

# 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)
6,683 SF  4,400 SF	221-239 Millwell Drive St. Louis, MO 63043 	LEASE	\$7.50 psf, MG  \$8.00 psf, MG	<ul style="list-style-type: none"> <li>- <u>225 Millwell</u></li> <li>- 75% office finish</li> <li>- 2 dock-high doors</li> <li>- <u>231 Millwell</u></li> <li>- 75% office finish</li> <li>- 1 drive-in door</li> <li>- 16' ceiling heights</li> </ul>	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"> <li>- 16' ceiling heights in warehouse</li> <li>- Drive in &amp; dock high loading</li> <li>- 20% - 30% 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  Brad Eisel 314.800.6654
2,148 SF  2,310 SF	2112-2118 Schuetz Road Maryland Heights, MO 63043 	LEASE	\$7.75 psf, MG  \$8.75 psf, MG	<ul style="list-style-type: none"> <li>- <u>2114 Schuetz Road</u></li> <li>- 35% office finish</li> <li>- 1 drive-in door</li> <li>- <u>2118 Schuetz Road</u></li> <li>- 65% office finish</li> <li>- 1 drive-in door</li> <li>- End cap</li> <li>- Heavy power</li> <li>- 14' ceiling height</li> </ul>	Brad Eisel 314.800.6654  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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SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
1,500 SF 1,500 SF 1,500 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 2,470 SF 2,596 SF 2,635 SF 4,940 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"> <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
6,635 SF	2505 Metro Court Maryland Heights, MO 63043 	LEASE	\$5.75 psf, MG	<ul style="list-style-type: none"> <li>- One office with showroom</li> <li>- dock high platform</li> <li>- 16' ceiling height</li> </ul>	Ryan Carlie 314-496-4887  Brad Eisel 314.800.6654

## WESTPORT OFFICE/WAREHOUSE PROPERTIES

SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
1,708 SF	2345 - 2391 Grissom Drive Maryland Heights, MO 63146 	LEASE	\$7.25 psf, MG	<ul style="list-style-type: none"> <li>- <u>2351 Grissom</u> <ul style="list-style-type: none"> <li>- 60% office finish</li> <li>- 100% HVAC</li> <li>- Double man door</li> </ul> </li> <li>- Located at the corner of Fee Fee and Grissom with easy access to I-270 and Page Ave.</li> </ul>	<p>Brad Eisel 314.800.6654</p> <p>Ryan Carlie 314-496-4887</p>
3,125 SF to 6,250 SF  4,500 SF	2330 - 2344 Weldon Parkway 800-816 Fee Fee Road Maryland Heights, MO 63043 	LEASE	\$5.95 psf, MG  \$6.50 psf, MG	<ul style="list-style-type: none"> <li>- <u>2330-33 Weldon</u> <ul style="list-style-type: none"> <li>- 100% HVAC</li> <li>- 20% office finish</li> <li>- 2 drive-in doors</li> </ul> </li> <li>- <u>816 Fee Fee</u> <ul style="list-style-type: none"> <li>- 45% office finish</li> <li>- 1 dock high loading</li> <li>- 15' ceiling height</li> </ul> </li> </ul>	<p>Brad Eisel 314.800.6654</p> <p>Ryan Carlie 314-496-4887</p>
4,144 SF 6,176 SF or 10,320 SF	109 - 125 Weldon Parkway St. Louis, MO 63043 	LEASE	\$7.75 psf, MO	<ul style="list-style-type: none"> <li>- 50% office / showroom finish</li> <li>- 2 docks and 2 ramped loading docks</li> <li>- Convenient Westport Location</li> <li>- Great Visibility on Weldon Parkway</li> <li>- 16' ceiling height</li> </ul>	<p>Bo Keefer 314-973-1242</p>

