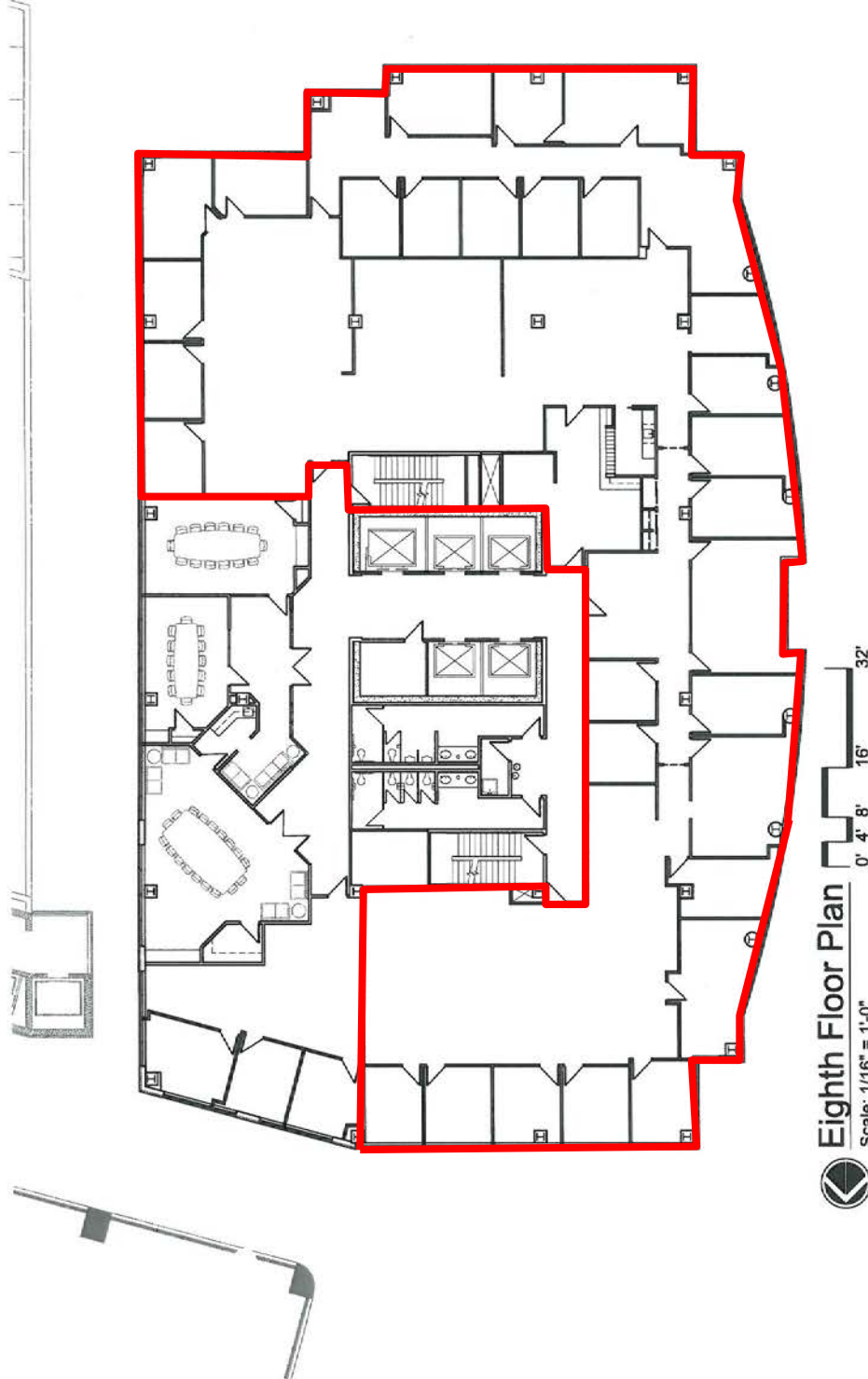
For more information:

**Matt Ruck**

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**Eighth Floor Plan**  
Scale: 1/16" = 1'-0"  
0' 4' 8' 16' 32'

04.22.2013

8235 Forsyth Blvd.  
Clayton, Missouri

**ACI BOLAND**  
ARCHITECTS PLANNERS INTERIOR DESIGNERS



Location: **PNC Center**  
**AKA 7801 Bonhomme Ave**  
**NE corner**  
**Central County Cluster**  
**Clayton Submarket**  
**St. Louis County**  
**Clayton, MO 63105**

Developer: -  
 Management: **Sansone Group**  
 Recorded Owner: **Clayton Central Owner Llc**

Building Type: **Class A Office**

Status: **Built 1985, Renov 1998**  
 Stories: **18**  
 RBA: **300,500 SF**  
 Typical Floor: **16,000 SF**  
 Total Avail: **57,444 SF**  
 % Leased: **91.9%**

Expenses: **2015 Tax @ \$4.15/sf, 2011 Est Tax @ \$3.01/sf**  
 Parcel Number: **19K-64-1009**  
 Parking: **805 Covered Spaces are available; Ratio of 2.75/1,000 SF**  
 Amenities: **Conferencing Facility, Fitness Center, Food Service, On Site Management, Property Manager on Site, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 12th / Suite 1200	12,212	13,737	13,737	\$24.75/fs	01/2017	Negotiable	Direct
P 12th / Suite 1275	1,525	13,737	13,737	\$24.75/fs	Vacant	Negotiable	Direct

# FOR LEASE

## PNC CENTER

120 South Central Avenue  
St. Louis, MO 63105



### AVAILABILITY

### PROPERTY FEATURES

- High Level of Finish in Building Lobby
- Café Brevé - Serves Breakfast & Lunch
- Building Fitness Center
- Three Building Conference Rooms
- Across from County Courts Building
- On-Site Building Management

For more information please contact:

**BRANDON WAPPELHORST, CCIM**  
bwappelhorst@sansonegroup.com

**DAN LESINSKI**  
dlesinski@sansonegroup.com

Suite	RSF
150	7,079
160	4,656
250	5,173
350	6,965
420	1,951
750	3,944
1050	7,255
*1200	12,212
1275 (Spec Suite)	1,525
1650	5,012

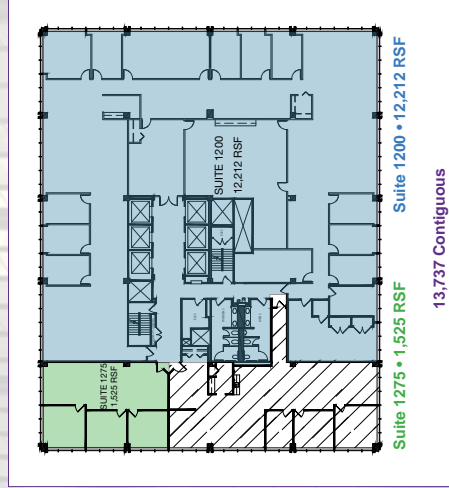
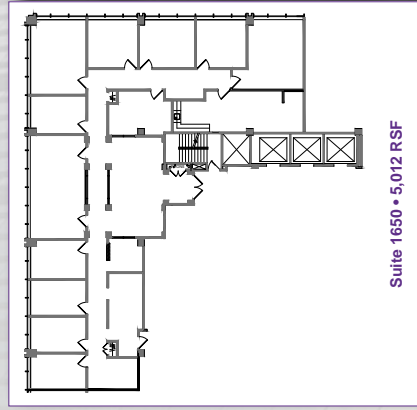
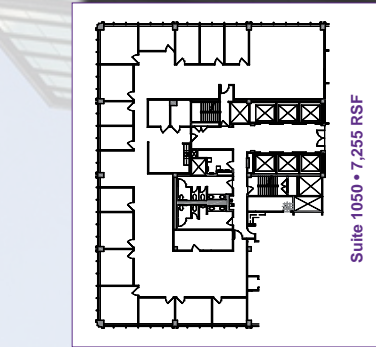
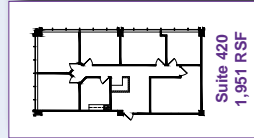
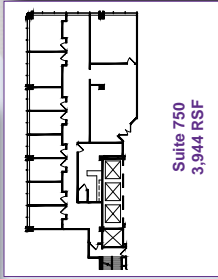
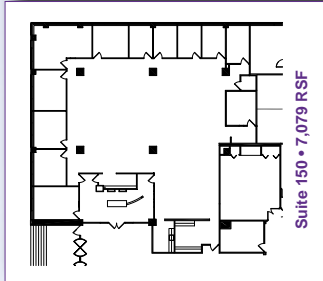
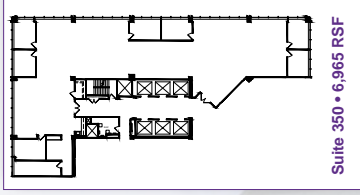
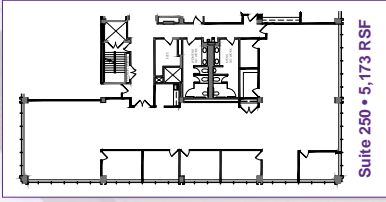
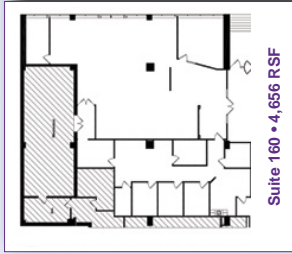
\*Available 12/1/2016

\*13,737  
Contiguous



PHONE: 314-727-6664  
WWW.SANSONEGROUP.COM

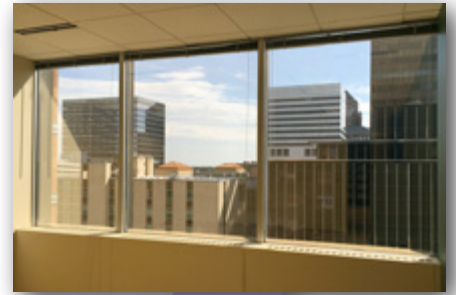
# FLOOR PLANS



# PREMIER CLAYTON CLASS A OFFICE SPACE



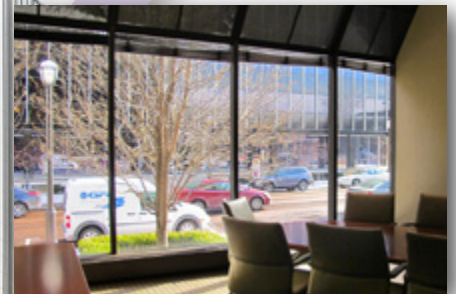
**Suite 1650**  
**5,012 RSF**



**Suite 750**  
**3,944 RSF**



**Building  
Lobby**



**Suite 160**  
**4,656 RSF**



**Café Brevé**

***SUITES OF ALL SIZES  
WITH EXCEPTIONAL VIEWS!***

For more information please contact:

**BRANDON WAPPELHORST, CCIM**  
bwappelhorst@sansonegroup.com

**DAN LESINSKI**  
dlesinski@sansonegroup.com



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**SANSONE GROUP**  
 120 S. CENTRAL, SUITE 500  
 ST. LOUIS, MO 63105  
 T. (314) 727-6664  
 F. (314) 727-6101

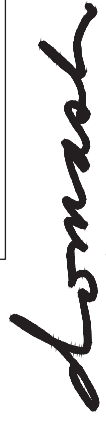
BOMA STUDY PLAT BOOK FOR

**PNC BUILDING**  
 120 SOUTH CENTRAL  
 ST. LOUIS, MO 63105

PROJECT INFORMATION

Project: 334007  
 Contact: Harold Mountain  
 Date: 01.28.14  
 04.23.15

**PL12** 12 OF 19



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10425 OLD OLIVE ST. RD. SUITE 100

ST. LOUIS, MO 63141

T | 314 | 968 | 1000

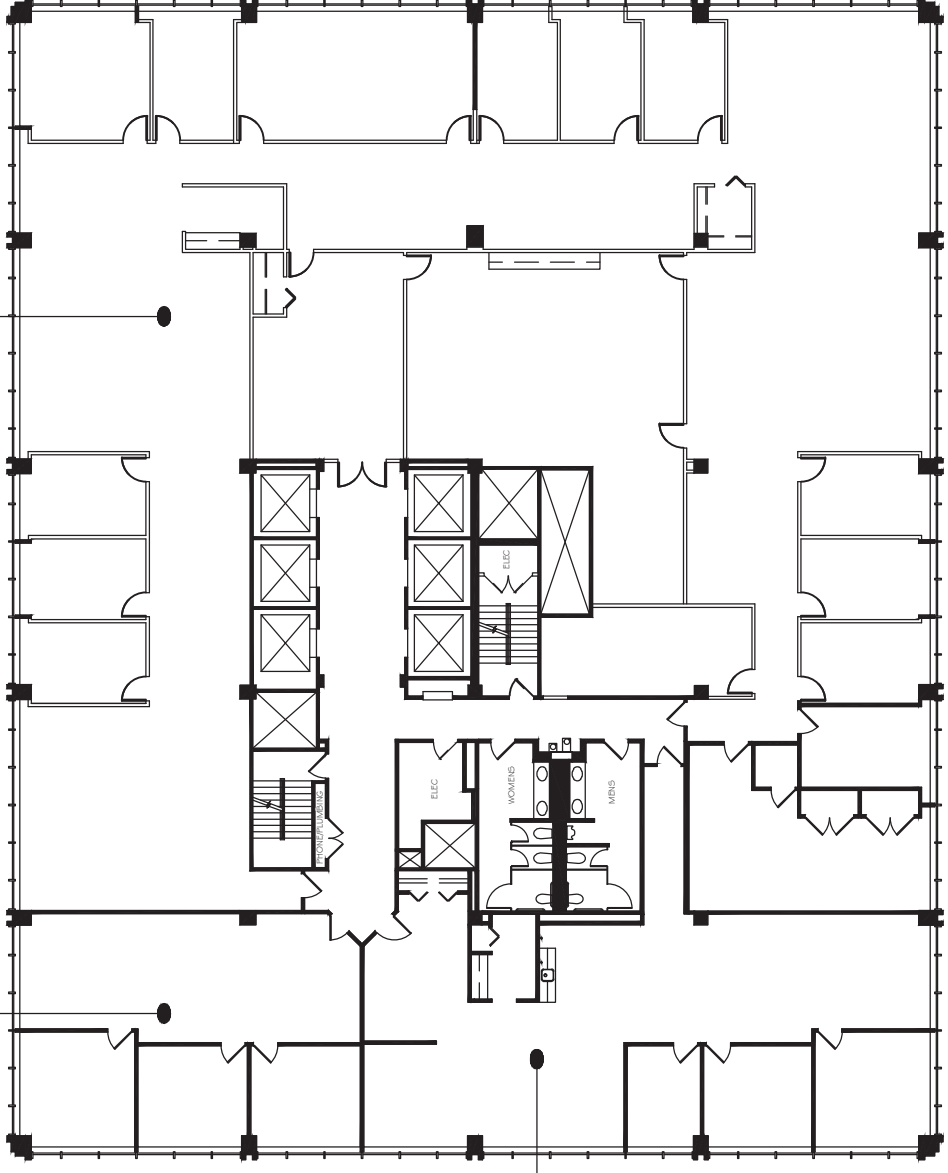
F | 314 | 968 | 1006

www.domash.com

**Chartis Claims, Inc. (AIG)**  
 Suite 1200  
 12,212 rsf (BOMA)

**Bodley Group, LLC**  
 Suite 1275  
 1,525 rsf (BOMA)

**Strategic Staffing Solutions**  
 Suite 1250  
 2,700 rsf (BOMA)



NORTH

**TWELFTH FLOOR PLAN 16,437 TOTAL RSF (BOMA) APPROXIMATE**

Areas indicated are provided by owner & are not verified or warranted by domash designsource. All plans & measurements are subject to field verification.



