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Current Inventory Summary - January 2012

OFFICE / WAREHOUSE / SERVICE				
	12,790 SF	1871-1873 Craig Road	\$4.75 /SF Modified Gross	30% Office; 17' ceilings; 1 dock and 1 drive-in loading
	3,803 - 10,899 SF	1839 Belt Way Drive	\$7.75 /SF NNN	90% Office - can be reduced; 1 Drive-in door
	5,105 , 5,118 or 10,223 SF	128-134 Weldon Parkway	\$6.75 /SF Modified Gross	50% Office; 14' Ceilings; Dock-high and drive-in loading
	9,415 SF	1965 Craig Road	\$5.25 /SF Modified Gross	14% Office; 17' Ceilings; 1 Dock-High Loading
	7,740 SF	93 Weldon Parkway	\$6.75 /SF Modified Gross	30% Office; 2 van-high docks, 1 van-high man door and 1 dock high loading
	2,527 SF	139 Weldon Parkway	\$6.75 /SF Modified Gross	20% Office; 1 Dock Loading; Excellent Parking
	7,094 SF	1835 Belt Way Drive	\$7.75 /SF NNN	90% Office - can be reduced; 3 Drive-in doors
	6,875 SF	1324 Ashby Road	\$5.50 /SF Modified Gross	20% Office; 16' Ceilings; 1 ramped drive in and 1 dock loading
	6,568 SF	1873 Craig Road	\$6.25 /SF Modified Gross	30% Office; 17' Ceiling; Grade-level Drive-in
	6,222 SF	1871 Craig Road	\$5.75 /SF Modified Gross	30% office finish, 17' Ceiling; Dock-High Loading
	5,972 SF	2369 Grissom Drive	\$6.25 /SF Modified Gross	15% Office; 2 Drive-in Doors
	5,500 SF	1801 Belt Way Drive	\$5.75 /SF NNN	50% Office; 14' Ceilings; 1 Dock-High Loading; Can combine with 1903 for 10,060 SF
	5,400 SF	8564 Brentwood Industrial Drive	\$5.25 /SF NNN	30% Office; 16' Ceilings; 1 dock-high and 1 grade level loading
	5,160 SF	107 Weldon Parkway	\$6.75 /SF Modified Gross	20% office; 100% HVAC, Heavy Electric; 1 Drive-in & Dock Loading
	2,470 , 2,635 or 5,105 SF	112-114 Weldon Parkway	\$6.75 /SF Modified Gross	50% Office; 100% HVAC; 16' Ceilings; 2 Docks; Divide to 2,470 & 2,635 SF
<i>New!</i>	4,937 SF	1968 Craig Road	\$6.75 /SF Modified Gross	Divisible to 2,550 & 2,387 SF; 30% BTS Office; 1 Dock-high Door; End cap space
	4,800 SF	2505 Metro Blvd, Unit A/B	\$6.50 /SF Modified Gross	30% Office; 100% HVAC; Dock-high and van-high loading
	4,596 SF	816 Fee Fee	\$6.75 /SF Modified Gross	45% Office; 15' Ceilings; Dock high loading; 100% HVAC
<i>New!</i>	4,560 SF	1803 Belt Way Drive	\$5.25 /SF NNN	20% Office; 1 Dock -high door; can combine with 1801 for 10,060 SF
	4,558 SF	227 Milwell Drive	\$7.25 /SF Modified Gross	40% Office; 16' Ceilings; 1 Dock-high door
	4,500 SF	8255 Brentwood Industrial Drive	\$4.25 /SF NNN	18% Office; 2 restrooms, 2 private offices and open bullpen; 16' Ceiling; Dock Loading
	4,500 SF	8252 Brentwood Industrial Drive	\$5.50 /SF NNN	50% Office; 16' Ceiling; Dock Loading
<i>New!</i>	4,033 SF	53 Millwell Court	\$6.50 /SF Modified Gross	End ccap space in Westport; 35% Office; 16' Ceiling; 1 Grade-level and 2 Dock-high Doors
	3,305 SF	2342 Weldon Parkway	\$6.50 /SF Modified Gross	30% Office; 1 Drive-in door; 2 Restrooms; combine with 2338 for 6,528 SF
	3,223 SF	2338 Weldon Parkway	\$6.50 /SF Modified Gross	30% Office; 1 Drive-in door; 2 Restrooms; combine with 2342 for 6,528 SF
