

# HUTKIN




DEVELOPMENT COMPANY

HUTKIN DEVELOPMENT COMPANY  
 10829 Olive Boulevard  
 Suite 200  
 St. Louis, MO 63141

Telephone 314.872.9140  
 FAX 314.872.9001

Visit our website:

## WESTPORT OFFICE/WAREHOUSE PROPERTIES

SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
1,500 SF 1,500 SF	310-324 Fee Fee Road St. Louis, MO 63043 	LEASE	\$950/month, MG to \$1,100/month, MG	<ul style="list-style-type: none"> <li>- Lower level Fee Fee Dorsett Center</li> <li>- Located at the corner of Dorsett and Fee Fee Roads</li> <li>- 100% air conditioned</li> <li>- Grade level drive-in door</li> </ul>	Bo Keefer 314-973-1242
2,470 SF 2,714 SF 5,105 SF 5,118 SF	64-138 Weldon Parkway St. Louis, MO 63043 	LEASE	\$6.25 psf, MG to \$6.75 psf, MG	<ul style="list-style-type: none"> <li>- Located in the WP-5 complex</li> <li>- 16' ceiling height</li> <li>- All suites have at least one dock</li> <li>- 15% to 85% office finish</li> </ul>	Bo Keefer 314-973-1242
1,080 SF  4,800 SF	2505 Metro Court Maryland Heights, MO 63043 	LEASE	\$8.25 psf, MG  \$6.50 psf, MG	<ul style="list-style-type: none"> <li>- <b>Unit J</b> <ul style="list-style-type: none"> <li>- 100% office</li> <li>- 3 private offices, open area</li> </ul> </li> <li>- <b>Unit A &amp; B</b> <ul style="list-style-type: none"> <li>- 30% office</li> <li>- 100% HVAC</li> <li>- Dock-high &amp; van-high loading</li> </ul> </li> </ul>	Bo Keefer 314-973-1242

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4,558 SF	221-239 Millwell Drive St. Louis, MO 63043 	LEASE	\$7.25 psf, MG	<ul style="list-style-type: none"> <li>- <b><u>227 Millwell</u></b></li> <li>- 40% office finish</li> <li>- 1 dock-high door</li> <li>- 16' ceiling heights</li> </ul>	Brad Eisel 314-800-6654  Ryan Carlie 314-496-4887
6,222 SF 6,568 SF 9,415 SF 12,790 SF	1849-1897 Craig Road Maryland Heights, MO 63043 	LEASE	\$5.75 psf, MG \$6.25 psf, MG \$5.25 psf, MG	<ul style="list-style-type: none"> <li>- 16' ceiling heights in warehouse</li> <li>- Drive in &amp; dock high loading</li> <li>- 14% - 30% office finish</li> <li>- Can combine two suites to obtain 12,790 psf</li> </ul>	Ryan Carlie 314-496-4887  Brad Eisel 314-800-6654
2,148 SF	2112-2118 Schuetz Road Maryland Heights, MO 63043 	LEASE	\$5.95 psf, NNN	<ul style="list-style-type: none"> <li>- <b><u>2114 Schuetz Road</u></b></li> <li>- 2,184 SF</li> <li>- 35% office finish</li> <li>- 14' ceiling height</li> </ul>	Brad Eisel 314-800-6654  Ryan Carlie 314-496-4887