Location: **Coinco Bldg**  
**Central County Cluster**  
**Clayton Submarket**  
**St. Louis County**  
**Ladue, MO 63124**

Building Type: **Class B Office**

Status: **Built 1983**

Stories: **3**

RBA: **78,750 SF**

Typical Floor: **26,250 SF**

Total Avail: **29,158 SF**

% Leased: **100%**

Developer: -  
 Management: **Coin Acceptors, Inc.**  
 Recorded Owner: **Coin Acceptors, Inc.**

Expenses: **2015 Tax @ \$2.24/sf**  
 Parcel Number: **18K-21-0138**  
 Parking: **Free Surface Spaces; Ratio of 4.50/1,000 SF**  
 Amenities: **Conferencing Facility, Fitness Center, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 2nd / Suite 200	8,000 - 24,658	24,658	24,658	\$20.50/fs	30 Days	Negotiable	Direct

OFFICE FOR LEASE

**4,500-24,658 SF**  
**300 HUNTER AVENUE**  
ST. LOUIS, MO 63124



## PROPERTY FEATURES

- + Convenient Clayton location with prominent visibility on I-170
- + Free parking
- + Building conference facilities
- + Lease Rate: \$20.50/SF, Full Service
- + Full floor available - 24,658 SF
- + Storage space available
- + Redundant fiber lines provided by Charter & AT&T



## CONTACT INFO

### ARTIE KERCKHOFF, CCIM

First Vice President  
+1 314 655 6016  
artie.kerckhoff@cbre.com

### CBRE, INC.

190 Carondelet Plaza  
Suite 1400  
St. Louis, MO 63105

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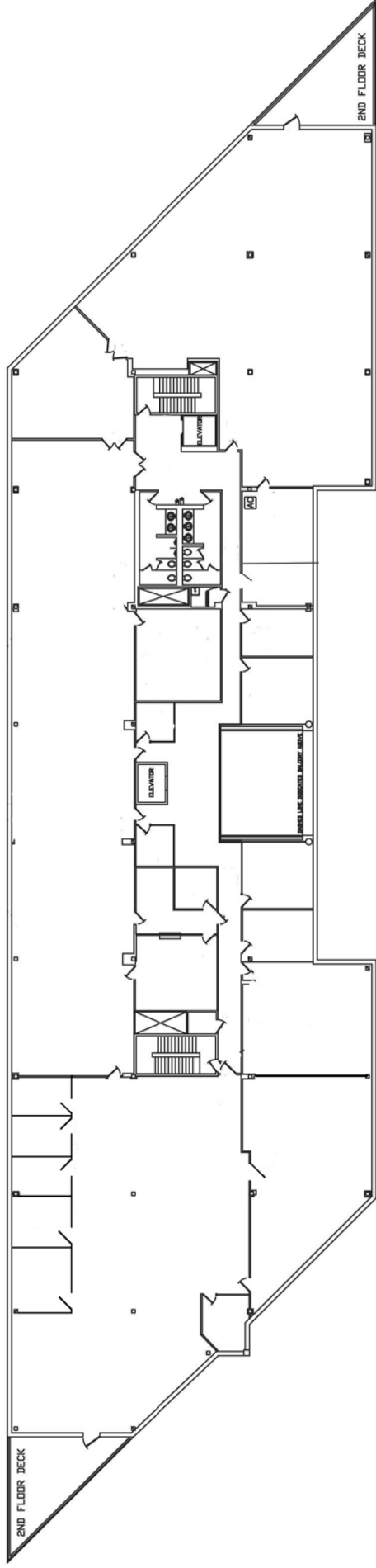
[www.cbre.com/stlouis](http://www.cbre.com/stlouis)

**CBRE**



# 300 HUNTER AVENUE ST. LOUIS, MO 63124

2ND FLOOR - 24,658 RSF



[www.cbre.com/stlouis](http://www.cbre.com/stlouis)

**CBRE**



Location: **SW corner  
Central County Cluster  
Clayton Submarket  
St. Louis County  
Saint Louis, MO 63105**

Building Type: **Class A Office**

Status: **Built 1985, Renov 1996**

Stories: **8**

RBA: **108,000 SF**

Typical Floor: **12,500 SF**

Total Avail: **31,006 SF**

% Leased: **97.2%**

Developer: **Bakewell Investment Company**  
Management: **Land Dynamics, Inc.**  
Recorded Owner: **Land Dynamics, Inc.**

Expenses: **2015 Tax @ \$3.78/sf**

Parcel Number: **18K-32-0413**

Parking: **3,564 Covered Spaces @ \$70.00/mo; Ratio of 3.30/1,000 SF**

Amenities: **Banking, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 3rd	4,000 - 12,136	12,136	24,272	\$26.50/fs	Negotiable	Negotiable	Direct
E 4th	4,000 - 12,136	12,136	24,272	\$26.50/fs	Negotiable	Negotiable	Direct



## Luxury Clayton Office For Lease | 3,000-24,272 RSF

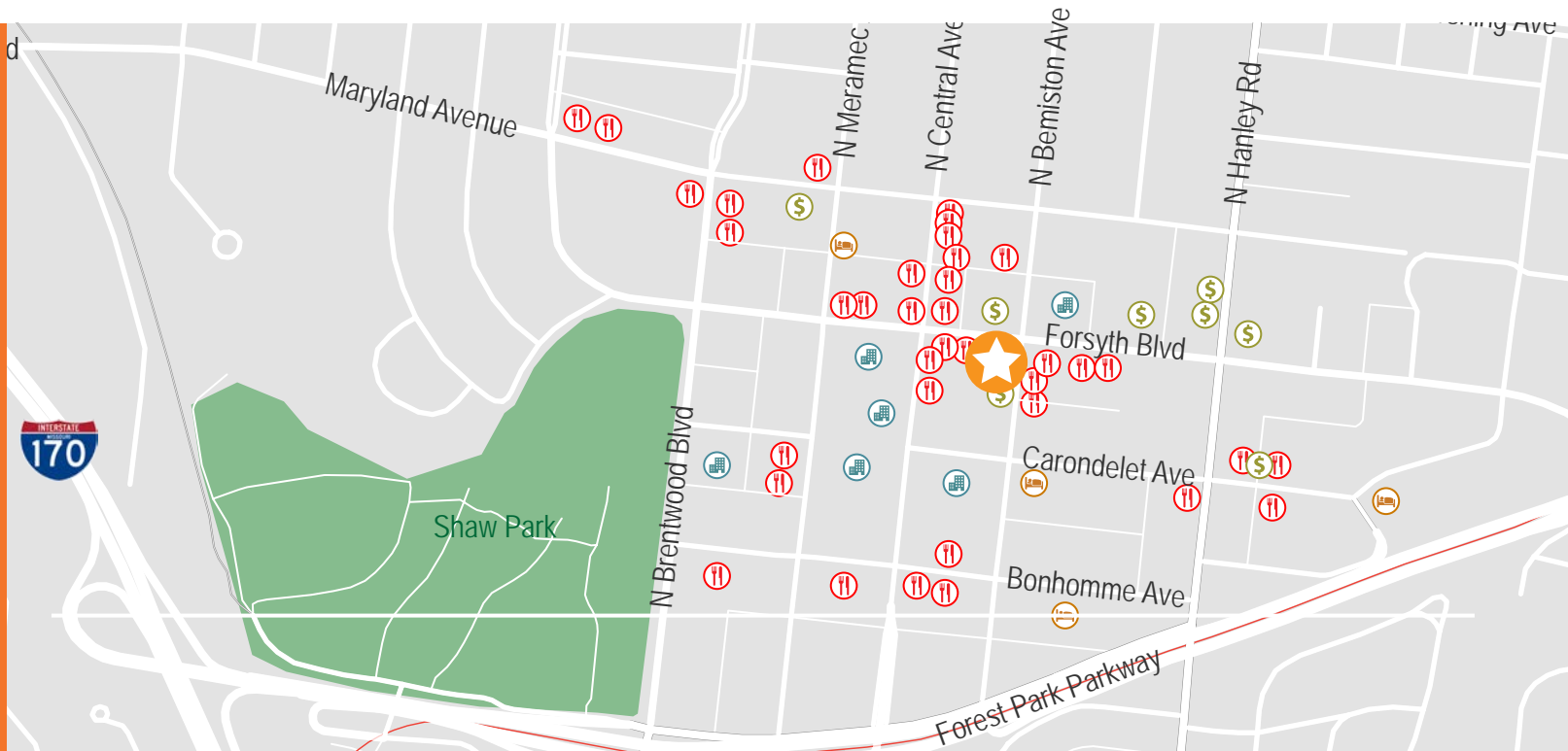
**7800 FORSYTH BLVD  
ST. LOUIS, MO 63105**

- Luxury high-rise office building in the heart of Clayton
- Floors 3 & 4: 12,136 s.f. (divisible)
- New lobby finishes
- One block from county courthouse
- Walk to shops and restaurants
- In-Building parking ratio of 3.3/1,000 s.f.
- Ideal for law firm, insurance agency, CPA firm, financial services or corporate headquarters
- Local, on-site Ownership and professional management
- Building and/or Monument signage available
- Lease rate: \$26.50/s.f. Full Service

David Biales, CCIM  
+1 314 261 7368  
david.biales@am.jll.com



## Location



### RESTAURANTS



- Wasabi Sushi Bar
- Panera Bread
- Blue Elephant Royal Thai Cuisine
- Break N Egg Diner
- Tani Sushi Bistro
- Potbelly Sandwich Shop
- Cafe Napoli
- Subway
- Pasteria
- Starbucks
- Chipotle
- Barrister's
- The Libertine
- Coastal Bistro & Bar
- Imo's Pizza
- John P Fields
- Barcelona
- Pomme
- House of Wong

### HOTELS



- Crowne Plaza
- Seven Gables Inn
- Sheraton Clayton Plaza
- The Ritz-Carlton

### BANKS



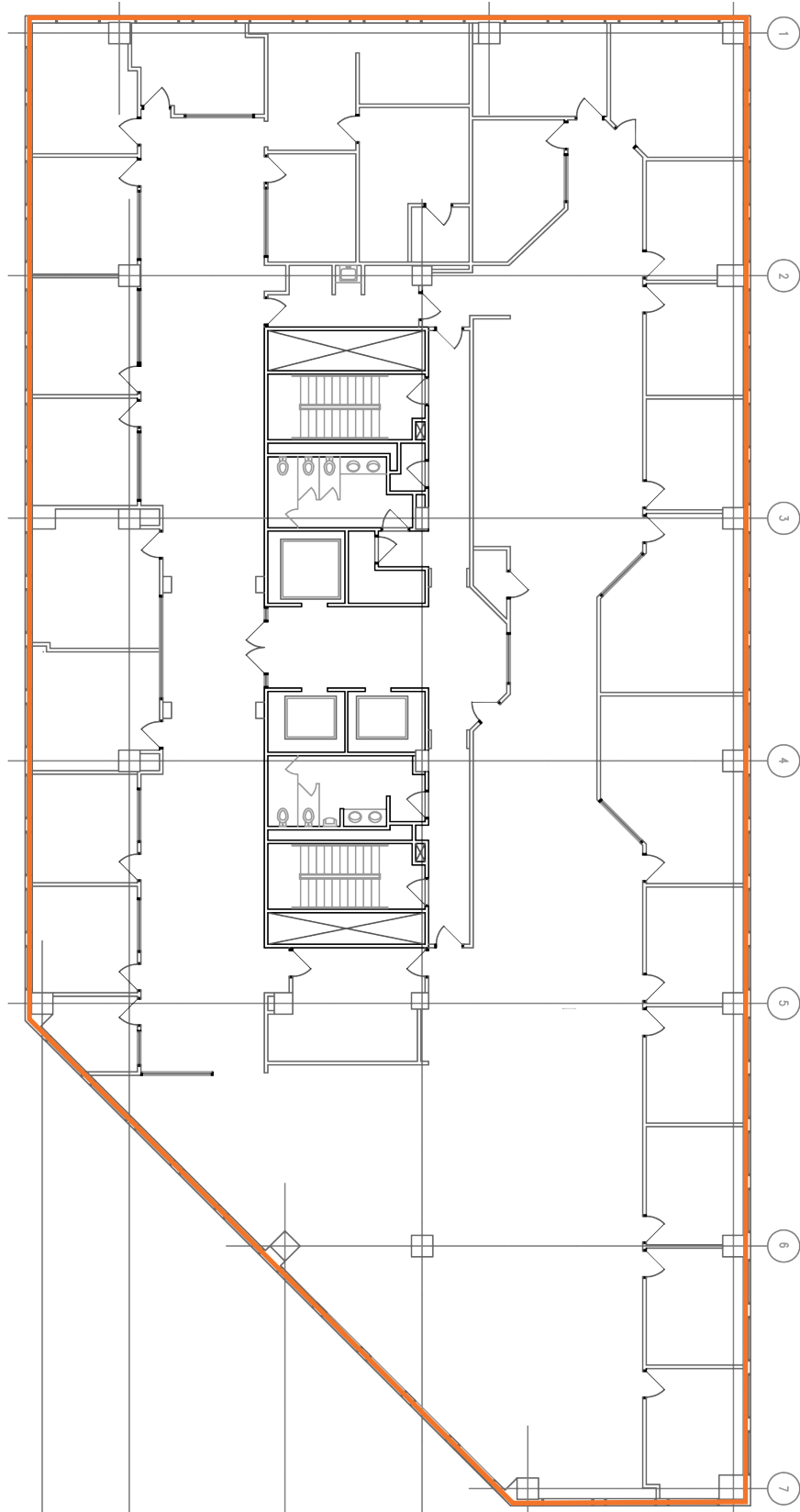
- Bank of America
- Fifth Third Bank
- First National Bank of St. Louis
- Midwest Regional Bank
- PNC Bank
- US Bank

### GOVERNMENT BUILDINGS



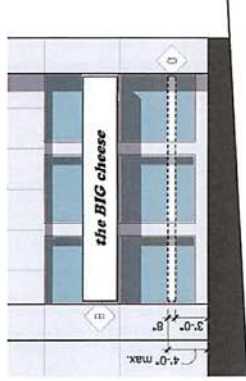
- Clayton City Hall
- St. Louis County Police Dept
- St. Louis County Dept of Justice Services
- St. Louis County Circuit Clerk

# TYPICAL UPPER FLOOR PLAN | 12,136 SF



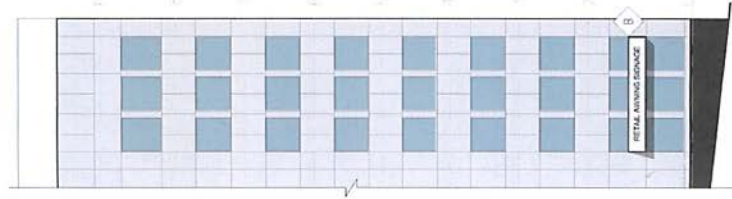
## Building Signage Opportunities

- Project Sign Types**
- A > **Building Tenant Sign**  
Individual channel letters mounted on wire way with internal LED illumination. Wire way and returns to be pre-finished aluminum to match any stone facade. Maximum sign area not to exceed 50ft each. Maximum of four total signs on any of the designated areas below.
  - B > **Average and Storefront ID**  
Storefront ID sign must have the profile of building and transilluminate with signage at each storefront bay. Average to be backlit with translucent vinyl lettering graphics BF welded to the fabric. Awaiting to be backlit with fixtures installed by landlord. One storefront ID sign is permitted per storefront. Centered on the window as indicated, up to a max of 30% of awning area.
  - C > **Monogram Sign**  
Existing building monogram sign. Granite slab with dimensional aluminum lettering. Max 25ft.
  - D > **Window ID**  
Commercial occupant identification or words promoting goods or services on the storefront glass. Vinyl lettering/logo may be applied to the glass within the designated areas as indicated. Signage shall be repeated in every window and centered between mullions.
  - E > **Address Sign**  
Existing building address sign. Max size 5 ft.

