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Current Inventory Summary - March 2010

OFFICE / WAREHOUSE / SERVICE

13,134 SF	1283 Research Blvd.	\$4.00 /SF, NNN	45% Office; 14' Ceilings; 3 dock high doors
10,700 SF	13601 Lakefront Drive	\$8.90 /SF + CAM	80% Office; 16' Ceilings; 4/1,000 parking; Dock Loading
10,132 SF	1328 Ashby Road	\$7.00 /SF + CAM	95% Office; 16' Ceilings; Two Docks
2,588 , 5,238, or 7,826 SF	135 Weldon Parkway, Units A & B	\$7.75 /SF + CAM	50% - 70% Office; 2 Docks, 1 Ramped Dock Loading; Excellent Parking
6,689 SF	1875 Craig Road	\$6.00 /SF + CAM	20% Office; 16' Ceilings, Grade Level Drive-in Loading.
6,683 SF	225 Millwell Drive	\$7.50 /SF + CAM	75% Office; 16' Ceilings; 2 Dock-high Doors
6,635 SF	2505 Metro Boulevard, I	\$5.75 /SF + CAM	16' Ceilings; One Office w/Showroom; Dock-high Platform
6,441 SF	1873 Craig Road	\$6.75 /SF + CAM	30% Office; 16' Ceiling; Grade-level Drive-in
6,440 SF	1871 Craig Road	\$6.75 /SF + CAM	30% office finish, 16' Ceiling; Dock-High Loading
6,250 SF	2330 Weldon Parkway	\$5.95 /SF + CAM	20% Office; 2 Drive-in doors; 100% HVAC; 12' Ceilings
3,010 -6,120 SF	1815 Belt Way Drive	\$7.75 /SF + CAM	20% Office Finish; 3 Dock Doors; 14' Ceilings; 100% HVAC
5,972 SF	2369 Grissom Drive	\$5.95 /SF + CAM	15% Office; 12' Ceilings; 2 Drive-in doors
5,105 SF	128 Weldon Parkway	\$7.50 /SF + CAM	50% Office; 2 Docks, 100% HVAC; 16' Ceilings
5,381 SF	4071 Wedgeway Court	\$7.50 /SF + CAM	30% Office; 100% HVAC; dock and drive-in loading, Heavy Electric
5,118 SF	132-134 Weldon Parkway	\$8.50 /SF + CAM	14' Ceilings; 45% Office; 2 Loading Docks
5,094 SF	814 Fee Fee	\$5.95 /SF + CAM	20% Office; 15' Ceilings; 1 Dock loading; 1 Drive-in door
5,000 SF	8216 Brentwood Industrial Park	\$5.00 /SF + CAM	16' Ceilings; 40% Office; Dock Loading
4,940 SF	102-104 Weldon Parkway	\$7.50 /SF + CAM	20% Office Build Out; 100% HVAC; 16' Ceilings
4,596 SF	816 Fee Fee	\$6.50 /SF + CAM	45% Office; 15' Ceilings; 1 Dock loading; 100% HVAC
4,558 SF	233 Millwell Drive	\$8.75 /SF + CAM	100% Office; 100% HVAC
4,500 SF	8220 Brentwood Ind Park	\$5.00 /SF + CAM	15% office; Dock Loading; 16' Ceiling
4,500 SF	8269 Brentwood Industrial Dr	\$7.25 /SF + CAM	30% Office; 16' Ceilings; Dock Loading