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3,305 SF	2330 - 2344 Weldon Parkway 800-816 Fee Fee Road Maryland Heights, MO 63043	LEASE	\$6.50 psf, MG	– <b><u>2342 Weldon</u></b> – 30% office finish – 1 drive-in door	Brad Eisel 314-800-6654
3,223 SF			\$6.50 psf, MG	– <b><u>2338 Weldon</u></b> – 30% office finish – 1 drive-in door	Ryan Carlie 314-496-4887
4,500 SF			\$6.75 psf, MG	– <b><u>816 Fee Fee</u></b> – 45% office finish – 1 dock high loading – 15' ceiling height	
5,972 SF		2345-91 Grissom Drive Maryland Heights, MO 63043	LEASE	\$6.25 psf, MG	– <b><u>2369 Grissom</u></b> – 15% office finish – 2 drive-in doors
2,795 SF			\$6.50 psf, MG	– <b><u>2359 Grissom</u></b> – 30% office finish – Double man door loading – Located at the corner of Fee Fee and Grissom with easy access to I-270 and Page Ave.	Ryan Carlie 314-496-4887
2,580 SF 5,160 SF 7,740 SF		93-107 Weldon Parkway St. Louis, MO 63043	LEASE	\$6.75 psf, MG	– 20% & 30% office – Dock & Drive-in loading – Convenient Westport location – Great visibility on Weldon Parkway – 16' ceiling height

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2,569 SF	10 Kimler St. Louis, MO 63043	LEASE	\$6.75 psf, MG	<ul style="list-style-type: none"> <li>- <b><u>UNIT B</u></b> <ul style="list-style-type: none"> <li>- 50% office finish</li> <li>- Dock loading</li> </ul> </li> </ul>	Bo Keefer 314-973-1242
2,582 SF			\$6.75 psf, MG	<ul style="list-style-type: none"> <li>- <b><u>UNIT C</u></b> <ul style="list-style-type: none"> <li>- 80% office finish</li> <li>- Convenient Westport location</li> </ul> </li> </ul>	
2,565 SF			\$6.75 psf, MG	<ul style="list-style-type: none"> <li>- <b><u>UNITS D</u></b> <ul style="list-style-type: none"> <li>- 30% office finish</li> <li>- Dock loading</li> </ul> </li> <li>- Combine units for 7,716 SF</li> </ul>	
1,900 SF		11832 - 11876 Dorsett Road St. Louis, MO 63043	LEASE	\$1,100/mo, MG	<ul style="list-style-type: none"> <li>- <b><u>11854 Dorsett Road</u></b> <ul style="list-style-type: none"> <li>- 50% office finish</li> <li>- Loading dock</li> </ul> </li> </ul>
1,900 SF			\$950/mo, MG	<ul style="list-style-type: none"> <li>- <b><u>11832 Dorsett Road</u></b> <ul style="list-style-type: none"> <li>- 20% office finish</li> <li>- Grade-level Loading</li> </ul> </li> </ul>	
1,900 SF			\$1,050/mo, MG	<ul style="list-style-type: none"> <li>- <b><u>11872 Dorsett Road</u></b> <ul style="list-style-type: none"> <li>- 30% office finish</li> <li>- Dock-high loading</li> </ul> </li> <li>- Located between I-270 and Schuetz Road on Dorsett</li> </ul>	
6,875 SF	1322 - 1328 Ashby Road St. Louis, MO 63132	LEASE	\$5.50 psf, MG	<ul style="list-style-type: none"> <li>- 20% office finish</li> <li>- 1 ramped drive-in and 1 dock</li> <li>- 16' ceilings</li> <li>- Visibility at signalized intersection</li> </ul>	Bo Keefer 314-973-1242
					

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SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
1,250 SF To 2,500 SF	342 - 394 Fee Fee Road St. Louis, MO 63132 	LEASE	\$675/month, MG	<ul style="list-style-type: none"> <li>- Units may be combined</li> <li>- Easy access to Dorsett Road and I-270</li> <li>- Located at the intersection of Dorsett Road and Fee Fee Road</li> </ul>	Bo Keefer 314-973-1242
2,527 SF	135 - 143 Weldon Parkway St. Louis, MO 63043 	LEASE	\$6.75 psf, MG	<ul style="list-style-type: none"> <li>- Excellent parking</li> <li>- Convenient Westport location</li> <li>- Great visibility on Weldon Parkway</li> <li>- 20% Office</li> <li>- Dock loading</li> </ul>	Bo Keefer 314-973-1242
2,706 SF	12140 - 12166 Lackland Road St. Louis, MO 63146 	LEASE	\$6.50 psf, MG	<ul style="list-style-type: none"> <li>- 25% office</li> <li>- 1 dock-high door</li> <li>- Floor drains in the warehouse</li> <li>- 16' ceiling height</li> <li>- Upscale office/warehouse building</li> </ul>	Ryan Carlie 314-496-4887  Brad Eisel 314-800-6654

