

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 6,683 SF	221-239 Millwell Drive St. Louis, MO 63043 	LEASE	\$7.50 psf, MG \$8.00 psf, MG	<ul style="list-style-type: none"> - <u>225 Millwell</u> <ul style="list-style-type: none"> - 75% office finish - 2 dock-high doors - <u>231 Millwell</u> <ul style="list-style-type: none"> - 75% office finish - 1 drive-in door - 16' ceiling heights 	Brad Eisel 314.800.6654 Ryan Carlie 314-496-4887
6,440 SF 6,441 SF 6,689 SF	1849-1897 Craig Road Maryland Heights, MO 63043 	LEASE	\$5.75 psf, MG \$6.75 psf, MG \$5.75 psf, MG	<ul style="list-style-type: none"> - 16' 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 Brad Eisel 314.800.6654
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' ceiling height - 35% & 75% office finish 	Brad Eisel 314.800.6654 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 2,470 SF 2,596 SF 2,635 SF 4,940 SF 5,310 SF	64-138 Weldon Parkway St. Louis, MO 63043 	LEASE	\$6.25 psf, MG to \$7.50 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
6,635 SF	2505 Metro Court Maryland Heights, MO 63043 	LEASE	\$5.75 psf, MG	<ul style="list-style-type: none"> - One office with showroom - dock high platform - 16' ceiling height 	Ryan Carlie 314-496-4887 Brad Eisel 314.800.6654

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2,941 SF	2345 - 2391 Grissom Drive Maryland Heights, MO 63146 	LEASE	\$6.75 psf, MG	- <u>2385 Grissom</u> - 70% office finish - 1 drive-in doors - 12' ceiling height	Brad Eisel 314.800.6654
3,858 SF			\$6.25 psf, MG	- <u>2379 Grissom</u> - 25% office finish - Double man door - 13' ceiling height	Ryan Carlie 314-496-4887
1,708 SF			\$6.75 psf, MG	- <u>2351 Grissom</u> - 60% office finish - Double man door - 2385 and 2379 can be combined to 6,799 SF - Located at the corner of Fee Fee and Grissom with easy access to I-270 and Page Ave.	
3,125 SF to 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	Brad Eisel 314.800.6654
4,500 SF			\$6.50 psf, MG	- <u>816 Fee Fee</u> - 45% office finish - 1 dock high loading - 15' ceiling height	Ryan Carlie 314-496-4887

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2,580 SF	36 - 46 Worthington Access St. Louis, MO 63043 	LEASE	\$6.25 psf, MG	- <u>UNIT A</u> - 50% - 95% office finish - Convenient Westport location - 16' ceiling height	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	- 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
2,527 SF to 7,527 SF	135 - 143 Weldon Parkway St. Louis, MO 63043 	LEASE	\$6.75 psf, MG To \$7.50 psf, MG	- Excellent parking - Convenient Westport location - Great visibility on Weldon Parkway - 10% - 70% Office - Units available with docks and / or ramped dock loading	Bo Keefer 314-973-1242

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2,582 SF 2,565 SF	10 Kimler St. Louis, MO 63043 	LEASE	\$7.50 psf, MG \$7.25 psf, MG	<ul style="list-style-type: none"> - <u>UNIT C</u> <ul style="list-style-type: none"> - 80% office finish - Convenient Westport location - 16' ceiling height - <u>UNITS D</u> <ul style="list-style-type: none"> - 30% office finish - Dock loading - 16' ceiling heights 	Bo Keefer 314-973-1242
1,900 SF	11832 - 11876 Dorsett Road St. Louis, MO 63043 	LEASE	\$1,100/month, MG	<ul style="list-style-type: none"> - <u>11854 Dorsett Road</u> <ul style="list-style-type: none"> - 50% office finish - 12' ceiling heights - Loading dock - Located between I-270 and Schuetz Road on Dorsett 	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' ceiling height 	Bo Keefer 314-973-1242

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13,134 SF	1283 Research Blvd. Creve Coeur, 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 area in warehouse - 825 Amp, 3 phase power - Great accessible location - 14' ceiling height - 29 car parking 	Ryan Carlie 314-496-4887 Brad Eisel 314.800.6654
4,150 SF 6,790 SF	8130 - 8220 Brentwood Ind. Dr Brentwood, MO 63144 	LEASE	\$5.00 psf, MG \$6.75 psf, MG	<ul style="list-style-type: none"> - <u>8150 Brentwood Ind</u> <ul style="list-style-type: none"> - 30% office - Dock & drive-in loading - <u>8140 Brentwood Ind</u> <ul style="list-style-type: none"> - 55% office - Grade-level drive in - Can be demised to 3,831 or 2,959 SF - 16' ceiling height - Centrally located between Hwy 40 and Hwy 44 	Bo Keefer 314-973-1242
1,350 SF	11252 Midland Boulevard St. Louis, MO 63114 	LEASE	\$775/month, MG	<ul style="list-style-type: none"> - <u>Unit 108</u> <ul style="list-style-type: none"> - 20% office finish - Drive-in loading - 12' ceiling heights - Located at corner of Lindbergh and Midland - Convenient access to Page Ave, I-270, I-70 and I-170 	Bo Keefer 314-973-1242