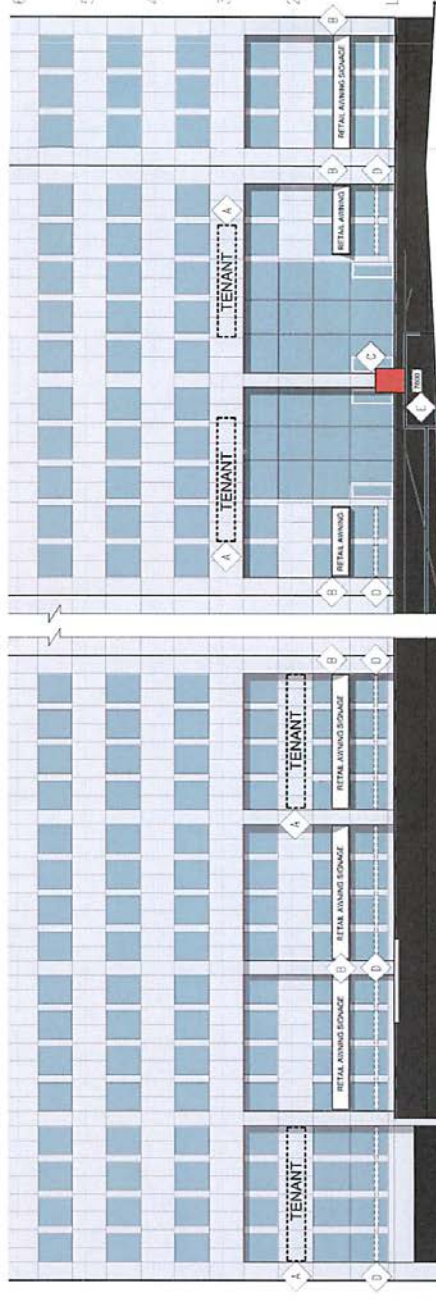


4 TYPICAL ELEVATION DETAIL  
1/8" = 1'-0"

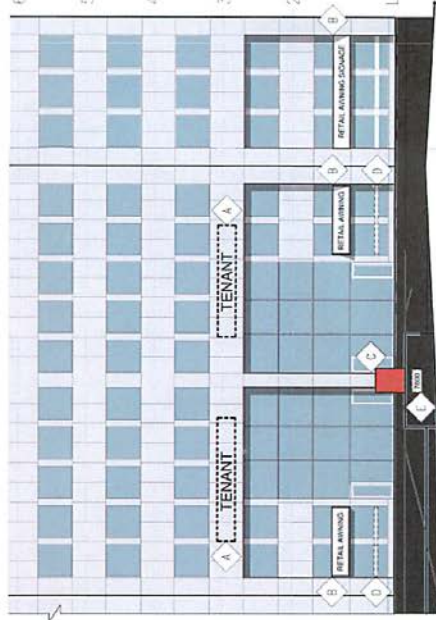
- Signage Characteristics**
- Preferred signage materials include pre-finished materials, illumination and fabrication techniques for storefront signage.
  - Awaiting signs as described in Project Sign Types
  - Building Tenant signs as described in Project Sign Types
- The following are prohibited unless otherwise noted:
- Flashing or animated sign
  - Signs with moving parts or light boxes
  - Exploited skeleton neon signs
  - Audible or odor producing signs
  - Signs with reflective surfaces
  - Signs with uncoated aluminum
  - Cloth, paper, cardboard signs or signs of other non-durable materials



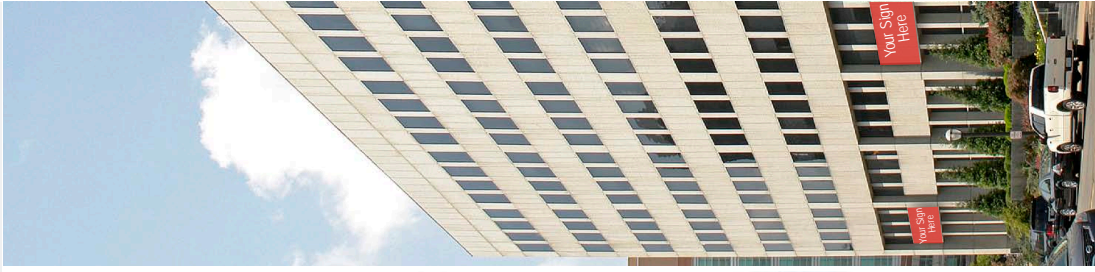
1 SOUTH ELEV.  
1/16" = 1'-0"



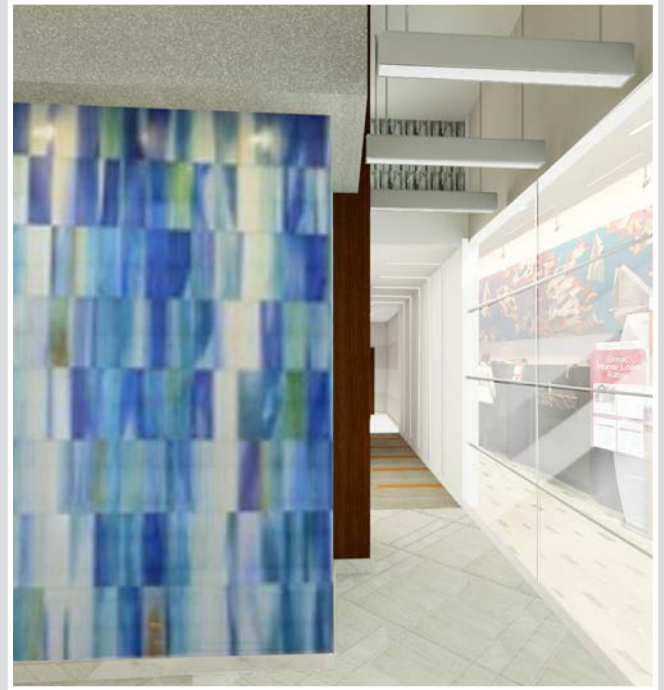
3 EAST ELEVATION  
1/16" = 1'-0"



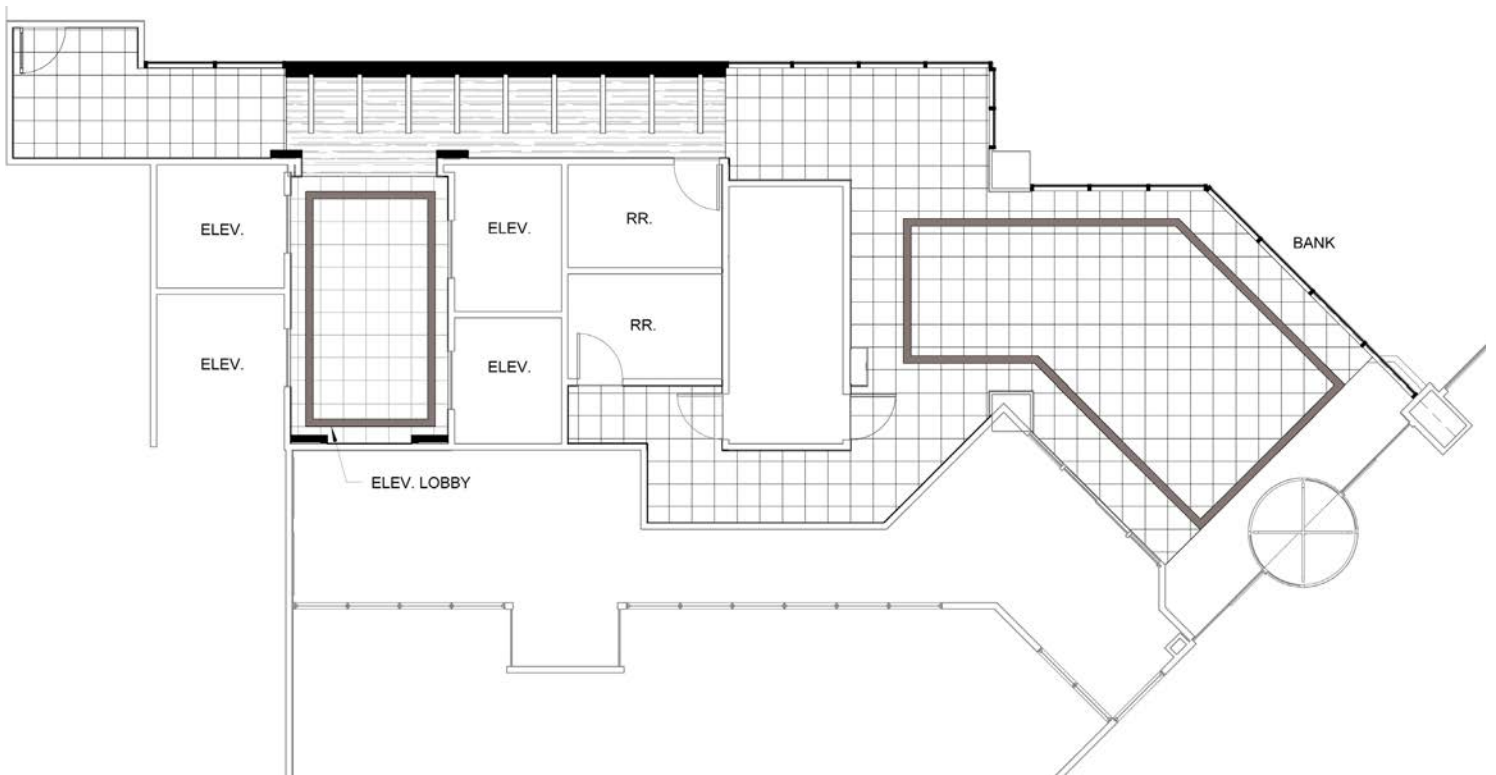
2 NORTHEAST ELEVATION  
1/16" = 1'-0"



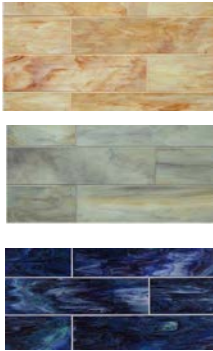
# Main Lobby + Elevator Renovations



**LOBBY RENOVATION FLOOR PLAN**



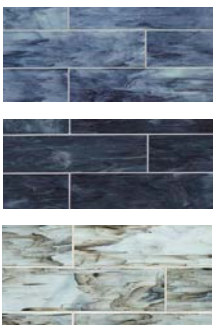
## LOBBY FINISH CONCEPTS



accent wall concept

lobby view - left of revolving door

wood finishes



corridor view to elevators

corridor concept

linear lighting concept



feature wall glass tile options

floor/wall tile options

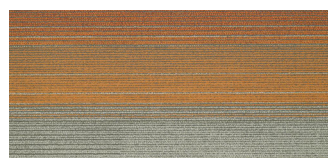
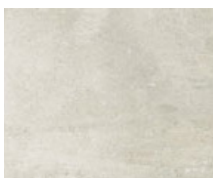
## ELEVATOR FINISH CONCEPTS



