

## ST. LOUIS COUNTY OFFICE PROPERTIES

| SPACE AVAILABLE            | ADDRESS  | SALE LEASE | PRICE           | COMMENTS  | CONTACT(S)   |
|----------------------------|--|------------|-----------------|---|--|
| 6,521 SF<br>to<br>9,122 SF | 13205 Manchester Road<br>St. Louis, MO 63131<br>        | LEASE      | \$23.50 psf     | <ul style="list-style-type: none"> <li>- Class A office space</li> <li>- Southwest Bank headquarters building</li> <li>- High-end office finish with excellent window lines</li> <li>- Easy access traveling east and west on Manchester</li> <li>- Easy access to highways I-270, I-64 (40) &amp; I-44</li> <li>- 4/1,000 parking ratio (2 garage spaces available)</li> </ul> | Bo Keefer<br>314-973-1242<br><br>Ryan Carlie<br>314.496.4887 |
| 1,825 SF<br>to<br>3,650 SF | 11860-62 Lackland<br>St. Louis, MO 63146<br>           | LEASE      | \$8.75 psf, MG  | <ul style="list-style-type: none"> <li>- Convenient location at intersection of Lackland and Concourse in Westport</li> <li>- 100% office finish including: open space, several private offices, &amp; reception area</li> <li>- Great visibility from Lackland and Concourse</li> <li>- Attractive glassline facing Lackland</li> </ul>  | Bo Keefer<br>314-973-1242                                    |
| 2,979 SF                   | 612 Trade Center Blvd.<br>Chesterfield, MIO 63005<br> | LEASE      | \$18.00psf, NNN | <ul style="list-style-type: none"> <li>- Attractive building with great interior finishes located in Chesterfield Valley</li> <li>- 5 private offices, reception area, kitchenette, 2 restrooms</li> <li>- 650 +/- sf warehouse/storage area</li> <li>- Drive-in Loading</li> <li>- <i>Owner is willing to lease back one or two offices</i></li> </ul>                         | Ryan Carlie<br>314-496-4887                                  |

# 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:

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|--|---|------------|---------------------------|--|-----------------------------|
| 3,103 SF<br>2,844 SF<br>2,674 SF<br>2,634 SF<br>2,175 SF<br>2,000 SF<br>1,536 SF | 11861 Westline Industrial Drive<br>St. Louis, MO 63146<br> | LEASE      | \$15.50 psf, Full Service | <ul style="list-style-type: none"> <li>- Convenient Westport location</li> <li>- Several office suites to choose from</li> <li>- Single level office building with direct entry</li> <li>- Easy access to Hwy 270 &amp; Page Ext</li> <li>- Ample parking available</li> <li>- Great visibility</li> </ul> | Bo Keefer<br>314-973-1242   |
| 2,688 SF<br>2,604 SF   | 1849-1897 Craig Road<br>Maryland Heights, MO 63146<br>    | LEASE      | \$7.50 psf, MG            | <ul style="list-style-type: none"> <li>- Located just south of Page Avenue on Craig Road</li> <li>- 100% HVAC</li> <li>- Attractive Multi-Tenant office warehouse building</li> <li>- Access to loading dock</li> </ul>  | Ryan Carlie<br>314-496-4887 |
| 2,851 SF   | 11683 Lackland<br>Maryland Heights, MO 63043<br>         | LEASE      | \$9.00 psf, + CAM         | <ul style="list-style-type: none"> <li>- 100% office</li> <li>- 3 private offices, conference room, bullpen area, kitchenette and storage</li> <li>- Divisible to 1,425 square feet</li> <li>- Excellent visibility at the corner of Lackland and Schuetz</li> </ul>                                       | Ryan Carlie<br>314-496-4887 |

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| 470 RSF<br>up to<br>6,121 RSF | 2222 Schuetz Road<br>St. Louis, MO 63146<br>        | LEASE      | \$16.00 psf,<br>Full Service                     | <ul style="list-style-type: none"> <li>- Owner-User opportunity</li> <li>- Located at intersection of Page and Schuetz (less than 1/2 mile East of 1-270)</li> <li>- Excellent access and visibility</li> <li>- Building and Monument signage available</li> <li>- Ample window lines</li> <li>- 6.25/1,000 parking ratio (138 total parking spaces)</li> <li>- 15 minutes from Lambert Airport</li> </ul> | Ryan Carlie<br>314-496-4887 |
| 704 SF<br><br>704 SF          | 447-463 N. New Ballas<br>Creve Coeur, MO 63141<br> | LEASE      | \$1,100/month<br>Gross<br>\$1,100/month<br>Gross | <ul style="list-style-type: none"> <li>- 2nd Floor office / medical suites</li> <li>- Neighborhood center anchored by St. Louis Bred Company</li> </ul>  | Ryan Carlie<br>314-496-4887 |
| 4,558 SF                      | 221-239 Millwell Drive<br>St. Louis, MO 63043<br> | LEASE      | \$8.00 psf, MG<br>to<br>\$9.00 psf, MG           | <ul style="list-style-type: none"> <li>- 100% office finish</li> <li>- 9 offices, reception area, conference room and bullpen</li> </ul>   | Ryan Carlie<br>314-496-4887 |

The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information contained herein is subject to change without notice.

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| SPACE AVAILABLE | ADDRESS   | SALE LEASE | PRICE           | COMMENTS  | CONTACT(S)  |
|-----------------|---|------------|-----------------|---|---|
| 4,632 SF        | 9147 Watson Road<br>St. Louis, MO 63126<br>      | SALE       | \$635,000.00    | <ul style="list-style-type: none"> <li>- Watson Road visibility</li> <li>- 30,845 VPD</li> <li>- 10 per 1,000 parking ratio</li> <li>- Potential redevelopment opportunity</li> <li>- Existing Residential Real Estate office—previously a doctor's office</li> <li>- Heavy electric</li> <li>- Monument signage</li> </ul> | <p>Bo Keefer<br/>314-973-1242</p> <p>Ryan Carlie<br/>314-496-4887</p> |
| 2,665 SF        | 1862-1880 Craigshire<br>St. Louis, MO 63146<br> | LEASE      | \$10.95 psf, MG | <ul style="list-style-type: none"> <li>- Formerly occupied by St. Louis Homes magazine</li> <li>- 8 private offices, conference room, reception area, copy room and storage area</li> <li>- Very high end office finish with marble floors in entry way</li> <li>- Convenient Westport location</li> </ul>                  | <p>Ryan Carlie<br/>314-496-4887</p>                                   |