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4,000 SF 6,000 SF 10,132 SF	1322-1228 Ashby Road St. Louis, MO 63132 	LEASE	\$7.00 psf, MG	<ul style="list-style-type: none"> - <u>1328 Ashby Road</u> - 95% office finish - 3 loading docks - 16' ceiling height - Excellent visibility at signalized intersection 	Bo Keefer 314-973-1242
3,475 SF	334 Sovereign Court St. Louis, MO 63011 	LEASE	\$8.75 psf, MG	<ul style="list-style-type: none"> - High end finish with 3 private offices, reception area, conference room and kitchenette - 10)% HVAC - Finished warehouse with mezzanine that can be converted back to warehouse - Dock-high loading - Great West County location 	Ryan Carlie 314-496-4887 Brad Eisel 314.800.6654
2,700 SF & 4,500 SF	8228-8273 Brentwood Industrial Park Brentwood, MO 63144 	LEASE	\$4.85 psf, NNN & \$5.75 psf, NNN	<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' ceiling height - Good truck access 	Bo Keefer 314-973-1242

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2,070 SF	10715 - 10725 Indian Head Ind St. Louis, MO 63132	LEASE	\$7.00 psf, MG	– <u>10721 Indian Head Industrial</u> – 35% office finish – 1 drive in door – 14' ceiling height	Brad Eisel 314.800.6654
2,068 SF			\$6.75 psf, MG	– <u>10723 Indian Head Industrial</u> – 20% office – Drive-in loading – 14' ceiling height	Ryan Carlie 314-496-4887
1,796 SF			\$8.00 psf, MG	– <u>1567 North Warson Road</u> – 100% office – 100% HVAC – 1 office, showroom & 20'x20' storage area – Located on North Warson Road, just South of Page	
3,010 SF to 6,120 SF		1801 - 1839 Belt Way Drive Overland, MO 63114	LEASE	\$7.75 psf, MG	– 20% office finish – 3 dock high doors – 100% HVAC – 14' ceiling height – I-170 visibility

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1,680 SF	221 - 249 Old Meramec Station Manchester, MO 63021 	LEASE	\$950/month, MG	- <u>221 Old Meramec Station</u> - 14% office finish - Dock-high loading	Brad Eisel 314.800.6654	
1,680 SF			\$1,100/month, MG	- <u>233 Old Meramec Station</u> - 100% office finish - 2.1/1,000 parking ratio		Ryan Carlie 314-496-4887
1,680 SF			\$1,050/month, MG	- <u>245 Old Meramec Station</u> - 80% office finish - Drive-in door		
5,381 SF	4061-4073 Wedgeway Court St. Louis, MO 63045 	LEASE	\$5.35 psf, NNN	- <u>4071 Wedgeway</u> - 30% office finish - Dock and drive-in loading	Bo Keefer 314-973-1242	
7,384 SF			\$4.10 psf, NNN	- <u>4061 Wedgeway</u> - 10% office finish - 2 loading docks and 1 drive-in - 16' ceiling height - Ample parking - Easy access to I-70/I-270/I370 - Excellent loading and truck turn around area		

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10,132 SF	1322-1328 Ashby Road St. Louis, MO 63132	LEASE	\$7.00 psf. MG	<ul style="list-style-type: none"> - <u>1328 Ashby</u> - 95% office finish - 3 loading docks 	Bo Keefer 314-973-1242
7,375 SF			\$6.00 psf, MG	<ul style="list-style-type: none"> - <u>1322 Ashby</u> - 40% office finish - Dock & drive-in loading - Excellent visibility at signalized Intersection - 16' ceiling height - Ample parking 	
10,700 SF	13601-13625 Lakefront Drive St. Louis, MO 63045	LEASE	\$6.75 psf, NNN	<ul style="list-style-type: none"> - Corner of Lakefront and Wedgeway in Earth City - Excellent parking, 4:1,000 parking ratio - 16' ceiling height, loading dock - Upscale landscaping and waterfront site plan - Excellent loading and truck turn-around area 	Bo Keefer 314-973-1242
	