4,400 SF	231 Millwell Drive	\$8.00 /SF + CAM	75% Office, Lab Area, 16' Ceilings; Drive in Door.
4,150 SF	8148-52 Brentwood Industrial Park	\$5.00 /SF + CAM	30% Office Finish; 14' Ceilings; Dock & Drive-Up Loading
3,671 SF	1887 Craig Road	\$7.75 /SF + CAM	70% Office; 16' Ceiling; Dock High Loading
2,941 SF	2385 Grissom Drive	\$6.75 /SF + CAM	70% Office Finish; 12' Ceilings; Grade-Level Drive-In
2,700 SF	8260 Brentwood Ind Park	\$5.00 /SF + CAM	15% office; Dock Loading; 16' Ceiling
2,635 SF	68 Weldon Parkway	\$8.50 /SF + CAM	75% Office; Dock High Loading; Weldon Parkway Visibility
2,596 SF	84 Weldon Parkway	\$7.25 /SF + CAM	40% Office; Dock High Loading; Weldon Parkway Visibility
2,582 SF	10 Kimler, Suite C	\$7.75 /SF + CAM	80% Office; Dock High Loading; 16' Ceiling
2,580 SF	46A Worthington Parkway	\$8.25 /SF + CAM	End-cap Space, 50% Office, Dock Loading
2,532 SF	103 Weldon Parkway	\$7.50 /SF, + CAM	30% Office Finish; 16' Ceiling; Dock Loading
2,470 SF	124 Weldon Parkway	\$7.25 /SF + CAM	100% HVAC; Drop Ceiling; 1 Dock
2,470 SF	72 Weldon Parkway	\$7.25 /SF + CAM	15% Office; Dock Loading
2,174 SF	2357 Grissom	\$6.00 /SF + CAM	15% Office; 1 Drive-in door; 100% HVAC
2,184 SF	2114 Schuetz Road	\$7.75 /SF + CAM	35% Office - 3 Offices; 14' Ceilings; Drive-In Door
New!	2,070 SF	10721 Indian Head Industrial Blvd	35% Office; Drive-in loading; 14' Ceilings
New!	1,680 SF	245 Old Meramec Station Road	80% Office, Drive-in Door; 2.1/1,000 parking
1,500 SF	324 Fee Fee Road	\$1,100.00 /month + CAM	90% Office; 100 HVAC; 1 Drive-In Door
1,500 SF	314 Fee Fee Road	\$900.00 /month + CAM	100% HVAC, 15% office, grade level drive-in door
1,500 SF	316 Fee Fee Road	\$950.00 /month + CAM	100% HVAC, 85% office, grade level drive-in door
1,250 SF	392 Fee Fee Road	\$750.00 /month + CAM	10% Office; Grade Level Doors; Easy access to Hwy 270
1,250 SF	390 Fee Fee Road	\$750.00 /month + CAM	10% Office; Grade Level Doors; Easy access to Hwy 270
1,250 SF	378 Fee Fee Road	\$850.00 /month + CAM	90% Office; Grade Level Doors; Easy access to Hwy 270
1,250 SF	354 Fee Fee Road	\$750.00 /month + CAM	20% Office; 1 Dock; 100% HVAC
1,250 SF	352 Fee Fee Road	\$750.00 /month + CAM	10% Office; 1 Dock, Easy access to Dorsett Rd
1,250 SF	350 Fee Fee Road	\$750.00 /month + CAM	20% Office; 1 Dock, Easy access to Dorsett Rd

