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*Current Inventory Summary - June 2010*

<b>OFFICE / WAREHOUSE / SERVICE</b>				
	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
	2,527 - 5,000, or 7,527 SF	139-141 Weldon Parkway	\$6.75 - \$7.50/SF + CAM	10% - 40% Office; 3 Dock Loading; Excellent Parking
	6,689 SF	1875 Craig Road	\$5.75 /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	\$5.75 /SF + CAM	30% office finish, 16' Ceiling; Dock-High Loading
	3,125 - 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
	5,381 SF	4071 Wedgeway Court	\$7.50 /SF + CAM	30% Office; 100% HVAC; dock and drive-in loading. Heavy Electric
<b>New!</b>	<b>5,310 SF</b>	<b>76-78 Weldon Parkway</b>	<b>\$7.50 /SF + CAM</b>	<b>40% Office; 2 Docks; 16' Ceilings; Can be demised to 2,784 SF &amp; 2,526 SF</b>
	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; Dock high loading; 100% HVAC
	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.
<b>New!</b>	<b>4,150 SF</b>	<b>8148-52 Brentwood Industrial Park</b>	<b>\$5.00 /SF + CAM</b>	<b>30% Office Finish; 14' Ceilings; Dock &amp; Drive-Up Loading</b>
<b>New!</b>	<b>3,858 SF</b>	<b>2379 Grissom Drive</b>	<b>\$6.25 /SF + CAM</b>	<b>25% Office Finish; Double man door; 13' Ceiling</b>
	3,671 SF	1887 Craig Road	\$6.50 /SF + CAM	70% Office; 16' Ceiling; Dock High Loading
	<b>3,475 SF</b>	<b>334 Sovereign Court</b>	<b>\$8.75 /SF + CAM</b>	<b>Loading Dock; Great West County location</b>
	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	\$6.50 /SF + CAM	15% office; Dock Loading; 16' Ceiling
	2,635 SF	68 Weldon Parkway	\$7.25 /SF + CAM	75% Office; Dock High Loading; Weldon Parkway Visibility
	2,596 SF	84 Weldon Parkway	\$6.75 /SF + CAM	40% Office; Dock High Loading; Weldon Parkway Visibility
	2,588 SF	135 B Weldon Parkway	\$6.75 /SF + CAM	50% Office Finish; Ramped dock loading
	2,582 SF	10 Kimler, Suite C	\$7.50 /SF + CAM	80% Office; Dock High Loading; 16' Ceiling
	2,580 SF	46A Worthington Parkway	\$6.25 /SF + CAM	End-cap Space, 50% Office, Dock Loading
	2,565 SF	10 Kimler, Suite D	\$7.25 /SF + CAM	30% Office; Dock Loading; 16' Ceilings
	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	70 Weldon Parkway	\$7.25 /SF + CAM	30% Office; Dock Loading; 16' Ceilings
	2,470 SF	72 Weldon Parkway	\$6.25 /SF + CAM	15% Office; Dock Loading
	2,184 SF	2114 Schuetz Road	\$7.75 /SF + CAM	35% Office - 3 Offices; 14' Ceilings; Drive-In Door
	2,070 SF	10721 Indian Head Industrial Blvd	\$7.00 /SF + CAM	35% Office; Drive-in loading; 14' Ceilings
	2,068 SF	10723 Indian Head Industrial Drive	\$6.75 /SF + CAM	20% Office; Drive-in loading; 14' Ceilings
	1,900 SF	11854 Dorsett Road	\$1,100.00 /month + CAM	50% Office; Loading Dock; 12' Ceilings; Ample Parking
	1,680 SF	249 Old Meramec Station Road	\$975.00 /month + CAM	30% Office, Drive-in Door; 2.1/1,000 parking
	1,680 SF	245 Old Meramec Station Road	\$1,050.00 /month + CAM	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
	1,350 SF	11252 Midland, Unit 108	\$775.00 /month + CAM	20% Office; Drive-in Loading; 12' Ceilings
	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

