

# 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)
4,400 SF to 6,683 SF	221-239 Millwell Drive St. Louis, MO 63043 	LEASE	\$7.50 psf, MG to \$8.75 psf, MG	<ul style="list-style-type: none"> <li>- 16' clear ceiling heights in warehouse</li> <li>- Drive in &amp; dock high loading</li> <li>- 75% - 80% office finish</li> </ul>	Zach Williams 314-749-0362  Ryan Carlie 314-496-4887
3,671 SF 6,440 SF 6,441 SF 6,689 SF	1849-1897 Craig Road Maryland Heights, MO 63043 	LEASE	\$7.75 psf, MG \$6.75 psf, MG \$6.75 psf, MG \$6.00 psf, MG	<ul style="list-style-type: none"> <li>- 16' clear ceiling heights in warehouse</li> <li>- Drive in &amp; dock high loading</li> <li>- 20% - 70% office finish</li> <li>- Can combine multiple suites to obtain 19,570 psf, 12,881 psf, or 13,130 psf</li> </ul>	Ryan Carlie 314-496-4887  Zach Williams 314-749-0362
2,148 SF	2112-2118 Schuetz Road Maryland Heights, MO 63043 	LEASE	\$7.75 psf, MG	<ul style="list-style-type: none"> <li>- Two 2,184 sf suites available</li> <li>- Can be combined to 4,368 sf</li> <li>- Drive in loading</li> <li>- 14' clear height</li> <li>- 35% &amp; 75% office finish</li> </ul>	Zach Williams 314-749-0362  Ryan Carlie 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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1,500 SF to 3,000 SF	310-324 Fee Fee Road St. Louis, MO 63043 	LEASE	\$900/month, MG to \$1,100/month, MG	<ul style="list-style-type: none"> <li>- Can be combined to 3,000 SF</li> <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 2,470 SF 2,596 SF 2,635 SF 4,940 SF 5,105 SF 5,118 SF	64-138 Weldon Parkway St. Louis, MO 63043 	LEASE	\$7.25 psf, MG to \$8.50 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
2,532 SF	93-125 Weldon Parkway St. Louis, MO 63043 	LEASE	\$7.50 psf, MG	<ul style="list-style-type: none"> <li>- 30% office</li> <li>- Dock loading</li> <li>- Convenient Westport location</li> <li>- Great visibility on Weldon Parkway</li> <li>- 16' clear ceiling height</li> </ul>	Bo Keefer 314-973-1242

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SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
2,174 SF	2345 - 2391 Grissom Drive Maryland Heights, MO 63146 	LEASE	\$6.00 psf, MG	- <u>2357 Grissom</u> - 15% office finish - 1 drive-in door - 100% HVAC	Zach Williams 314-749-0362
2,941 SF			\$6.75 psf, MG	- <u>2369 Grissom</u> - 15% office finish - 2 drive-in doors	Ryan Carlie 314-496-4887
5,972 SF			\$5.95 psf, MG	- <u>2385 Grissom</u> - 70% office finish - 1 drive-in door - 12' clear warehouse height	
6,250 SF	2330 - 2344 Weldon Parkway 800-816 Fee Fee Road Maryland Heights, MO 63043 	LEASE	\$5.95 psf, MG	- <u>2330-33 Weldon</u> - 100% HVAC - 20% office finish - 2 drive-in doors	Zach Williams 314-749-0362
5,094 SF			\$5.95 psf, MG	- <u>814 Fee Fee</u> - 20% office finish - 15' clear height - Drive-in and Dock-high	Ryan Carlie 314-496-4887
4,500 SF			\$6.50 psf, MG	- <u>816 Fee Fee</u> - 45% office finish - 1 dock high loading - 15' clear height	
6,635 SF	2505 Metro Court Maryland Heights, MO 63043 	LEASE	\$5.75 psf, MG	- One office with showroom - dock high platform - 16' clear warehouse height	Ryan Carlie 314-496-4887  Zach Williams 314-749-0362

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2,580 SF  5,064 - 2,532 SF	36-46 Worthington Access St. Louis, MO 63043  	LEASE	\$8.25 psf, MG  \$7.50 psf, MG	<ul style="list-style-type: none"> <li>- <u>UNIT A</u> <ul style="list-style-type: none"> <li>- 50% - 95% office finish</li> <li>- Convenient Westport location</li> <li>- 16' clear ceiling height</li> </ul> </li> <li>- <u>UNITS D &amp; E</u> <ul style="list-style-type: none"> <li>- 50% office finish</li> <li>- 2 docks</li> <li>- DIVISIBLE</li> </ul> </li> </ul>	Bo Keefer 314-973-1242
1,250 SF To 3,750 SF	342-394 Fee Fee Road St. Louis, MO 63132  	LEASE	\$750/month, MG to \$850/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
2,588 SF to 7,826 SF	135 Weldon, Units A & B St. Louis, MO 63043  	LEASE	\$7.75 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>- 50% - 70% Office</li> <li>- 2 docks and 1 ramped dock loading</li> </ul>	Bo Keefer 314-973-1242