suspended linear corridorlights

elevator lobby pendant - orange

existing elevator view



floor/wall tile options

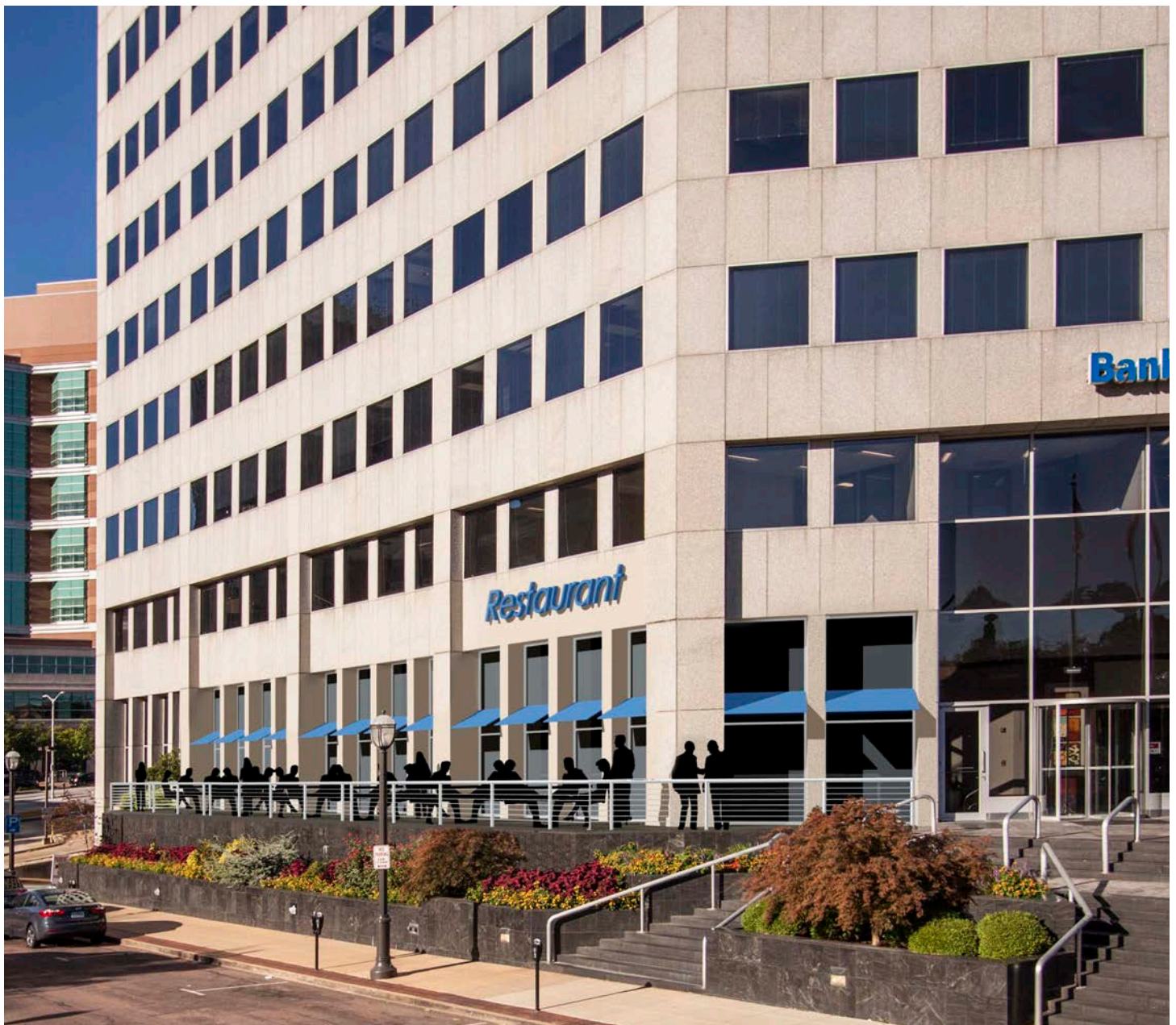
carpet tile

elevator lobby accent wood option

lobby wood finishes



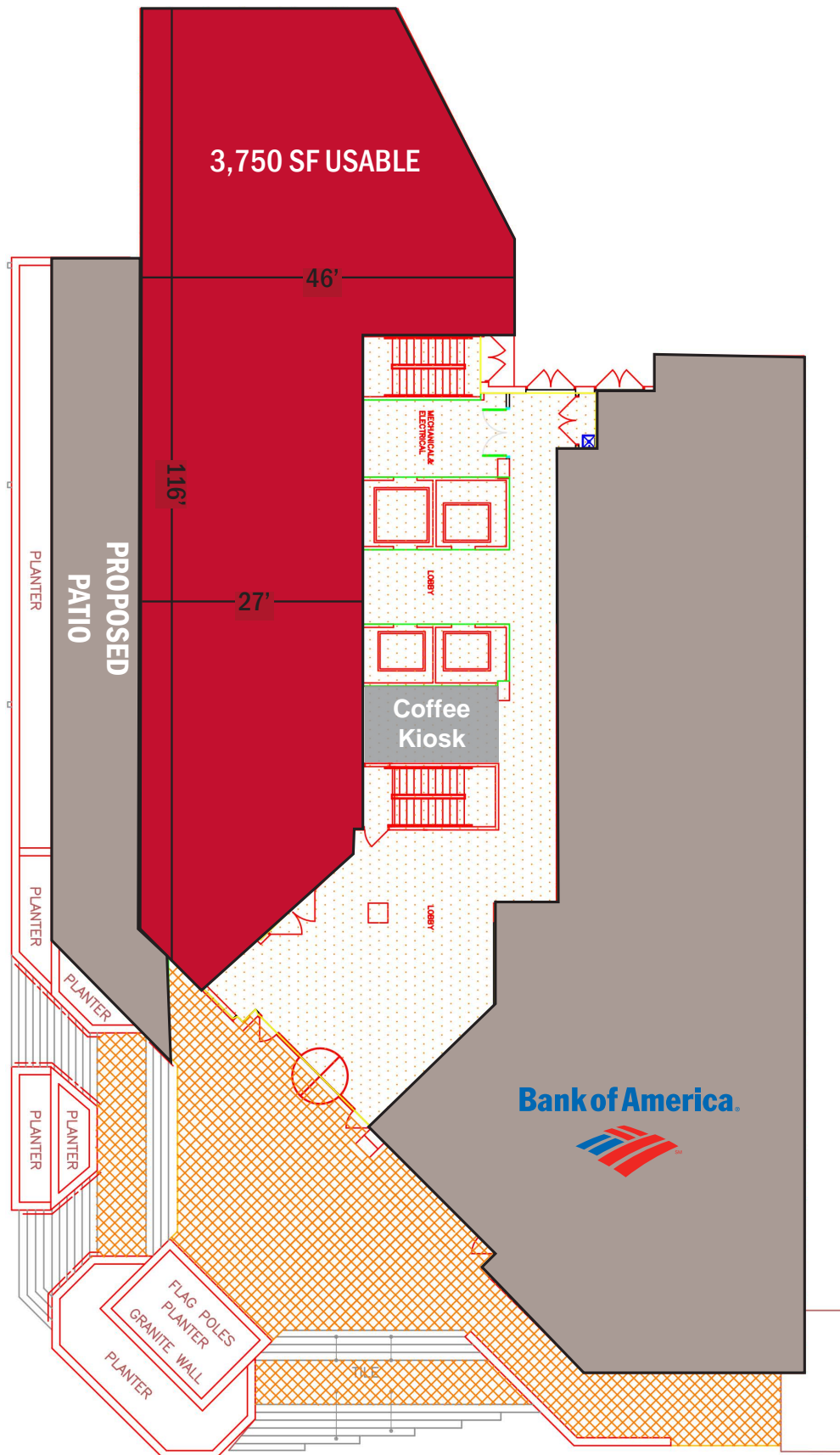
# First Floor Restaurant Space



**AREA BUSINESSES INCLUDE:**



# RESTAURANT FLOOR PLAN



7930 Clayton Rd - Clayton Executive Center I



Location: **Clayton Executive Center I  
Central County Cluster  
Clayton Submarket  
St. Louis County  
Richmond Heights, MO 63117**

Building Type: **Class B Office**

Status: **Built 1982**

Stories: **4**

RBA: **100,000 SF**

Typical Floor: **25,000 SF**

Total Avail: **80,509 SF**

% Leased: **67.5%**

Developer: -

Management: **JLL**

Recorded Owner: **Rich-Clay, LLC**

Expenses: **2015 Tax @ \$2.50/sf**

Parcel Number: **19K-31-0844**

Parking: **270 free Surface Spaces are available; 60 free Covered Spaces are available; Ratio of 3.82/1,000 SF**

Amenities: **Bus Line, Metro/Subway, On Site Management, Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 2nd	7,000 - 25,000	25,000	47,509	\$22.00/fs	Vacant	Negotiable	Direct
P 3rd	5,000 - 15,000	22,509	47,509	\$22.00/fs	30 Days	Negotiable	Direct
P 3rd	2,500 - 7,509	22,509	47,509	\$22.00/fs	Vacant	Negotiable	Direct
E 4th	33,000	33,000	33,000	\$22.00/fs	30 Days	Negotiable	Direct

7930  
CLAYTON



**CLAYTON EXECUTIVE CENTER**  
±80,000 SF CONTIGUOUS BLOCK OF SPACE  
AVAILABLE FOR LEASE  
CLAYTON AREA

DAVID BIALES, CCIM  
+1 314 261 7368  
david.biales@am.jll.com





±80,000 SF CONTIGUOUS SPACE AVAILABLE IN BUILDING

## PROPERTY OVERVIEW

- Large block of contiguous space with full floors available
- FREE covered parking (equivalent to +\$4.00/SF in rent savings)
- Great central location to avoid downtown Clayton traffic
- Creative space opportunity with open ceiling, polished concrete floors, open floor plan and interconnected staircase
- Recent lobby and common area renovation
- Replaced HVAC roof-top units and building automation system (2015)
- New roof (2016)
- Extensive window line
- Building and/or Monument signage available
- Building signage visible to 100,000+ cars per day from I-170

## AVAILABILITY

- 2nd Floor: ±26,000 RSF
- 3rd Floor: ±4,000 RSF - ±22,500 RSF
- 4th Floor: ±33,700 RSF
- Total Contiguous: ±82,200 RSF





MINUTES FROM RETAIL, RESTAURANTS AND ENTERTAINMENT

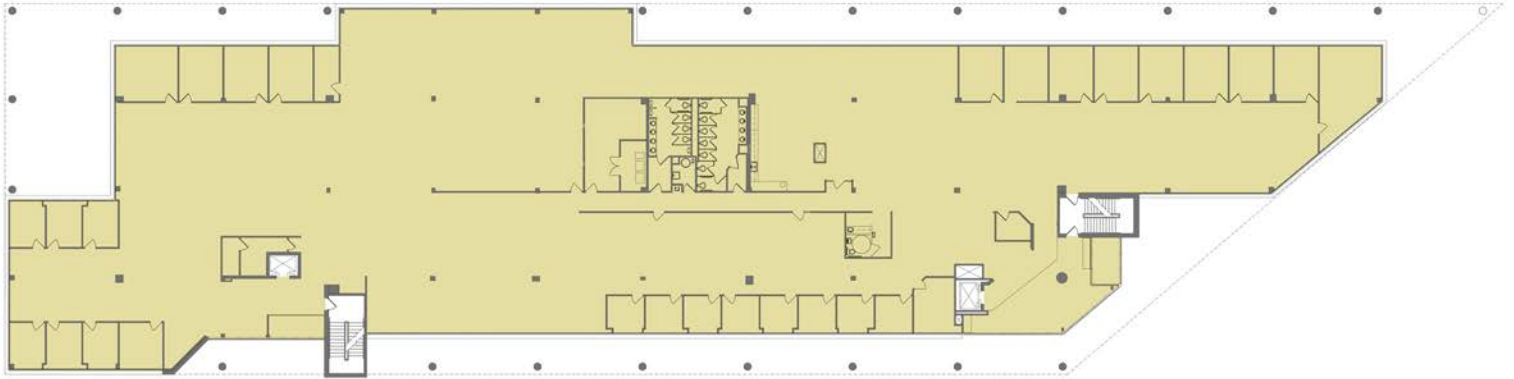
### CLOSE PROXIMITY TO:

- I-170 and I-64/40
- Downtown Clayton Business District
- The Galleria
- Metrolink light rail station
- Numerous restaurants & hotels
- The Boulevard Lifestyle Center
- St. Louis County Courts and Government Center



## SECOND FLOOR

±26,000 RSF



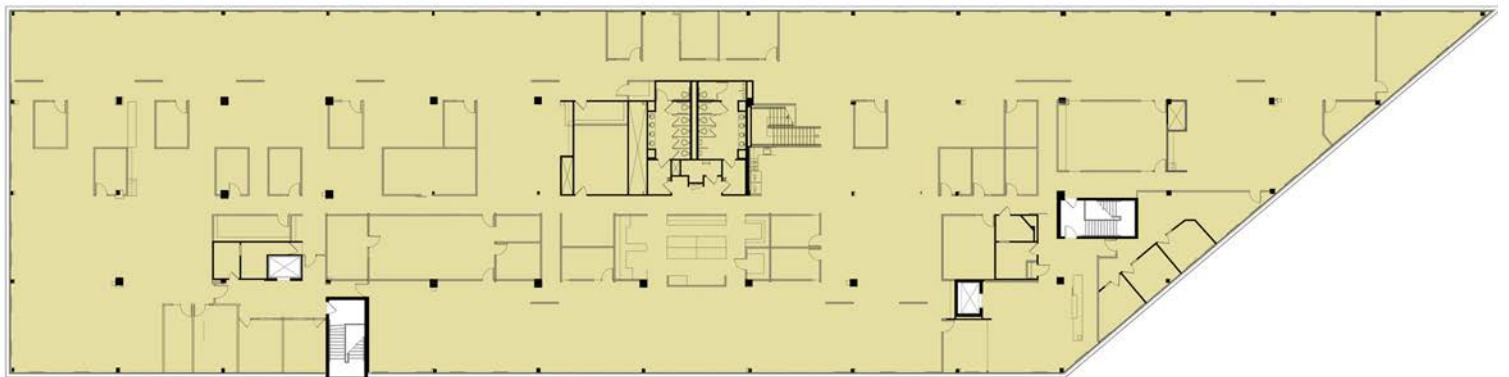
## THIRD FLOOR

±22,500 RSF



## FOURTH FLOOR

±33,700 RSF



 AVAILABLE



Location: **CityPlace One**  
**Central County Cluster**  
**I-270/Olive Blvd Submarket**  
**St. Louis County**  
**Creve Coeur, MO 63141**

Building Type: **Class A Office**

Status: **Built 1986**

Stories: **7**

RBA: **288,867 SF**

Typical Floor: **41,000 SF**

Total Avail: **27,713 SF**

% Leased: **90.4%**

Developer: **The Koman Group**  
 Management: **The Koman Group**  
 Recorded Owner: -

Expenses: **2015 Tax @ \$4.99/sf; 2014 Combined Est Tax/Ops @ \$31.78/sf**

Parcel Number: **170-64-0310**

Parking: **1,200 free Covered Spaces are available; Ratio of 4.18/1,000 SF**

Amenities: **24 Hour Availability, Atrium, Conferencing Facility, Controlled Access, Convenience Store, Dry Cleaner, Fitness Center, Food Service, On Site Management, Pond/Pool, Restaurant, Waterfront**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 282	4,030	4,030	4,030	\$25.00/fs	Vacant	3-5 yrs	Direct
P 4th / Suite 480	1,408	1,408	1,408	\$25.00/fs	Vacant	3-5 yrs	Direct
P 5th / Suite 520	806	2,749	2,749	\$25.00/fs	Vacant	3-5 yrs	Direct
P 5th / Suite 530	1,943	2,749	2,749	\$25.00/fs	Vacant	3-5 yrs	Direct
P 5th / Suite 590	4,241	4,241	4,241	\$25.00/fs	Vacant	3-5 yrs	Direct
P 6th / Suite 650	15,285	15,285	15,285	\$25.00/fs	Vacant	3-5 yrs	Direct



# CITY PLACE 1

One CityPlace Drive, Creve Coeur, Missouri

Class A Office Space & Amenities in Walkable Campus Setting

Conference Center with  
144-seat Auditorium

On-Site Security

Sundry Shop

Shoe Shine

Structured Parking

Tunnel Access to Garage

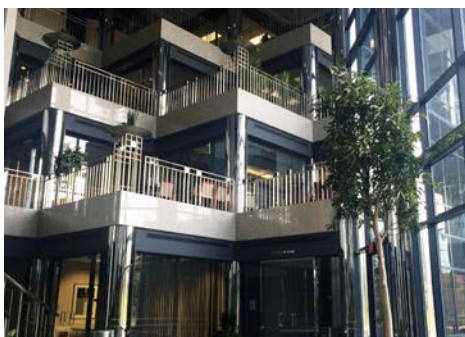
Lakeside Patio Seating

Wi-Fi

9' Ceilings



CBRE



**TOM RAY**

314.655.6012

tom.ray@cbre.com

**BRIAN LYSS**

314.655.5805

brian.lyss@cbre.com

**CBRE | ST. LOUIS**

190 Carondelet Plaza, Ste 1400

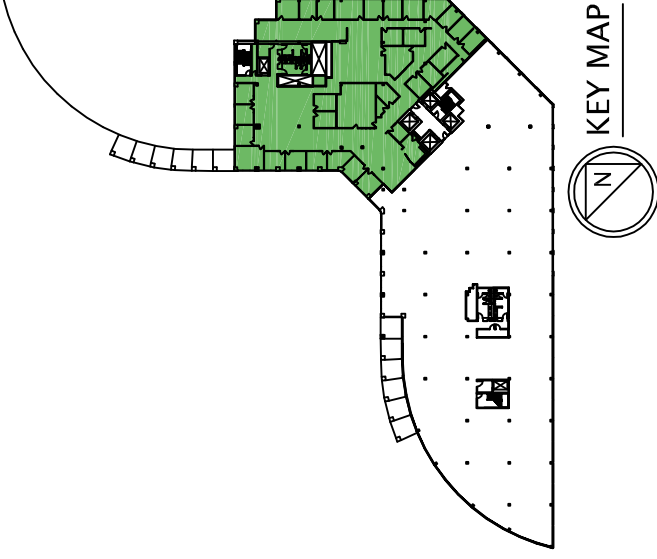
St. Louis, MO 63105

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**CBRE** **REDICO**<sup>®</sup>



SCALE:



NOTE: REDICO HAS MADE EVERY ATTEMPT TO PROVIDE YOU WITH ACCURATE DRAWINGS.  
 LET IT BE NOTED THAT ALL GIVEN DIMENSIONS MAY NOT BE EXACT.