RETAIL

57,546 SF	1310 Big Bend Square	\$8.00 /SF, NNN	Will Divide; Affluent West County location; Former Grocery Store; OUTLOTS available
2,800 SF	14842 W Clayton Road	\$16.50 /SF, NNN	Clayton Rd Frontage; Anchored by Lester's & Blockbuster; Great demographics
2,700 SF	11972 Dorsett Road	\$10.00 /SF, NNN	Excellent Visibility; 40,000 cars daily
2,410 SF	1931 Schuetz Road	\$11.00 /SF, NNN	Newly renovated center, excellent signage.
2,400 SF	14551 Manchester Road	\$7.00 /SF, NNN	42,410 CPD; 1/4 mile est of Baxter - Reduced lease rate!
2,400 SF	14560 Manchester Road, # 29	\$15.00 /SF, NNN	Pylon Signage Available; End Cap; 42,410 cars per day
New!	800- 2,400 SF	2380 Highway K	Unobstructed visibility on Highway K, Great signage, Traffic count: 93,000 VPD
2,340 SF	1083 S Woods Mill Road	\$17.50 /SF, NNN	7.4/1000 Parking; Strong Demographics
2,243 SF	117 Baxter Road	\$17.25 /SF, NNN	At signalized intersection, Great demographics
New!	2,094 SF	119 Baxter Road	At signalized intersection, Great demographics
New!	2,040 SF	747 N New Ballas Road	Prominent ENDCAP location, High visibility on Ballas, Great Boutique tenant mix
2,016 SF	14792 Clayton Road	\$14.50 /SF, NNN	Clayton Road frontage, generous parking, former medical space
1,993 SF	1951-55 Schuetz Road	\$13.00 /SF, NNN	Excellent Visibility; Newly Renovated Center
1,500 SF	12670 Dorsett Road	\$16.00 /SF, NNN	Signalized Intersection; Anchored by McDonalds
1,400 SF	10909 Olive Blvd	\$26.00 /SF, NNN	High visibility; Convenient Location; 39,000 CPD
1,400 SF	8 Clarkson Wilson Centre	\$18.00 /SF, NNN	Signalized Intersection, 42,530 VPD
1,400 SF	14844 W Clayton Road	\$16.50 /SF, NNN	Clayton Road Frontage; Anchored by Lester's & Blockbuster's
1,400 SF	727 N New Ballas Road	\$18.00 /SF, NNN	High visibility on Ballas just off Olive; Next to Plaza Motors
1,410 SF	14756 W Clayton Road	\$14.50 /SF, NNN	Clayton Road frontage, generous parking, former restaurant w/ hood in place
New!	1,410 SF	14760 W Clayton Road	Clayton Road frontage, generous parking, former Curves for Women
1,280 SF	10 Clarkson Wilson Centre	\$18.00 /SF, NNN	Signalized Intersection, existing hoods, sinks and walk-in cooler
New!	1,273 SF	48 Clarkson Wilson Centre	Signalized Intersection, 42,530 VPD
1,200 SF	12638 A Dorsett Road	\$16.00 /SF, NNN	Signalized Intersection; Anchored by McDonalds
1,200 SF	459 N New Ballas	\$19.00 /SF, NNN	Highly Visible; Signalized Access; Anchored by St. Louis Bread Co.
1,200 SF	455 N New Ballas	\$19.00 /SF, NNN	Highly Visible; Signalized Access; Anchored by St. Louis Bread Co.
1,200 SF	457 N New Ballas	\$19.00 /SF, NNN	Highly Visible; Signalized Access; Anchored by St. Louis Bread Co.
1,200 SF	11652 Dorsett Road	\$11.00 /SF, NNN	Excellent Visibility; 25,000 cars daily
1,200 SF	11644 Dorsett Road	\$11.00 /SF, NNN	Excellent Visibility; 25,000 cars daily
1,200 SF	2398 Highway K	\$16.00 /SF, NNN	Signalized intersection; 35,000 VPD
1,000 SF	14882 Clayton Road	\$17.00 /SF, NNN	Located in Chesterfield, Anchored by St. Louis Bread Co, Former Baskin Robbins
880 SF	394 Mid Rivers Mall Dr	\$15.50 /SF, NNN	ENDCAP Space at the corner of Mid Rivers Mall Drive and Mexico Road
800 - 1,600 SF	378 Mid Rivers Mall Drive	\$13.00 /SF, NNN	Located at Mexico & Mid Rivers Mall Drive; Excellent Signage
800 - 1,600 SF	376 Mid Rivers Mall Dr	\$13.00 /SF, NNN	Excel. visibility & access; Combine w 378 Mid Rivers for 1,600 SF
800 SF	2376 Highway K	\$12.00 /SF, NNN	Unobstructed visibility on Highway K, Great signage, Traffic count: 93,000 VPD
800 SF	2386 Highway K	\$12.00 /SF, NNN	Unobstructed visibility on Highway K, Great signage, Traffic count: 93,000 VPD
705 SF	14772 W Clayton Road	\$14.50 /SF, NNN	Former insurance office; Located in Chesterfield, busy retail center
675 SF	14560 Manchester Road, #33	\$725.00 /month, Gross	Lower Level Office/Retail Suite