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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	\$1,100/month, MG	- <u>233 Old Meramec Station</u> - 100% office finish - 2.1/1,000 parking ratio	Zach Williams 314-749-0362
1,680 SF			\$1,050/month, MG	- <u>245 Old Meramec Station</u> - 80% office finish - Drive-In Door	Ryan Carlie 314-496-4887
5,381 SF	4061-4073 Wedgeway Court St. Louis, MO 63045	LEASE	\$6.75 psf, MG to \$7.50 psf, MG	- 30% - 40% Office - 16' clear ceilings - Ample parking - Easy access to I-70/I-270/I370 - Excellent loading and truck turn around area	Bo Keefer 314-973-1242
10,700 SF	13601-13625 Lakefront Drive St. Louis, MO 63045	LEASE	\$8.90 psf, MG	- Corner of Lakefront and Wedgeway in Earth City - Excellent parking, 4:1,000 parking ratio - 16' clear ceiling height, loading dock - Upscale landscaping and waterfront site plan - Excellent loading and truck turn-around area	Bo Keefer 314-973-1242

## ST. LOUIS COUNTY OFFICE/WAREHOUSE PROPERTIES

SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
2,070 SF	10715 - 10725 Indian Head Ind St. Louis, MO 63132 	LEASE	\$7.00 psf, MG	<ul style="list-style-type: none"> <li>- 35% Office finish</li> <li>- 1 drive in door</li> <li>- 14' clear height in warehouse</li> <li>- Located on North Warson Road, just South of Page</li> </ul>	Zach Williams 314-749-0362  Ryan Carlie 314-496-4887
3,010 SF to 6,120 SF	1801 - 1839 Belt Way Drive Overland, MO 63114 	LEASE	\$7.75 psf, MG	<ul style="list-style-type: none"> <li>- 20% office finish</li> <li>- 3 dock high doors</li> <li>- 100% HVAC</li> <li>- 14' clear height in warehouse</li> <li>- I-170 visibility</li> </ul>	Zach Williams 314-749-0362  Ryan Carlie 314-496-4887
4,150 SF 5,000 SF 4,500 SF	8130 - 8220 Brentwood Ind. Dr Brentwood, MO 63144 	LEASE	\$5.00 psf, MG	<ul style="list-style-type: none"> <li>- <u>8148 Brentwood Ind</u> <ul style="list-style-type: none"> <li>- 30% office</li> <li>- Dock &amp; drive-in loading</li> </ul> </li> <li>- <u>8216 Brentwood Ind</u> <ul style="list-style-type: none"> <li>- 40% office</li> <li>- Dock loading</li> </ul> </li> <li>- <u>8220 Brentwood Ind</u> <ul style="list-style-type: none"> <li>- 40% office</li> <li>- Dock and drive-in loading</li> </ul> </li> <li>- 16' ceiling</li> <li>- Centrally located between Hwy 40 and Hwy 44</li> </ul>	Bo Keefer 314-973-1242

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10,132 SF	1322-1328 Ashby Road St. Louis, MO 63132 	LEASE	\$7.00 psf	<ul style="list-style-type: none"> <li>- 95% office finish</li> <li>- 3 loading docks</li> <li>- Excellent visibility at signalized Intersection</li> <li>- 16' ceilings</li> <li>- Ample parking</li> </ul>	Bo Keefer 314-973-1242
2,700 SF & 4,500 SF	8228-8273 Brentwood Industrial Park Brentwood, MO 63144 	LEASE	\$6.50 psf, MG & \$7.25 psf, MG	<ul style="list-style-type: none"> <li>- 15% &amp; 30% office available</li> <li>- Dock loading</li> <li>- Located just south of Manchester Road, West of Hanley</li> <li>- Convenient office/warehouse/distribution space</li> <li>- 16' clear warehouse height</li> <li>- Good truck access</li> </ul>	Bo Keefer 314-973-1242
2,295 SF	2066 Concourse St. Louis, MO 63146 	LEASE	\$8.50 psf, MG	<ul style="list-style-type: none"> <li>- 75% office finish</li> <li>- Convenient location at intersection of Lackland and Concourse in Westport</li> <li>- One loading dock</li> <li>- Good Parking</li> </ul>	Bo Keefer 314-973-1242

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13,134 SF	1283 Research Blvd. St. Louis, MO 63131 	LEASE	\$4.00 psf, NNN	<ul style="list-style-type: none"> <li>- 45% office finish</li> <li>- 3 dock high loading doors</li> <li>- Air conditioned work/storage are in warehouse</li> <li>- 825 Amp, 3 phase power</li> <li>- Great accessible location</li> <li>- 14' ceilings</li> <li>- 29 car parking</li> </ul>	Ryan Carlie 314-496-4887  Zach Williams 314-749-0362