**REDICO**  
 REAL ESTATE DEVELOPMENT  
 AND INVESTMENT COMPANY

JOB TITLE:

**SUITE 650**  
 CITY PLACE 1  
 1 CITY PLACE DRIVE  
 CREVE COEUR, MO 63141

15,941 RSF

NOT TO SCALE



Location: **CityPlace Six**  
**Central County Cluster**  
**I-270/Olive Blvd Submarket**  
**St. Louis County**  
**Creve Coeur, MO 63141**

Building Type: **Class A Office**

Status: **Built Jan 2007**

Stories: **10**

RBA: **223,000 SF**

Typical Floor: **22,300 SF**

Total Avail: **22,937 SF**

% Leased: **100%**

Developer: **The Koman Group**  
 Management: **The Koman Group**  
 Recorded Owner: **MRES CP6 Holdings, LP**

Expenses: **2015 Tax @ \$5.54/sf**

Parcel Number: **17N-41-0763**

Parking: **1,200 Covered Spaces are available; Ratio of 5.36/1,000 SF**

Amenities: **Conferecing Facility, Controlled Access, Convenience Store, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 300	14,364	14,364	14,364	Withheld	Negotiable	Thru Mar 2020	Sublet
P 4th / Suite 430	5,040	5,040	5,040	Withheld	30 Days	Thru Feb 2020	Sublet
P 4th / Suite 460	3,533	3,533	3,533	\$26.75/fs	30 Days	Negotiable	Direct

FOR SUBLEASE

# CITYPLACE 6

## ±14,364 SF CLASS A OFFICE

6 CITYPLACE DRIVE, CREVE COEUR, MO 63046



### PROPERTY HIGHLIGHTS

#### POTENTIAL "PLUG N PLAY" OPPORTUNITY IN A 100% LEASED CLASS A BUILDING

- + Elevator lobby entrance
- + Premises include: 15 private perimeter offices, 55 workstations, three (3) conference rooms and one (1) large break room
- + Building amenities include: 50 seat training facility, two (2) conference rooms, on-site sundry shop and covered parking
- + Proximity to numerous restaurants, multiple grocers, high-end national retailers and fast casual eateries
- + Furniture may be made available
- + Lease Expiration Date: 3/31/2020

**RATE:** Please call broker for details



### CONTACT US

#### TED GREEN

314 655 6068  
Ted.Green@cbre.com

#### WHITNEY ALLEN

314 655 6080  
Whitney.Allen@cbre.com

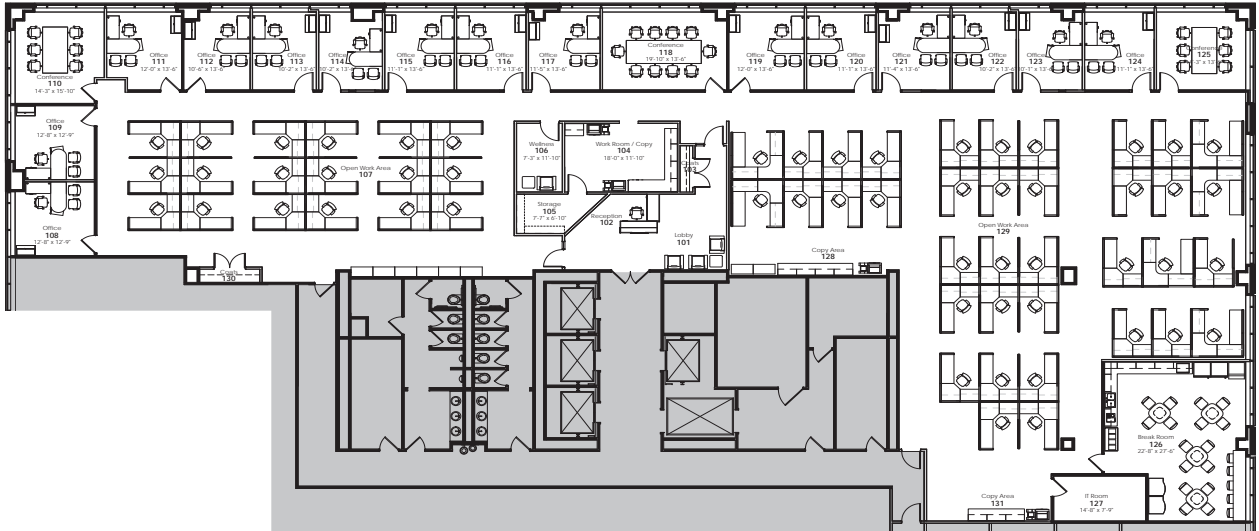


[www.cbre.com/stlouis](http://www.cbre.com/stlouis)

**CBRE**



## FLOOR PLAN



## SITE AERIAL



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Location: **CityPlace East**  
**Central County Cluster**  
**I-270/Olive Blvd Submarket**  
**St. Louis County**  
**Creve Coeur, MO 63141**

Building Type: **Class A Office**

Status: **Built Aug 2006**

Stories: **2**

RBA: **24,000 SF**

Typical Floor: **12,000 SF**

Total Avail: **15,516 SF**

% Leased: **100%**

Developer: -  
 Management: **MedRealty LLC**  
 Recorded Owner: **Larson Capital Fund I Lp**

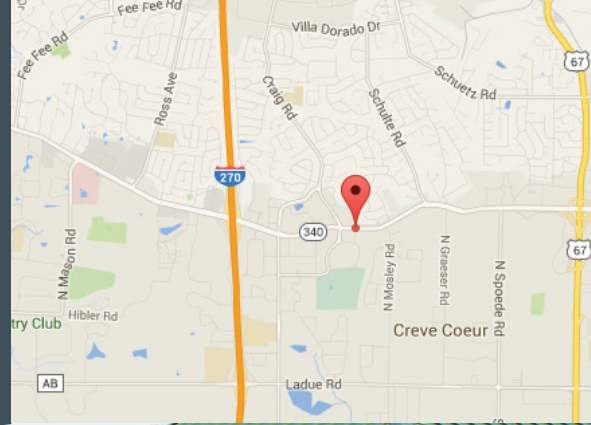
Expenses: **2015 Tax @ \$4.44/sf**  
 Parcel Number: **17N-42-0603**  
 Parking: **85 free Surface Spaces are available; 26 Covered Spaces are available; Ratio of 4.00/1,000 SF**  
 Amenities: **Banking, Bus Line, Restaurant, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 11420	3,073	3,073	3,073	Withheld	Vacant	Thru Nov 2016	Sublet
P 2nd	4,800 - 12,443	12,443	12,443	\$22.00/fs	30 Days	Negotiable	Direct

11440

Olive Boulevard, 2nd Floor

Creve Coeur, MO 63141



**FOR LEASE**

**GAIL WELSCH**  
**314-574-0855**

**MEDREALTY**

10151 Corporate Square Drive  
Suite 100

St. Louis, MO 63132

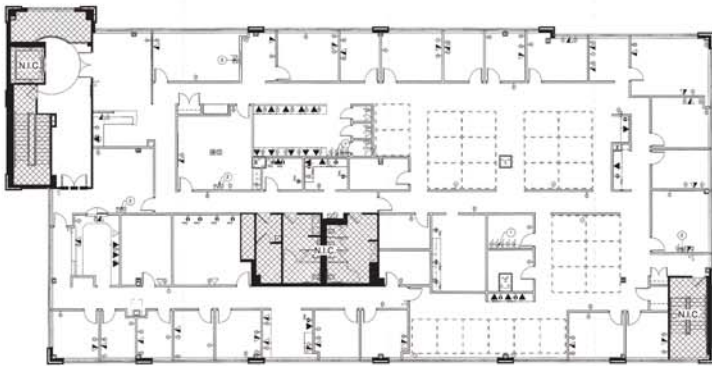
314.787.7429

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## AMENITIES

- Kitchen
- Direct Entrance
- Private Lobby Off of Private Elevator
- Built in 2006
  - High-Level Finish Office
  - Lobby and Restrooms
- High Visibility on Olive Boulevard
- Extensive Glass Line
- Near Highway 270, Ballas Road and Lindbergh Boulevard
- Close to Many Restaurants and Retail Stores
- Bus Stop in Front of Building
- Restaurant and Bank on First Floor of Building



## HIGHLIGHTS

- Office or Medical
- 4,800 to 12,440 Sq. Ft.
  - Full Floor Available
- 22 Covered Parking Spots Available
  - 4.4/1,000 Sq. Ft. Leased
- Building and Monument Signage Available



**Lease Rate**  
**\$22.00 psf**

**11440**

Olive Boulevard, 2nd Floor

Creve Coeur, MO 63141





Location: **Creve Coeur Center IV  
Central County Cluster  
I-270/Olive Blvd Submarket  
St. Louis County  
Creve Coeur, MO 63141**

Building Type: **Class A Office**

Status: **Built Apr 1999**

Stories: **6**

RBA: **209,687 SF**

Typical Floor: **34,947 SF**

Total Avail: **58,400 SF**

% Leased: **96.1%**

Developer: **CBRE**

Management: **Cushman & Wakefield**

Recorded Owner: **I & G Direct RE 18 LP- JP Morgan**

Expenses: **2014 Tax @ \$5.60/sf, 2011 Est Tax @ \$3.61/sf; 2011 Est Ops @ \$5.38/sf**

Parcel Number: **170-33-1210**

Parking: **22 Surface Spaces are available; 842 Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Atrium, Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, On Site Management, Property Manager on Site, Signage, Waterfront**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 110	3,904	9,432	9,432	\$26.50/fs	Vacant	3-5 yrs	Direct
P 1st / Suite 130	5,528	9,432	9,432	\$26.50/fs	11/2016	3-5 yrs	Direct
P 3rd / Suite 300	9,365	13,751	13,751	\$26.50/fs	01/2018	3-5 yrs	Direct
P 3rd / Suite 305	4,386	13,751	13,751	\$26.50/fs	Vacant	3-5 yrs	Direct
E 6th / Suite 600	35,217	35,217	35,217	\$26.50/fs	08/2016	3-5 yrs	Direct



CREVE COEUR  
CENTER





**Creve Coeur Center I**  
**701 Emerson Road**

**\$24.00/SF**

- Suite 224 - 1,272 SF
- Suite 260 - 981 SF



**Creve Coeur Center II**  
**721 Emerson Road**

**\$24.00/SF**

- Suite 425 - 1,455 SF
- Suite 685 - 4,292 SF
- **Suite 565 - 5,689 SF**



**Creve Coeur Center III**  
**600 Emerson Road**

**\$25.50/SF**

- Suite 120 - 1,864 SF
- Suite 250 - 1,426 SF
- Suite 124 - 4,197 SF



**Creve Coeur Center IV**  
**622 Emerson Road**

**\$26.50/SF**

- Suite 100/110 - 9,132 SF
- **Suite 600 - 35,217 SF**
- **Suite 300/305 - 13,750 SF**





Excellent Highway Visibility and Ingress and Egress via the Newly Constructed Interchange at Olive and I-270

Renovated Main Floor Lobbies in Buildings I & II

Newly Renovated Multi-tenant Floors – 4th Floor of Building II and 5th Floor of Building I - including Corridors, Restrooms, and Elevator Lobbies

Food Service in Buildings II & IV

Full Service Conference Facilities and Training Room

4/1,000 SF Structured Parking Available

Upgraded Landscaping Throughout the Entire Campus

Access to Newly Renovated Fitness Center

For more information, contact:

**Jim Mosby, CCIM, SIOR**  
**+1 314 746 0316**  
 jim.mosby@cushwake.com

**Danielle Grubbs**  
**+1 314 925 3175**  
 danielle.grubbs@cushwake.com

7700 Forsyth Blvd., Suite 1210  
 St. Louis, Missouri 63105  
 www.cushwake.com

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Excellent Highway Visibility and Ingress and Egress via the Newly Constructed Interchange at Olive and I-270

Renovated Main Floor Lobbies in Buildings I & II

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Food Service in Buildings II & IV

Full Service Conference Facilities and Training Room

4/1,000 SF Structured Parking Available

Upgraded Landscaping Throughout the Entire Campus

Access to Newly Renovated Fitness Center

For more information, contact:

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**+1 314 746 0316**  
 jim.mosby@cushwake.com

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 danielle.grubbs@cushwake.com

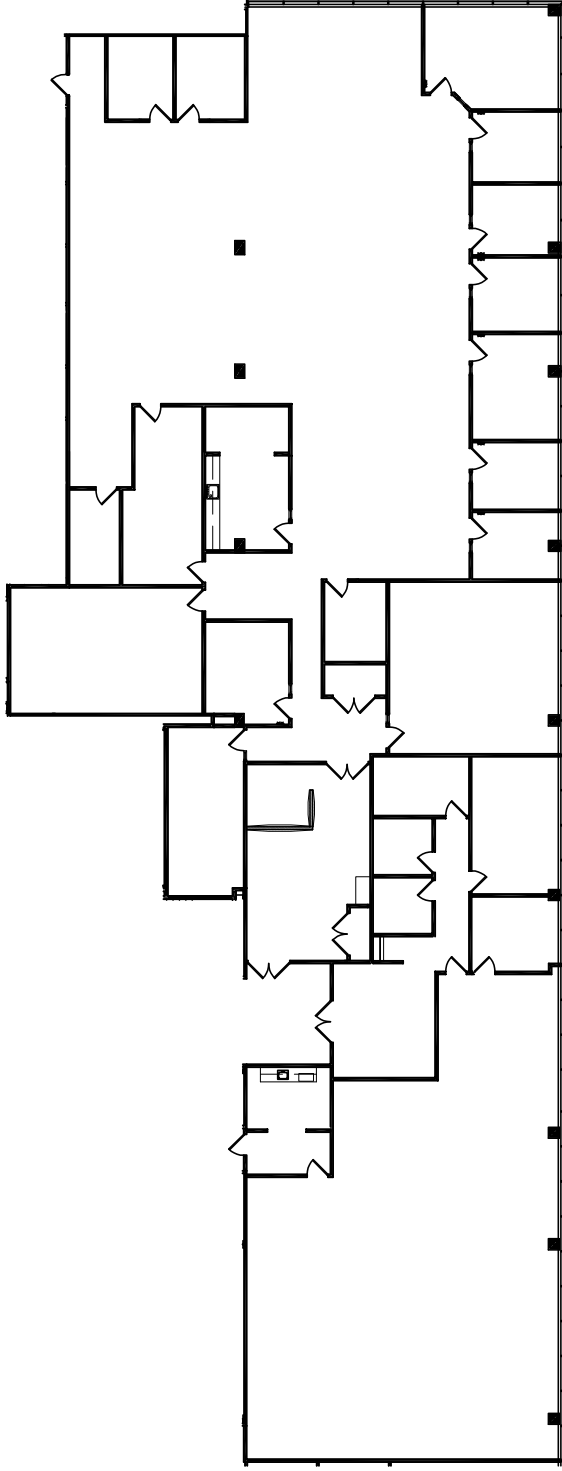
7700 Forsyth Blvd., Suite 1210  
 St. Louis, Missouri 63105  
 www.cushwake.com

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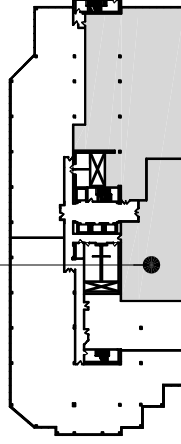


# Suite 300/305

May 2016



Suite 305  
13,750 RSF



## KEY PLAN

N.T.S

### CREVE COEUR CENTER IV

622 Emerson Road  
St. Louis, Missouri 63141





Location: **Westview Place**  
**SW corner**  
**Central County Cluster**  
**I-270/Olive Blvd Submarket**  
**St. Louis County**  
**Creve Coeur, MO 63141**

Building Type: **Class A Office**

Status: **Built 1988**

Stories: **6**

RBA: **125,645 SF**

Typical Floor: **20,940 SF**

Total Avail: **59,113 SF**

% Leased: **55.1%**

Developer: **Paragon Group**

Management: **Vanderbilt Partners LLC**

Recorded Owner: -

Expenses: **2015 Tax @ \$4.30/sf**

Parcel Number: **17O-53-0943**

Parking: **137 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Atrium, Bus Line, Conferencing Facility, Fitness Center, Pond/Pool, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	4,637	4,637	4,637	\$24.00/fs	Vacant	5-10 yrs	Direct
P 1st / Suite 160	1,185	1,185	1,185	\$24.00/fs	Vacant	5-10 yrs	Direct
P 1st / Suite 175	5,581	5,581	5,581	\$24.00/fs	Vacant	5-10 yrs	Direct
P 2nd / Suite 200	4,592	18,375	18,375	\$24.00/fs	Vacant	5-10 yrs	Direct
P 2nd / Suite 240	10,569	18,375	18,375	\$24.00/fs	Vacant	5-10 yrs	Direct
P 2nd / Suite 255	3,214	18,375	18,375	\$24.00/fs	Vacant	5-10 yrs	Direct
P 4th / Suite 360	4,625	4,625	4,625	\$24.00/fs	Vacant	5-10 yrs	Direct
P 5th / Suite 550-570	14,002	14,002	14,002	\$24.00/fs	Vacant	5-10 yrs	Direct
P 6th / Suite 650	5,576	10,708	10,708	\$24.00/fs	Vacant	5-10 yrs	Direct
P 6th / Suite 660	2,468	10,708	10,708	\$24.00/fs	Vacant	5-10 yrs	Direct
P 6th / Suite 670	2,664	10,708	10,708	\$24.00/fs	Negotiable	5-10 yrs	Direct