<b>RETAIL</b>				
<b>New!</b>	57,546 SF	1310 Big Bend Square	\$8.00 /SF, NNN	Will Divide; Affluent West County location; Former Grocery Store; OUTLOTS available
<b>New!</b>	<b>9,286 SF</b>	<b>14816 Clayton Road</b>	<b>\$10.50 /SF, NNN</b>	<b>Clayton Rd Frontage; Anchored by Lester's &amp; MERS Goodwill; Great demographics</b>
	2,800 SF	14842 W Clayton Road	\$16.50 /SF, NNN	Clayton Rd Frontage; Anchored by Lester's & MERS Goodwill; Great demographics
	2,700 SF	11972 Dorsett Road	\$10.00 /SF, NNN	Excellent Visibility; 40,000 cars daily
	2,410 SF	1931 Schuetz Road	\$8.00 - \$11.95/SF, NNN	Newly renovated center, excellent signage.
	2,400 SF	14551 Manchester Road	\$7.00 /SF, NNN	42,410 CPD; 1/4 mile east 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
	800- 2,400 SF	2380 Highway K	\$12.00 /SF, NNN	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; 53,400 VPD
	2,243 SF	117 Baxter Road	\$17.25 /SF, NNN	At signalized intersection, Great demographics
	2,094 SF	119 Baxter Road	\$17.25 /SF, NNN	At signalized intersection, Great demographics
<b>New!</b>	<b>2,040 SF</b>	<b>747 N New Ballas Road</b>	<b>\$20.00 /SF, NNN</b>	<b>Prominent ENDCAP location, High visibility on Ballas, Great Boutique tenant mix</b>
	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	\$8.00 - \$11.95/SF, NNN	Excellent Visibility; Newly Renovated Center
	1,500 SF	12670 Dorsett Road	\$16.00 /SF, NNN	Signalized Intersection; Anchored by McDonalds
	1,410 SF	14756 W Clayton Road	\$14.50 /SF, NNN	Clayton Road frontage, generous parking, former restaurant w/ hood in place
	1,410 SF	14760 W Clayton Road	\$14.50 /SF, NNN	Clayton Road frontage, generous parking, former Curves for Women
	1,400 SF	8 Clarkson Wilson Centre	\$18.00 /SF, NNN	Signalized Intersection, 42,530 VPD; Great Demographics
	1,400 SF	14844 W Clayton Road	\$16.50 /SF, NNN	Clayton Road Frontage; Anchored by Lester's
	1,400 SF	727 N New Ballas Road	\$18.00 /SF, NNN	High visibility on Ballas just off Olive; Next to Plaza Motors
	1,400 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
	1,280 SF	1947 Schuetz Road	\$8.00 - \$11.95/SF, NNN	Former restaurant with hood system in place
	1,273 SF	48 Clarkson Wilson Centre	\$18.00 /SF, NNN	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
	1,100 SF	1905 Schuetz Road	\$8.00 - \$11.95/SF, NNN	Excellent visibility; 2 blocks south of Page Ave on Schuetz Rd
	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
<b>New!</b>	<b>1,000 SF</b>	<b>14882 Clayton Road</b>	<b>\$18.00 /SF, NNN</b>	<b>Located in Chesterfield, Anchored by St. Louis Bread Co, Former Baskin Robbins</b>
<b>New!</b>	<b>960 SF</b>	<b>11268 Olive Blvd</b>	<b>\$1,900.00 /month, NNN</b>	<b>Located at signalized corner of Olive Blvd &amp; Mosley Rd; 55,000 VPD</b>
	832 SF	1925 Schuetz Road	\$8.00 - \$11.95/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	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
	675 SF	14560 Manchester Road, #33	\$725.00 /month, Gross	Lower Level Office/Retail Suite

<b>OFFICE SPACE</b>				
	6,521 - 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
	2,979 SF	612 Trade Center Blvd.	\$18.00 /SF, Gross	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	\$7.50 /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
<b>New!</b>	<b>2,665 SF</b>	<b>1878 Craigshire Road</b>	<b>\$10.95 /SF + CAM</b>	<b>8 private office, conference room, reception area, copy room and storage area</b>
	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	\$7.50 /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 690	\$15.50 /SF, Full service	Convenient Westport location, two private offices!
	1,796 SF	1567 N Watson Road	\$8.00 /SF + CAM	100% HVAC; 1 office, showroom & 20'x20' storage area
	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 680	\$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
	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
<b>New!</b>	<b>672 SF</b>	<b>2222 Schuetz, Ste 116</b>	<b>\$896.00 /month, Full service</b>	<b>1st Floor Office Space; 6:1,000</b>
<b>New!</b>	<b>470 SF</b>	<b>2222 Schuetz, Ste 103</b>	<b>\$627.00 /month, Full service</b>	<b>1st Floor Office Space; 6:1,000</b>

<b>FOR SALE</b>				
	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
	4,632 SF	9147 Watson Road	\$635,000.00	Watson Road visibility with 30,845 VPD
	0.81 Acres	8321 Maryland Ave	Call For Details	Rare opportunity to purchase or lease a prime Clayton site