	2,795 SF	2359 Grissom	\$6.50 /SF Modified Gross	Double man door loading
<i>New!</i>	2,706 SF	12156 Lackland Road	\$6.50 /SF Modified Gross	25% Office Finish; 1 Dock High Loading; Floor drains in warehouse
	2,588 SF	135 B Weldon Parkway	\$6.75 /SF Modified Gross	50% Office Finish; Ramped dock loading
	2,582 SF	10 Kimler, Suite C	\$6.75 /SF Modified Gross	80% Office; Dock High Loading; 16' Ceiling; <i>Combine with Ste D - 5,147 SF</i>
	2,580 SF	99 Weldon Parkway	\$6.75 /SF Modified Gross	25% Office; 1 Drive-In Loading; 16' Ceiling
	2,565 SF	10 Kimler, Suite D	\$6.75 /SF Modified Gross	30% Office; Dock Loading; 16' Ceilings; <i>Combine with Ste C - 5,147 SF</i>
	2,507 SF	12164 Lackland Road	\$7.25 /SF Modified Gross	60% Office Finish; 1 Drive-in Loading
	2,470 SF	82 Weldon Parkway	\$6.75 /SF Modified Gross	25% Office; Dock Loading; 16' Ceilings
	2,470 SF	70 Weldon Parkway	\$6.75 /SF Modified Gross	30% Office; Dock Loading; 16' Ceilings
	2,184 SF	2114 Schuetz Road	\$5.95 /SF NNN	35% Office - 3 Offices; 14' Ceilings; Drive-In Door
	1,900 SF	11832 Dorsett Road	\$950.00 /month Modified Gross	20% Office; Grade-level Drive-in Loading; 12' Ceilings; Ample Parking
	1,900 SF	11854 Dorsett Road	\$1,100.00 /month Modified Gross	50% Office; Loading Dock; 12' Ceilings; Ample Parking
	1,900 SF	11872 Dorsett Road	\$1,050.00 /month Modified Gross	30% Office; Loading Dock; 12' Ceilings; Ample Parking
	1,680 SF	221 Old Meramec Station Road	\$950.00 /month Modified Gross	14% Office, Dock-high loading; 2.1/1,000 parking
	1,680 SF	229 Old Meramec Station Road	\$1,000.00 /month Modified Gross	25% Office, Dock-high Door; 2.1/1,000 parking
	1,680 SF	233 Old Meramec Station Road	\$1,100.00 /month Modified Gross	100% Office, Multiple offices & conference room
	1,500 SF	324 Fee Fee Road	\$1,100.00 /month Modified Gross	90% Office; 100% HVAC; 1 Drive-In Door
	1,500 SF	320 Fee Fee Road	\$950.00 /month Modified Gross	Two Offices; 100% HVAC; 1 Drive-In Door
	1,250 SF	390 Fee Fee Road	\$675.00 /month Modified Gross	10% Office; 1 Dock-high Loading; Easy access to Hwy 270
	1,250 SF	386 Fee Fee Road	\$675.00 /month Modified Gross	10% Office; 1 Drive-in Loading; Easy access to Hwy 270
	1,250 SF	392 Fee Fee Road	\$675.00 /month Modified Gross	20% Office; 1 Drive-in Loading; Easy access to Hwy 270
	1,250 SF	350 Fee Fee Road	\$675.00 /month Modified Gross	10% Office; 1 Dock Loading; Easy access to Hwy 270
RETAIL				
	20,300 - 57,546 SF	1310 Big Bend Square	\$8.00 /SF, NNN	Will Divide; Affluent West County location; Former Grocery Store; OUTLOTS available
	8,000 SF	14557 Manchester Road	\$7.00 /SF, NNN	Manchester Road 1/4 mile west of Baxter; 7.5/1,000 Parking
	1,500 - 6,000 SF	14830 Clayton Road	\$16.50 /SF, NNN	Can be divided to 1,500, 3,000, 4,500 or 6,000 sf; High visibily retail center; Great Demographics
	675 - 4,375 SF	14560 Manchester Road, #33	\$5.00 - \$7.00/SF, NNN	Lower Level Office/Retail Suite