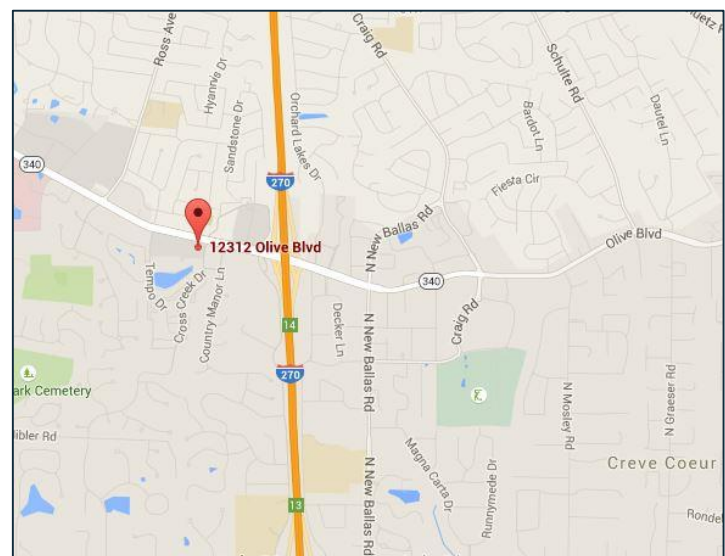
# VANDERBILT

OFFICE PROPERTIES

Westview Place  
12312 Olive Blvd.  
St. Louis, MO 63141



- 1,185 to 59,113 RSF available
- Six-story, 126,000 SF Class A office
- Striking curved glass facade
- Two-story atrium lobby
- On site fitness center with shower facilities
- Conference room in building
- Covered walkway to dining and shopping
- Structured parking garage connected to building
- Located immediately west of Olive/I-270 Interchange



**Local Market Contact:**

**Whitaker Varley**

[WVarley@vanderbiltop.com](mailto:WVarley@vanderbiltop.com)

Office – 314.819.1082

Cell – 314.477.6011

**Vanderbilt Office Properties**

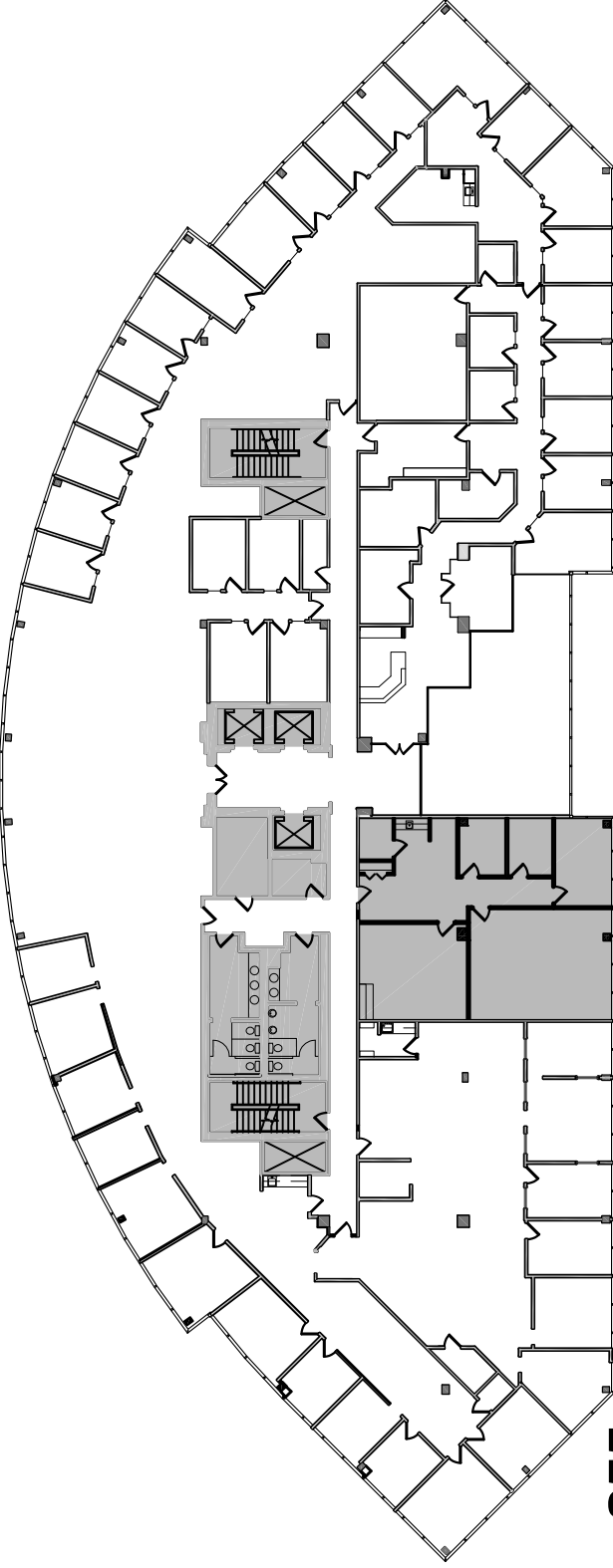
540 Maryville Center Dr. Suite 210

St. Louis, MO 63141

Office – 314.819.1082



**Suite 240**



**Suite 255**

**Suite 200**

**1 SECOND FLOOR PLAN**

SCALE: 1/32" = 1'-0"

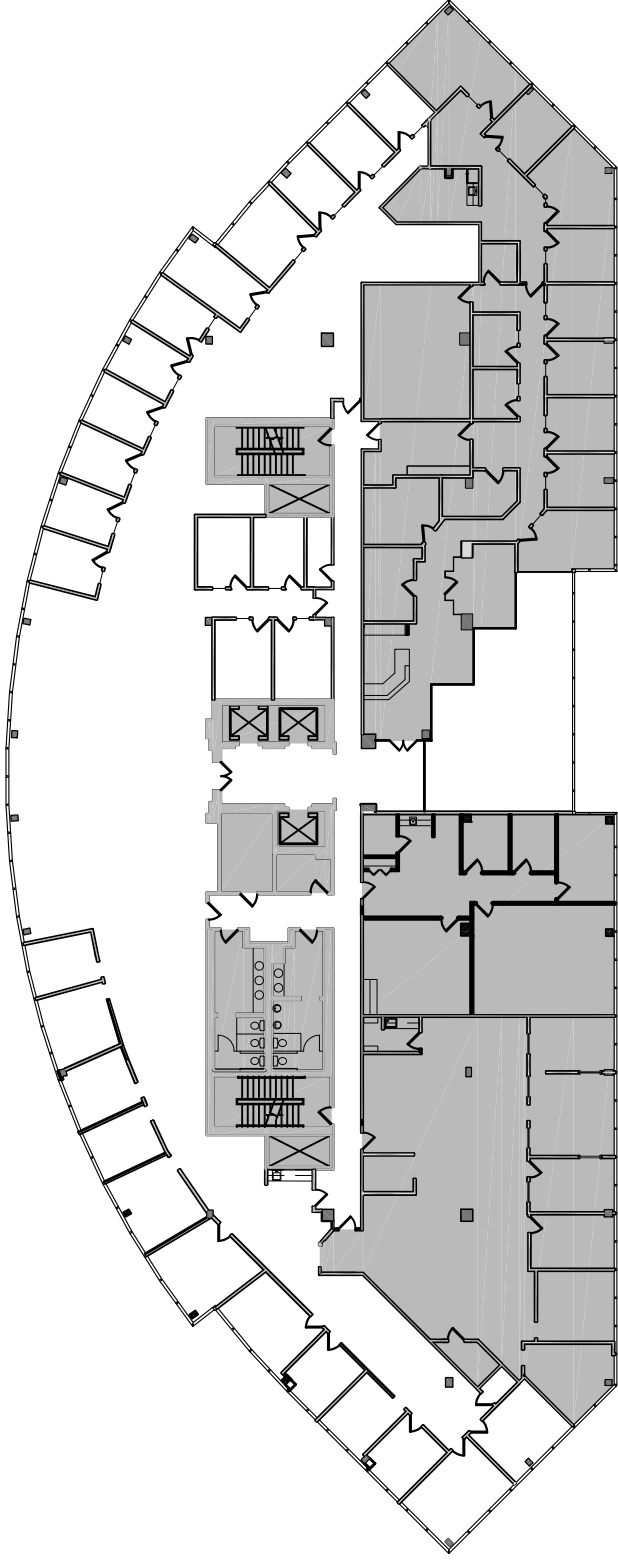
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**VANDERBILT**  
OFFICE PROPERTIES

**Suites 200, 240, and 255**  
**Westview Place**

**ARCHITEXTURES**

8725 Big Bend Boulevard  
Saint Louis, MO 63119  
**314.961.9500** 314.962.2620  
TEL FAX  
[www.architexturesllc.com](http://www.architexturesllc.com)



**1 SECOND FLOOR PLAN**

SCALE: 1/32" = 1'-0"

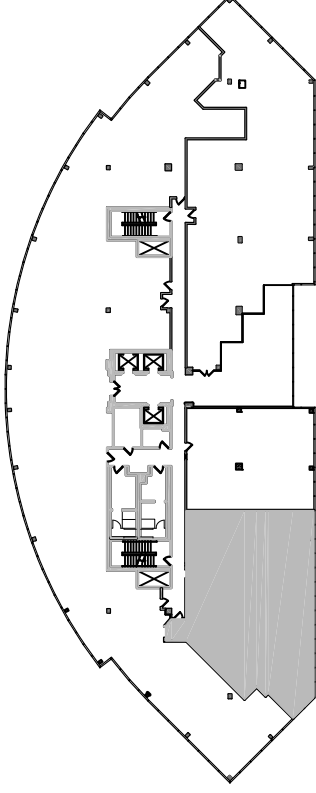
Date Issued: 04.15.15

**VANDERBILT**  
OFFICE PROPERTIES

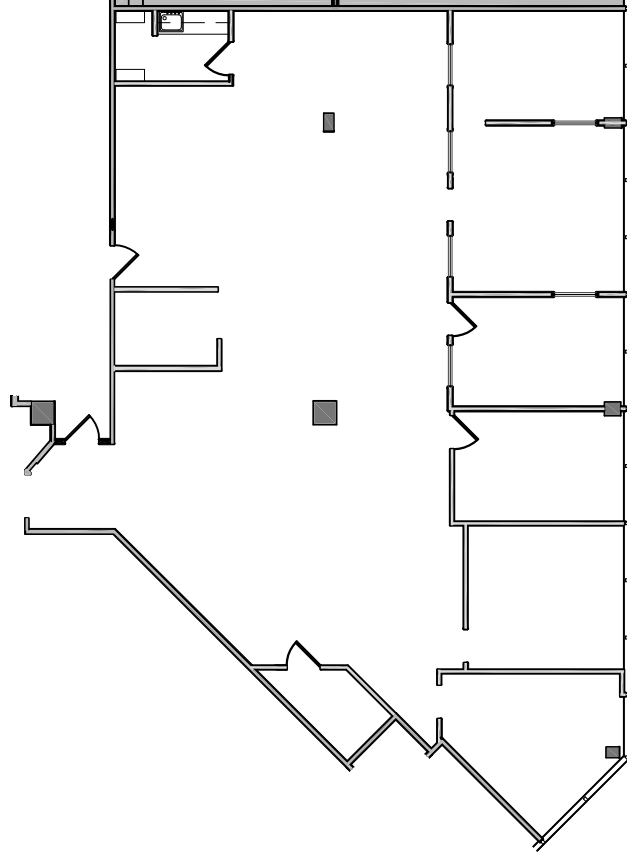
**Suite 240**  
**Westview Place**

**ARCHITEXTURES**

8725 Big Bend Boulevard  
Saint Louis, MO 63119  
**314.961.9500** 314.962.2620  
TEL FAX  
[www.architexturesllc.com](http://www.architexturesllc.com)



1 KEY PLAN  
NOT TO SCALE



2 PARTIAL SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"

Date Issued: 04.15.15

**VANDERBILT**  
OFFICE PROPERTIES

**Suite 255**  
**Westview Place**

**ARCHITEXTURES**

8725 Big Bend Boulevard  
Saint Louis, MO 63119  
314.961.9500 314.962.2620

TEL FAX

[www.architexturesllc.com](http://www.architexturesllc.com)



Location: **West Park II**  
**Central County Cluster**  
**I-270/Olive Blvd Submarket**  
**St. Louis County**  
**Creve Coeur, MO 63141**

Building Type: **Class A Office**

Status: **Built Jan 2000**

Stories: **6**

RBA: **134,544 SF**

Typical Floor: **24,251 SF**

Total Avail: **46,352 SF**

% Leased: **72.7%**

Developer: **Midland Development Group, Inc**  
 Management: **Sansone Group**  
 Recorded Owner: **West Park II, LLC**

Expenses: **2015 Tax @ \$3.32/sf**

Parcel Number: **160-11-0131**

Parking: **55 Covered Spaces are available; 500 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Conferencing Facility, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	8,579	11,404	11,404	\$24.50/fs	Vacant	5-10 yrs	Direct
P 1st / Suite 115	2,825	11,404	11,404	\$24.50/fs	Vacant	Negotiable	Direct
E 4th / Suite 400	23,159	23,159	23,159	\$24.50/fs	Vacant	Negotiable	Direct
P 5th / Suite 520	1,804	1,804	1,804	\$24.50/fs	Negotiable	Negotiable	Direct
P 5th / Suite 560	7,783	7,783	7,783	\$24.50/fs	Negotiable	Negotiable	Direct
P 6th / Suite 675	2,202	2,202	2,202	\$24.50/fs	Vacant	Negotiable	Direct

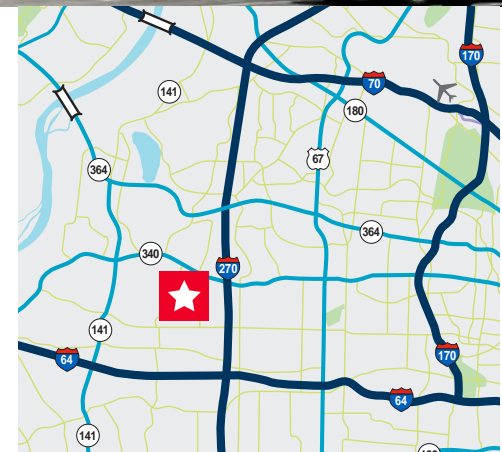


## 46,000 SF Office Space / Lease Rate: \$24.50/SF

### Property Highlights

- Building and Monument Signage
- Executive Conference Facilities
- Walking Distance to Restaurants & Retail
- Covered Reserved Parking
- Fitness Center with Showers & Lockers
- Ample Parking: 5/1,000 surface and structured executive available

Suite	RSF	Contiguous
100	8,579	11,404
115	2,825	11,404
400	23,159	23,159
520	1,804	1,804
560	7,783	7,783
675	2,202	2,202



**Jim Mosby, CCIM, SIOR**  
Executive Managing Director  
+1 314 746 0316  
jim.mosby@cushwake.com

**DJ Fuchs**  
Associate  
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dj.fuchs@cushwake.com

New Ownership:

**FULCRUM**

**ASSET ADVISORS LLC.**

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7700 Forsyth Blvd, Suite 1210  
St. Louis, MO 63105  
main +1 314 862 7100  
**cushmanwakefield.com**

**Classroom Style Training and Meeting Room**



**Executive Boardroom**



**Jim Mosby, CCIM, SIOR**  
Executive Managing Director  
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**DJ Fuchs**  
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[cushmanwakefield.com](http://cushmanwakefield.com)

New Ownership:

**FULCRUM**  
ASSET ADVISORS LLC.



CUSHMAN & WAKEFIELD

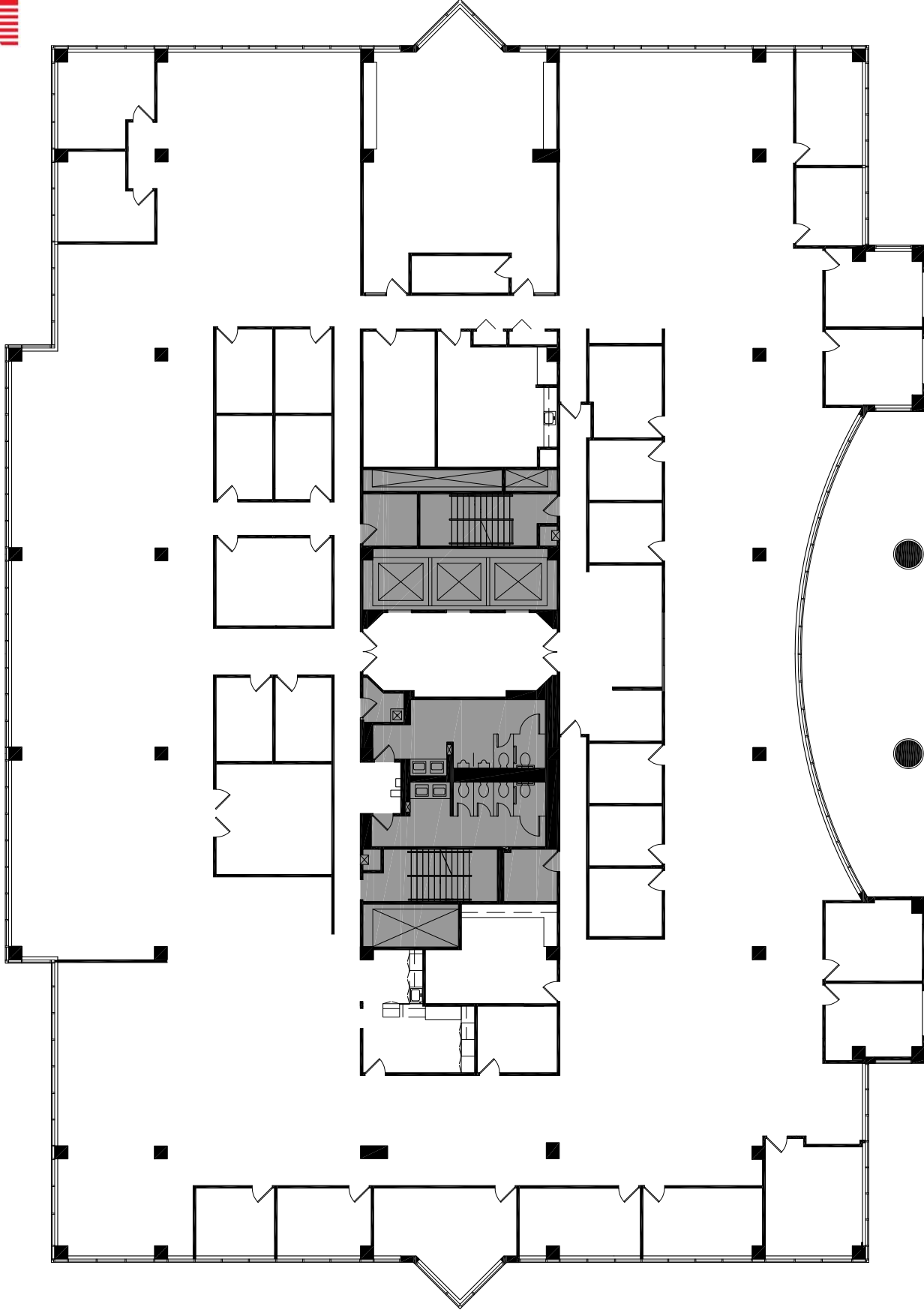
7700 Forsyth Blvd, Suite 1210  
St. Louis, MO 63105  
P: 314.862.7030

# WEST PARK II

12647 Olive Boulevard  
St. Louis, Missouri 63141

09.16.15

**nehringdesign**  
architecture + interiors  
8707 Big Bend Blvd. | St. Louis, mo 63119 | 314.922.0660



**SUITE 400**  
23,159 RSF

NOTE: SQUARE FOOTAGES PROVIDED BY LANDLORD  
AND HAVE NOT BEEN VERIFIED BY NEHRING DESIGN.

**FOURTH FLOOR PLAN**

SCALE: NOT TO SCALE





Location: **Fern Ridge Executive  
Central County Cluster  
I-270/Olive Blvd Submarket  
St. Louis County  
Saint Louis, MO 63141**

Building Type: **Class B Office**

Status: **Built 1983**

Stories: **3**

RBA: **50,374 SF**

Typical Floor: **16,791 SF**

Total Avail: **29,612 SF**

% Leased: **41.2%**

Developer: -

Management: **Balke Brown Transwestern**

Recorded Owner: **Redus One, LLC**

Expenses: **2015 Tax @ \$3.19/sf**

Parcel Number: **16P-52-0573**

Parking: **11 free Covered Spaces are available; 172 free Surface Spaces are available; Ratio of 8.00/1,000 SF**

Amenities: **Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	2,643	5,346	5,346	Withheld	Vacant	5 yrs	Direct
P 1st / Suite 101	4,792	4,792	22,089	Withheld	Vacant	5 yrs	Direct
P 1st / Suite 120	2,703	5,346	5,346	Withheld	Vacant	5 yrs	Direct
E 2nd / Suite 200	8,000 - 17,297	17,297	22,089	Withheld	Vacant	5 yrs	Direct
P 3rd / Suite 302	2,177	2,177	2,177	Withheld	Vacant	5 yrs	Direct



OFFICE FOR LEASE

# Fern Ridge Executive

Office space for lease  
1224 Fern Ridge Pkwy., St. Louis, MO 63141

Your Name Here  
314.621.1414  
BALKE BROWN  
TRANSWESTERN

1224

Office of the Inspector General  
First Financial Title Agency  
of Missouri Inc.

Fern Ridge Executive is part of the Creve Coeur Office Portfolio, a premiere four-building portfolio comprised of over 250,000 square feet of quality office space offering the ultimate flexibility to meet tenant's changing space needs. The Creve Coeur Office Portfolio is under new ownership and management with over \$2.5 Million of planned capital improvements over the next three years!

BALKE BROWN  
TRANSWESTERN®

OFFICE FOR LEASE

## Fern Ridge Executive

Office space for lease  
1224 Fern Ridge Pkwy., St. Louis, MO 63141

2,177 - 24,000 sf available  
Lease Rate: \$14.75 psf, Full Service

### PROPERTY DESCRIPTION

- Up to 24,000 contiguous sf available
- Prominent building signage available
- Institutional ownership and local management
- Three-story atrium lobby
- Recently renovated common areas
- Abundant free parking
- Entire 2nd floor available for full floor tenant
- Convenient access to I-270, Hwy 141 (Woods Mill Rd) & Hwy 364 (Page Extension)
- Variety of retail amenities within walking distance
- Move-in ready suites and turn-key build out available
- Available Suites:
  - Suite 101: 4,792 rsf
  - Suite 105: 1,862 rsf
  - Suite 200: 17,297 rsf
  - Suite 302: 2,177 rsf



**BALKE BROWN**  
**TRANSWESTERN**<sup>®</sup>

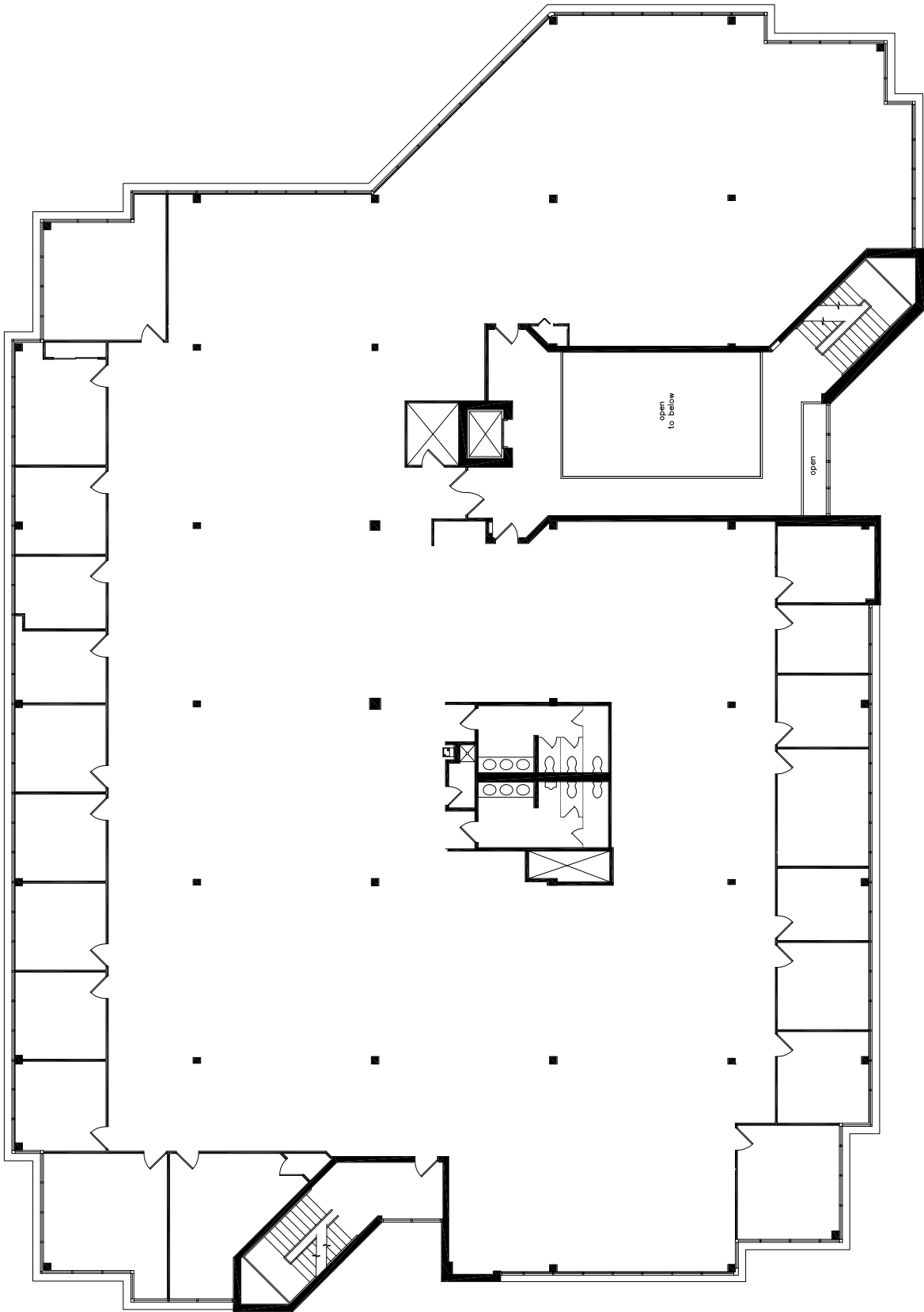
1001 Highlands Plaza Drive West  
Suite 150  
St. Louis, MO 63110  
T: 314.621.1414 | F: 314.802.0802  
www.balkebrown.com

### LEASING INFORMATION

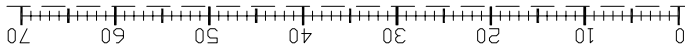
Pam Hinds  
314.802.0803  
phinds@balkebrown.com

Tim Lawlor  
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tlawlor@balkebrown.com

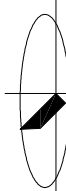
Matt Ruck  
314.880.0425  
mruck@balkebrown.com



SCALE IS FOR THIS PLAN ONLY.



CUT ALONG LINE FOR RULER.



**SECOND FLOOR PLAN**

PROPERTY LEASING & MANAGEMENT:



MARKETING PAGE

**SUITE 200  
17,297 RSF**

1224 FERN RIDGE PARKWAY  
ST. LOUIS, MO 63141



Project # 4914.07  
10.26.11  
05.10.13  
10.02.13  
8780 BIG BEND, SUITE A  
ST. LOUIS, MO 63119  
T: (314) 968-1000  
F: (314) 968-1006  
www.domash.com

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NOTE:  
PLANS ARE SUBJECT TO FIELD  
VERIFICATION.



Location: **Pine View Pointe**  
**Central County Cluster**  
**I-270/Olive Blvd Submarket**  
**St. Louis County**  
**Creve Coeur, MO 63141**

Building Type: **Class B Office**

Status: **Built 1999**

Stories: **3**

RBA: **66,510 SF**

Typical Floor: **22,170 SF**

Total Avail: **35,535 SF**

% Leased: **46.6%**

Developer: **Clayco Inc.**

Management: **Cushman & Wakefield**

Recorded Owner: -

Expenses: **2015 Tax @ \$1.95/sf**

Parcel Number: **16P-61-0696**

Parking: **100 free Covered Spaces are available; 245 free Surface Spaces are available; Ratio of 5.19/1,000 SF**

Amenities: **Controlled Access, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 150	2,356	2,356	2,356	Withheld	Vacant	Negotiable	Direct
E 2nd / Suite 200-205	33,179	33,179	33,179	Withheld	Vacant	Negotiable	Direct



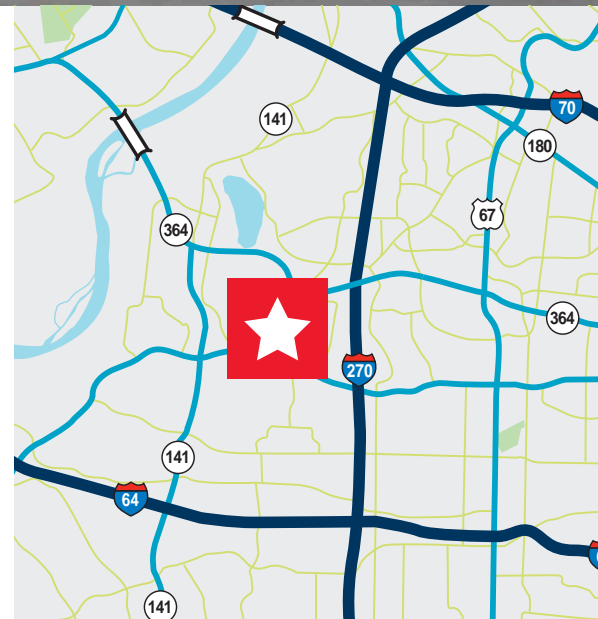
**FULL FLOOR AVAILABLE**



**2,356 - 33,179 SF Office Space**  
**Lease Rate: \$21.00/SF**

### Property Highlights

- Exterior building signage available
- Conveniently located with dozens of dining & shopping amenities within walking distance
- Ample parking: 6/1000, includes 1.35/1000 covered
- Large, open, and efficient floor plate
- Newly completed updates including:
  - Exterior landscaping and parking lot resurfacing
  - Upgraded building lobby finishes & furniture
  - New paint, carpeting & lighting on 2nd floor corridor