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5,115 SF	1968 Craig Road Maryland Heights, MO 63046 	LEASE	\$6.75 psf, MG (w/30% BTS Office)	<ul style="list-style-type: none"> <li>- Craig Road visibility</li> <li>- End cap space</li> <li>- 1 Dock-high loading</li> <li>- BTS office with 100%HVAC and 2 restrooms</li> </ul>	Bo Keefer 314-973-1242  Brad Eisel 314-800-6654  Ryan Carlie 314-496-4887

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SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
1,680 SF	221 - 249 Old Meramec Station Manchester, MO 63021	LEASE	\$950/month, MG	- <b><u>221 Old Meramec Station</u></b> - 14% office finish - Dock-high loading	Brad Eisel 314-800-6654
1,680 SF			\$1,100/month, MG	- <b><u>233 Old Meramec Station</u></b> - 100% office finish - 2.1/1,000 parking ratio	Ryan Carlie 314-496-4887
1,680 SF			\$1,050/month, MG	- <b><u>229 Old Meramec Station</u></b> - 25% office finish - Dock-high door	
4,500 SF		8228 - 8273 Brentwood Ind. Dr. Brentwood, MO 63144	LEASE	\$6.00 psf, NNN	- <b><u>8252 Brentwood Ind. Dr.</u></b> - 50% office finish
4,500 SF			\$4.25 psf, NNN	- <b><u>8255 Brentwood Ind. Dr.</u></b> - 18% office finish - Dock loading - 16' ceiling heights - Good truck access	
5,381 SF		4061-4073 Wedgeway Court St. Louis, MO 63045	LEASE	\$5.35 psf, NNN	- <b><u>4071 Wedgeway</u></b> - 30% office finish - Dock and drive-in loading
7,384 SF			\$4.10 psf, NNN	- <b><u>4061 Wedgeway</u></b> - 10% office finish - 2 loading docks and 1 drive-in - 16' ceiling height - Ample parking - Easy access to I-70/I-270/I370	

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5,500 SF	1801 - 1839 Belt Way Drive Overland, MO 63114	LEASE	\$5.75 psf, NNN	<ul style="list-style-type: none"> <li>- <b><u>1801 Belt Way Drive</u></b></li> <li>- 50% office finish</li> <li>- 1 dock high door</li> <li>- <i>Can be combined with 1803 for 10,060 SF</i></li> </ul>	Brad Eisel 314-800-6654
4,560 SF			\$5.25 psf, NNN	<ul style="list-style-type: none"> <li>- <b><u>1803 Belt Way Drive</u></b></li> <li>- 20% office finish</li> <li>- 1 dock-high door</li> <li>- <i>Can be combined with 1801 for 10,060 SF</i></li> </ul>	Ryan Carlie 314-496-4887
4,386 SF			\$7.75 psf, NNN	<ul style="list-style-type: none"> <li>- <b><u>1837 Belt Way Drive</u></b></li> <li>- 100% office finish</li> <li>- <i>Office can be converted to warehouse with drive-in</i></li> <li>- <i>Can be combined with 1839 for 7,949 SF</i></li> </ul>	
3,563 SF			\$7.75 psf, NNN	<ul style="list-style-type: none"> <li>- <b><u>1839 Belt Way Drive</u></b></li> <li>- 90% office finish</li> <li>- 1 drive-in door</li> <li>- <i>Can be combined with 1835 for 7,949 SF</i></li> <li>- 14' ceiling height</li> <li>- I-170 visibility</li> </ul>	