	4,240 SF	90 Clarkson Wilson	\$19.00 /SF, NNN	Great tenant mix; Excellent demographics; 42,530 VPD
	3,021 SF	1340 Big bend Blvd	\$15.75 /SF, NNN	Located Big Bend & Hwy 141; Great tenant mix; 35,000 VPD
	1,200 , 2,400 OR 3,600 SF	2392-94-98 Highway K	\$16.00 /SF, NNN	35,000 VPD; Great demogrphics & visibility
	3,600 SF	11974 Dorsett Road	\$10.50 /SF, NNN	100% HVAC; Dock & Van-high loading
<i>New!</i>	3,153 SF	14367 Manchester Road	\$10.00 /SF, NNN	High visibility on Manchester Rd; Parking ratio = 4.7:1,000
	2,800 SF	14842 W Clayton Road	\$16.50 /SF, NNN	Clayton Rd Frontage; Anchored by Lester's & MERS Goodwill; Great demographics
	2,545 SF	14361 - 63 Manchester	\$10.00 /SF, NNN	Former SOKA; Retail with storage
	2,400 SF	11654-56 Dorsett Road	\$11.00 /SF, NNN	Excellent Visibility; 25,000 cars daily
	1,170 - 2,340 SF	1083-1085 S Woods Mill Road	\$17.50 /SF, NNN	7.4/1000 Parking; Strong Demographics; 53,400 VPD
	2,243 SF	117 Baxter Road	\$14.00 /SF, NNN	At signalized intersection, Great demographics; Medical Space
	2,094 SF	119 Baxter Road	\$14.00 /SF, NNN	At signalized intersection, Great demographics; Medical Space
	1,993 SF	1951-55 Schuetz Road	\$11.00 /SF, NNN	Excellent Visibility; Newly Renovated Center
	1,560 SF	711 N New Ballas Road	\$18.00 /SF, NNN	Located in the 'Heart of Creve Coeur', one block south of Olive Blvd
	1,440 - 2,800 SF	14560 Manchester Road #4 & #5	\$13.75 /SF, NNN	Former Weight Watchers (1,440 SF) & Cleaners (1,400 SF); 42,410 cars per day
<i>New!</i>	1,414 SF	14349 Manchester Road	\$10.00 /SF, NNN	5-6 Offices with Reception area; Parking ratio 4.7:1,000
	1,410 SF	14756 W Clayton Road	\$14.50 /SF, NNN	Clayton Road frontage, New Monument Sign; Former restaurant w/ hood in place
	1,400 SF	1680 Old Gravois Road	\$10.00 /SF, NNN	Excellent Parking; Signage on Gravois Road
	1,400 SF	1682 Old Gravois Road	\$10.00 /SF, NNN	Excellent Parking; Signage on Gravois Road
	1,300 SF	7805 Clayton Road	\$15.00 /SF, NNN	Prime retail or professional office with excellent visibilty
	1,273 SF	48 Clarkson Wilson Center	\$19.00 /SF, NNN	Great tenant mix; Excellent demographics; 42,530 VPD
	1,250 SF	14866 Clayton Road	\$18.00 /SF, NNN	End cap with hig visibility; Southeast corner of Clayton & Baxter Roads
	1,200 SF	11644 Dorsett Road	\$11.00 /SF, NNN	Excellent Visibility; 25,000 cars daily
	1,100 SF	1905 Schuetz Road	\$9.00 /SF, NNN	Excellent visibility; 2 blocks south of Page Ave on Schuetz Rd
	1,000 SF	9838 Clayton Road	\$30.00 /SF, NNN	13,000+ VPD; Affluent retail center; Easy ingress and egress
	1,000 SF	1594 Old Gravois Road	\$7.00 /SF, NNN	Excellent Parking; Signage on Gravois Road
	1,000 SF	1598 Old Gravois Road	\$7.00 /SF, NNN	Excellent Parking; Signage on Gravois Road
	832 SF	1925 Schuetz Road	\$10.00 /SF, NNN	Excellent visibility; 2 blocks south of Page Ave on Schuetz Rd
	800 SF	376 Mid Rivers Mall Dr	\$13.00 /SF, NNN	Excel. visibility & access; Located at Mexico Rd and Mid Rivers Mall Dr
