




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"> - 16' clear ceiling heights in warehouse - Drive in & dock high loading - 75% - 80% office finish 	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"> - 16' clear ceiling heights in warehouse - Drive in & dock high loading - 20% - 70% office finish - Can combine multiple suites to obtain 19,570 psf, 12,881 psf, or 13,130 psf 	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"> - Two 2,184 sf suites available - Can be combined to 4,368 sf - Drive in loading - 14' clear height - 35% & 75% office finish 	Zach Williams 314-749-0362 Ryan Carlie 314-496-4887

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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"> - Can be combined to 3,000 SF - Lower level Fee Fee Dorsett Center - Located at the corner of Dorsett and Fee Fee Roads - 100% air conditioned - Grade level drive-in door 	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"> - Located in the WP-5 complex - 16' ceiling height - All suites have at least one dock - 15% to 85% office finish 	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"> - 30% office - Dock loading - Convenient Westport location - Great visibility on Weldon Parkway - 16' clear ceiling height 	Bo Keefer 314-973-1242

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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
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"> - <u>UNIT A</u> <ul style="list-style-type: none"> - 50% - 95% office finish - Convenient Westport location - 16' clear ceiling height - <u>UNITS D & E</u> <ul style="list-style-type: none"> - 50% office finish - 2 docks - DIVISIBLE 	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"> - Units may be combined - Easy access to Dorsett Road and I-270 - Located at the intersection of Dorsett Road and Fee Fee Road 	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"> - Excellent parking - Convenient Westport location - Great visibility on Weldon Parkway - 50% - 70% Office - 2 docks and 1 ramped dock loading 	Bo Keefer 314-973-1242

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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

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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"> - 95% office finish - 3 loading docks - Excellent visibility at signalized Intersection - 16' ceilings - Ample parking 	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"> - 15% & 30% office available - Dock loading - Located just south of Manchester Road, West of Hanley - Convenient office/warehouse/distribution space - 16' clear warehouse height - Good truck access 	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"> - 75% office finish - Convenient location at intersection of Lackland and Concourse in Westport - One loading dock - Good Parking 	Bo Keefer 314-973-1242

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)
2,070 SF 1,796 SF	10715 - 10725 Indian Head Ind St. Louis, MO 63132 	LEASE	\$7.00 psf, MG \$8.00 psf, MG	<ul style="list-style-type: none"> - <u>10721 Indian Head Industrial</u> <ul style="list-style-type: none"> - 35% Office finish - 1 drive in door - 14' clear height in warehouse - <u>1567 North Warson Road</u> <ul style="list-style-type: none"> - 100% office - 100% HVAC - 1 office, showroom & 20'x20' storage area - Located on North Warson Road, just South of Page 	Zach Williams 314-749-0362 Ryan Carlie 314-496-4887
3,010 SF to 6,120 SF		LEASE	\$7.75 psf, MG	<ul style="list-style-type: none"> - 20% office finish - 3 dock high doors - 100% HVAC - 14' clear height in warehouse - I-170 visibility 	Zach Williams 314-749-0362 Ryan Carlie 314-496-4887

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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"> - 45% office finish - 3 dock high loading doors - Air conditioned work/storage are in warehouse - 825 Amp, 3 phase power - Great accessible location - 14' ceilings - 29 car parking 	Ryan Carlie 314-496-4887 Zach Williams 314-749-0362
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"> - <u>8148 Brentwood Ind</u> <ul style="list-style-type: none"> - 30% office - Dock & drive-in loading - <u>8216 Brentwood Ind</u> <ul style="list-style-type: none"> - 40% office - Dock loading - <u>8220 Brentwood Ind</u> <ul style="list-style-type: none"> - 40% office - Dock and drive-in loading - 16' ceiling - Centrally located between Hwy 40 and Hwy 44 	Bo Keefer 314-973-1242