OFFICE SPACE

9,122 RSF	13205 Manchester Road	\$23.50 /SF, Full service	Top Floor of Southwest Bank Building; Class A Building
6,121 SF	2222 Schuetz Road, Ste 200	\$16.00 /SF, Full service	2nd Floor Office; Private Offices along window line, Kitchenette
3,650 SF	11860-11862 Lackland	\$8.75 /SF MG	100% Office; Westport Location; Great Visibility
3,103 SF	11861 Westline Ind Dr, Ste 200	\$15.50 /SF, Full service	Westport Location; Ample Parking
New!	2,979 SF	612 Trade Center Blvd.	5 private offices; 650 +/- SF warehouse; Drive-in loading
1,425 - 2,851 SF	11683 Lackland	\$9.00 /SF + CAM	3 private offices, conference room, bullpen area, storage & double man door
2,844 SF	11861 Westline, Ste 600	\$15.50 /SF, Full service	Convenient Westport location, 5 private offices; 2 Conf. rooms
2,688 SF	1859 Craig Road	\$9.50 /SF + CAM	Open Upscale Showroom; Access to Dock Loading
2,674 SF	11861 Westline Ind Dr, Ste 800	\$15.50 /SF, Full service	Interstate access! Great glassline, large open area
2,634 SF	11861 Westline Ind Dr, Ste 850	\$15.50 /SF, Full service	Interstate access! Great glassline, large open area
2,604 SF	1861 Craig Road	\$9.50 /SF + CAM	Reception area & multiple offices; Access to shared dock
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
2,175 SF	11861 Westline Ind. Dr., Ste 300	\$15.50 /SF, Full service	Convenient Westport location, two private offices!
2,000 SF	11861 Westline Ind Dr, Ste 680	\$15.50 /SF, Full service	Convenient Westport location, two private offices!
New!	1,796 SF	1567 N Warson Road	100% HVAC; 1 office, showroom & 20'x20' storage area
1,746 SF	2222 Schuetz, Ste 123	\$16.00 /SF, Full service	1st Floor Office; 4 Private Offices, Reception; On Window Line
1,680 SF	233 Old Meramec Station Road	\$1,100.00 /month + CAM	100% Office, Multiple offices & conference room
1,536 SF	11861 Westline Industrial, Ste 690	\$15.50 /SF, Full Service	Westport Location; Ample Parking
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
1,012 SF	2222 Schuetz Road, Ste 114	\$1,350.00 /month, Full service	1st Floor Office Space; 6:1,000
882 SF	485-1 Wildwood Parkway	\$1,066.00 /month, NNN	3 Exam rooms, reception & kitchenette area; Near Clayton and Baxter
825 SF	2222 Schuetz Road, Suite 204	\$1,100.00 /month, Full service	Second Floor Suite; 6:1,000 parking
704 SF	445 N New Ballas, Unit 201	\$1,100.00 /month + utilities	2nd floor Office/Medical space; Signalized Access
704 SF	445 N New Ballas, Unit 220	\$1,100.00 /month + utilities	2nd floor Office/Medical space; Signalized Access
492 RSF	2222 Schuetz Road, Suite 113	\$656.00 /month, Full service	1st Floor Office Space; 6:1,000

FOR SALE

42,000 SF	11861 Westline Industrial Drive	\$3,875,000.00	Westport Office Building
38,090 SF	8130-8220 Brentwood Industrial Drive	\$1,950,000.00	2.42 Acre Lot; Parking -2.02/1,000
2,926 SF	14356 Manchester Road - Front Bldg	\$600,000.00	Great Visibility on Manchester
1,916 SF	14356 Manchester Road - Back Bldg	\$300,000.00	Great for general office use or retail
0.81 Acres	8321 Maryland Ave	Call For Details	Rare opportunity to purchase or lease a prime Clayton site