	800 SF	2386 & 2376 Highway K	\$12.00 /SF, NNN	Back office retail with Monument Signage, Traffic count: 35,000 VPD
	640 SF	1943 Schuetz Road	\$10.00 /SF, NNN	Excellent visibility; 2 blocks south of Page Ave on Schuetz Rd
OFFICE SPACE				
	6,121 SF	2222 Schuetz Road, Ste 200	\$16.00 /SF, Full service	2nd Floor Office; Private Offices along window line, Kitchenette; Building Signage
	3,103 SF	11861 Westline Ind Dr, Ste 200	\$14.50 /SF, Full service	Westport Location; Ample Parking
	2,844 SF	11861 Westline, Ste 600	\$14.50 /SF, Full service	Convenient Westport location, 5 private offices; 2 Conf. rooms
	2,812 SF	1561 N Warson Road	\$7.25 /SF Modified Gross	100% HVAC; 35' x 25' Storage Area
	2,688 SF	1859 Craig Road	\$7.50 /SF Modified Gross	Great Showroom / Office space; Access to shared loading dock
	2,634 SF	11861 Westline Ind Dr, Ste 850	\$14.50 /SF, Full service	Interstate access! Great glassline, large open area
	2,496 SF	2222 Schuetz Road, Suite 121	\$16.00 /SF, Full Service	Corner space, first floor off lobby, 1st bldg at Page and Schuetz
	2,220 SF	11861 Westline Ind Dr, Ste 690	\$14.50 /SF, Full service	Convenient Westport location, two private offices!
	2,175 SF	11861 Westline Ind. Dr., Ste 300	\$14.50 /SF, Full service	Convenient Westport location, two private offices!
<i>New!</i>	2,005 SF	2088 Craigshire	\$9.50 /SF Modified Gross	End Cap; 5 private offices, kitchenette, reception area
	1,825 SF	11860 Lackland Road	\$8.75 /SF Modified Gross	Open Spce, several private offices and reception area; Visibility from Lackland and Concourse
	1,796 SF	1567 N Warson Road	\$7.25 /SF Modified Gross	100% HVAC; 1 office, showroom & 20'x20' storage area
<i>New!</i>	1,543 SF	12148 Lackland Road	\$9.50 /SF Modified Gross	End Cap; 2 private offices, storage and open bull pen area; Access to shared loading dock
	1,536 SF	11861 Westline Industrial, Ste 680	\$14.50 /SF, Full Service	Westport Location; Ample Parking
	1,426 SF	11683 Lackland Road	\$7.50 /SF NNN	2 private offices; Large, open bullpen / conference room
	630 - 1,310 SF	14824 Clayton Road, Ste 17, 21 & 22	\$11.00 /SF, Plus Electric	Lower level Office/Retail suite; Great for Medical or Professional user
	1,299 SF	2222 Schuetz, Ste. 205	\$16.00 /SF, Full Service	2nd Floor Office; 2 Private Offices; Open area along Window Line, cubes in place
	1080 SF	2505 Metro Blvd, Unit J	\$8.25 /SF Modified Gross	3 Private offices; Ample Parking
	825 SF	2222 Schuetz Road, Suite 204	\$1,100.00 /month, Full service	Second Floor Suite; 6:1,000 parking
	704 SF	443 N New Ballas, Unit 231	\$1,100.00 /month + utilities	2nd floor Office/Medical space; Signalized Access
	665 SF	11861 Westline Industrial, Ste 100	\$14.50 /SF, Full Service	Westport Location; Ample Parking
	470 SF	2222 Schuetz, Ste 103	\$627.00 /month, Full service	1st Floor Office Space; 6:1,000 Parking
FOR SALE				
	6,700 SF	1600 N. Warson Road	\$499,900.00	Free Standing, Two Story Office Building ideal for Owner / User
	4,632 SF	9147 Watson Road	\$599,000.00	Watson Road visibility with 30,845 VPD