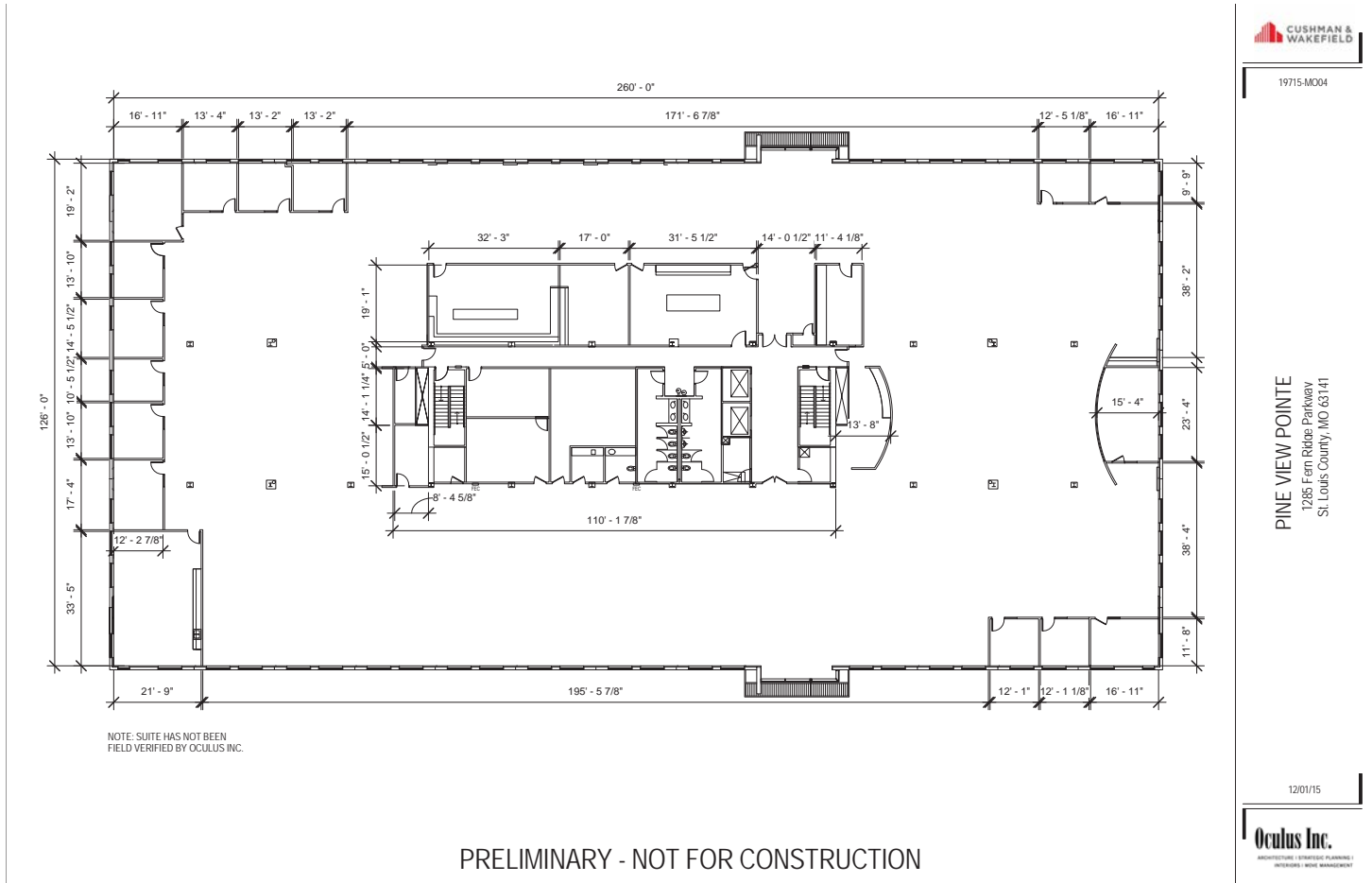
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main +1 314 862 7100  
**cushmanwakefield.com**

**Floor Plan**

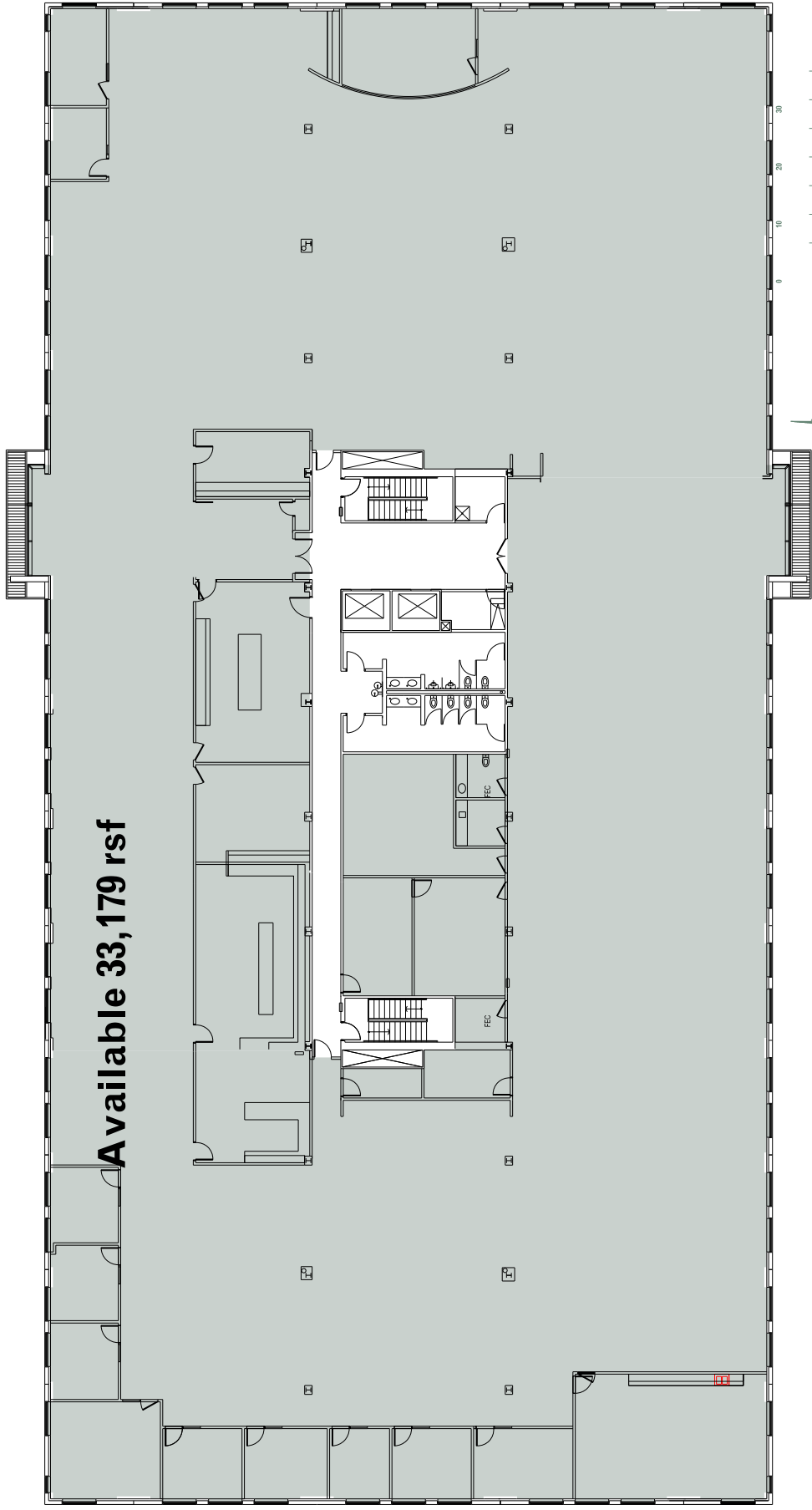


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danielle.grubbs@cushwake.com

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St. Louis, Missouri 63105  
main +1 314 862 7100  
**cushmanwakefield.com**



**Available 33,179 rsf**

Philip V. Kelly, P.E.  
 1235 Fern Ridge Parkway  
 St. Louis County MO 63141

Cassidy Turley  
 7700 Forsyth Boulevard 9th Fl  
 St. Louis MO 63105  
 314-862-7100

Heider Architects  
 15 N. Grand Street, 200  
 St. Louis MO 63119  
 314-968-3200







Location: **Corporate Hill II**  
**West St Louis County Cluster**  
**Manchester/I-270 Submarket**  
**St. Louis County**  
**Des Peres, MO 63131**

Building Type: **Class A Office**

Status: **Built 1984, Renov 2006**

Stories: **3**

RBA: **96,378 SF**

Typical Floor: **32,126 SF**

Total Avail: **18,827 SF**

% Leased: **80.5%**

Developer: **Linclay Corporation**

Management: -

Recorded Owner: **Corporate Hill Associates LLC**

Expenses: **2011 Tax @ \$2.79/sf**

Parcel Number: **220-53-0260**

Parking: **222 Surface Spaces are available; 88 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 300	7,544	7,544	7,544	\$23.00/fs	Vacant	Negotiable	Direct
P 3rd / Suite 305	11,283	11,283	11,283	\$23.00/fs	Vacant	Negotiable	Direct

# FOR LEASE

## Office Space

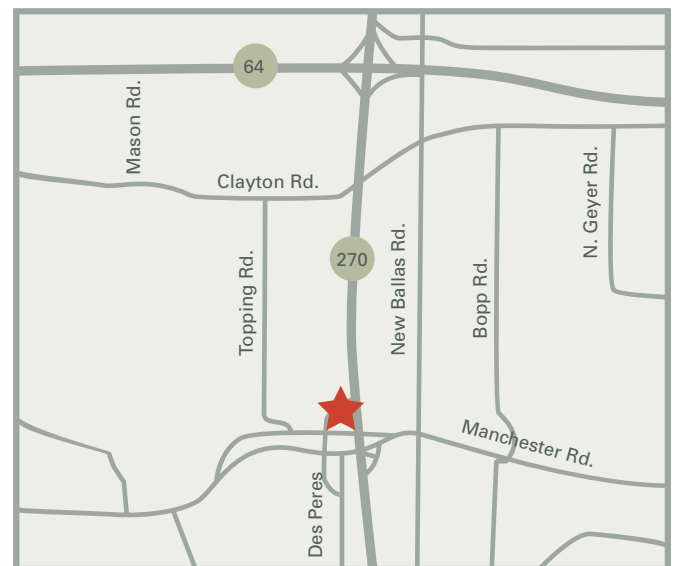


### CORPORATE HILL OFFICE CAMPUS I, II, III

1610-1650 Des Peres Rd / St. Louis, MO 63131

- 289,508 sq. ft of a 3 Building Campus
- Great Headquarters Office Space
- Hwy. 270 Exposure
- Recently Upgraded Common Areas
- Close to Many Amenities
- Card Access Security System
- Newly Constructed Common Training Center & Conference Rooms

► **\$23.00 PSF/ Full Service**



## Contact

Daniel Bamberger: 314-880-7661 / [DBamberger@sangitacapital.com](mailto:DBamberger@sangitacapital.com) / [sangitacapital.com](http://sangitacapital.com)

50 S. Beimston Ave, St. Louis, MO 63105

# FOR LEASE



1610-1650 Des Peres Rd / St. Louis, MO 63131

## Availabilities

### BUILDING I

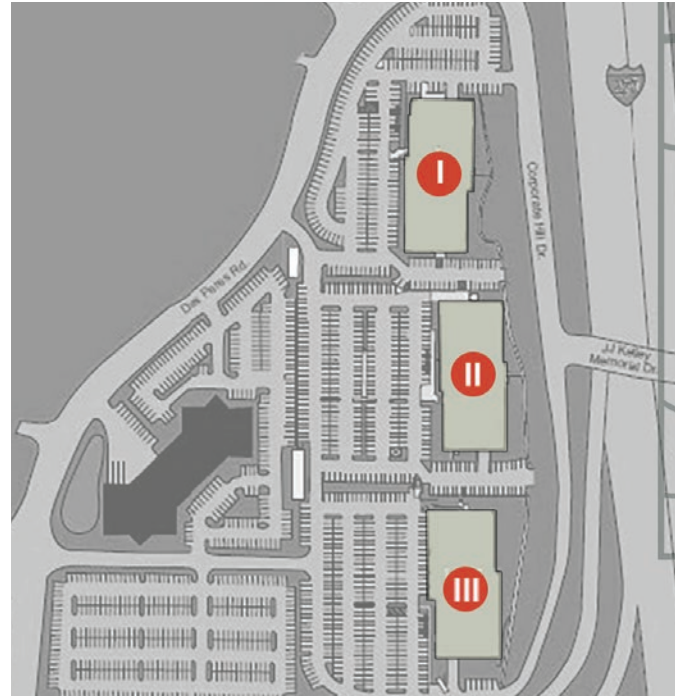
- Suite 200 & 202 ..... 15,189 SF

### BUILDING II

- Suite 305 ..... 11,283 SF

### BUILDING III

- Suite 160 ..... 943 SF
- Suite 205 ..... 3,600 SF
- Suite 210 ..... 1,358 SF
- Suite 320 ..... 6,200 SF
- Suite 350 ..... 1,980 SF
- Suite 360 ..... 3,229 SF
- Suite 370 ..... 2,253 SF
- Suite 373 ..... 1,160 SF



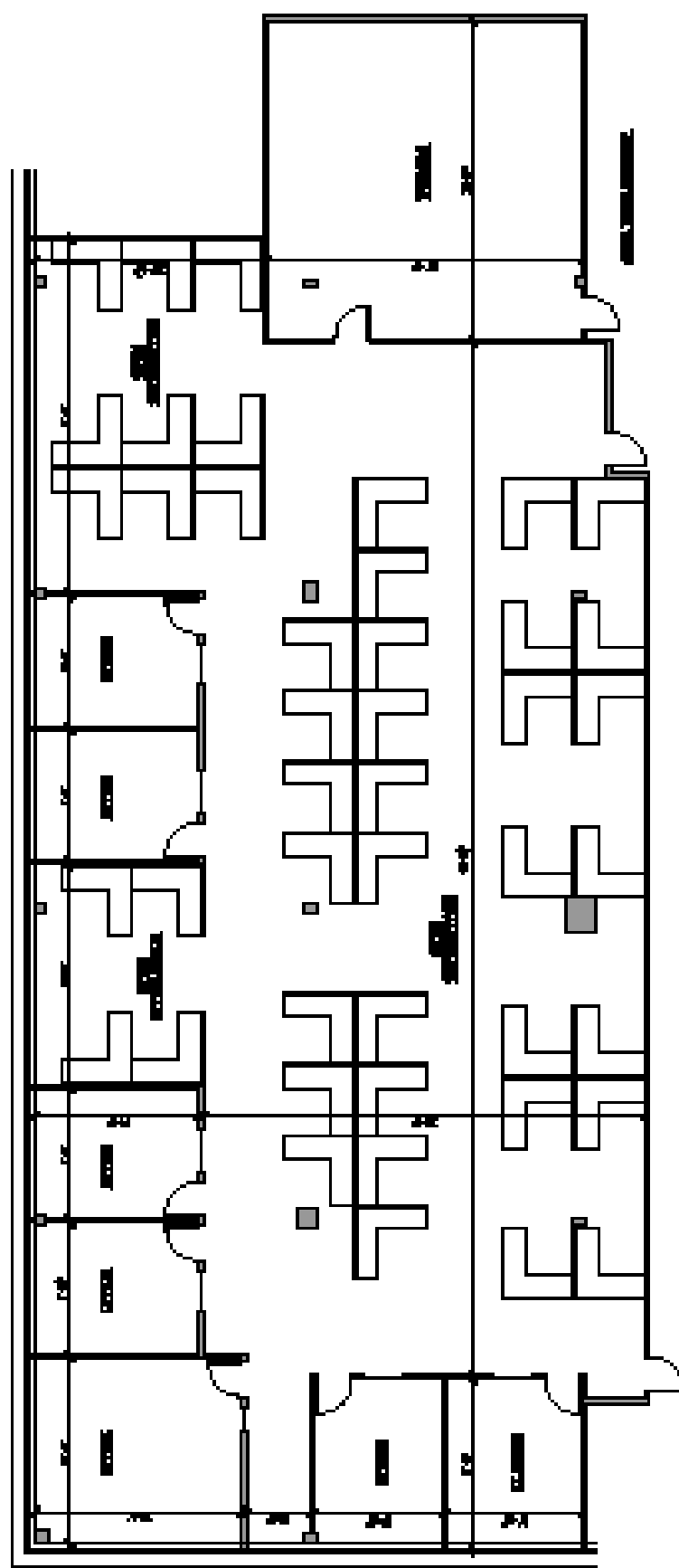
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Daniel Bamberger: 314-880-7661 / [DBamberger@sangitacapital.com](mailto:DBamberger@sangitacapital.com) / [sangitacapital.com](http://sangitacapital.com)

50 S. Beimston Ave, St. Louis, MO 63105

**LEGENDA**

- ▬ MURALLS DE LLIBRE
- ▬ MURALLS DE TALLER DE TREBALLS DE PRÀCTICA
- ▬ MURALLS DE TALLER DE TÈCNIC D'EDIFICI



**PLANTA DE TERCER PIS**

**PLANTA DE QUARTER**

**PLANTA DE SEGON PIS**  
**PLANTA DE PRIMER PIS**  
**PLANTA DE SOTERRANI**