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SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
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"> <li>- <u>UNIT C</u> <ul style="list-style-type: none"> <li>- 80% office finish</li> <li>- Convenient Westport location</li> <li>- 16' ceiling height</li> </ul> </li> <li>- <u>UNITS D</u> <ul style="list-style-type: none"> <li>- 30% office finish</li> <li>- Dock loading</li> <li>- 16' ceiling heights</li> </ul> </li> </ul>	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"> <li>- <u>11854 Dorsett Road</u> <ul style="list-style-type: none"> <li>- 50% office finish</li> <li>- 12' ceiling heights</li> <li>- Loading dock</li> </ul> </li> <li>- Located between I-270 and Schuetz Road on Dorsett</li> </ul>	Bo Keefer 314-973-1242
2,580 SF	93-107 Weldon Parkway St. Louis, MO 63043 	LEASE	\$7.50 psf, MG	<ul style="list-style-type: none"> <li>- 25% office</li> <li>- Dock loading</li> <li>- Convenient Westport location</li> <li>- Great visibility on Weldon Parkway</li> <li>- 16' ceiling height</li> </ul>	Bo Keefer 314-973-1242

## ST. LOUIS COUNTY OFFICE/WAREHOUSE PROPERTIES

SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
4,150 SF	8130 - 8220 Brentwood Ind. Dr Brentwood, MO 63144 	LEASE	\$5.00 psf, MG	<ul style="list-style-type: none"> <li>- <u>8150 Brentwood Ind</u> <ul style="list-style-type: none"> <li>- 30% office</li> <li>- Dock &amp; drive-in loading</li> </ul> </li> <li>- 16' ceiling height</li> <li>- Centrally located between Hwy 40 and Hwy 44</li> </ul>	Bo Keefer 314-973-1242
1,350 SF	11252 Midland Boulevard St. Louis, MO 63114 	LEASE	\$700/month, MG	<ul style="list-style-type: none"> <li>- <u>Unit 105</u> <ul style="list-style-type: none"> <li>- 30% office finish, 2 privates</li> <li>- Drive-in loading</li> <li>- 12' ceiling heights</li> </ul> </li> <li>- Located at corner of Lindbergh and Midland</li> <li>- Convenient access to Page Ave, I-270, I-70 and I-170</li> </ul>	Bo Keefer 314-973-1242
5,381 SF  7,384 SF	4061-4073 Wedgeway Court St. Louis, MO 63045 	LEASE	\$5.35 psf, NNN  \$4.10 psf, NNN	<ul style="list-style-type: none"> <li>- <u>4071 Wedgeway</u> <ul style="list-style-type: none"> <li>- 30% office finish</li> <li>- Dock and drive-in loading</li> </ul> </li> <li>- <u>4061 Wedgeway</u> <ul style="list-style-type: none"> <li>- 10% office finish</li> <li>- 2 loading docks and 1 drive-in</li> </ul> </li> <li>- 16' ceiling height</li> <li>- Ample parking</li> <li>- Easy access to I-70/I-270/I370</li> <li>- Excellent loading and truck turn around area</li> </ul>	Bo Keefer 314-973-1242

## ST. LOUIS COUNTY OFFICE/WAREHOUSE PROPERTIES

SPACE AVAILABLE	ADDRESS	SALE LEASE	PRICE	COMMENTS	CONTACT(S)
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' ceiling height</li> <li>- I-170 visibility</li> </ul>	Brad Eisel 314.800.6654  Ryan Carlie 314-496-4887
10,700 SF	13601-13625 Lakefront Drive St. Louis, MO 63045 	LEASE	\$6.75 psf, NNN	<ul style="list-style-type: none"> <li>- Corner of Lakefront and Wedgeway in Earth City</li> <li>- Excellent parking, 4:1,000 parking ratio</li> <li>- 16' ceiling height</li> <li>- 2 drive-in and 1 loading dock</li> <li>- Upscale landscaping and waterfront site plan</li> <li>- Excellent loading and truck turnaround area</li> </ul>	Bo Keefer 314-973-1242
1,680 SF  1,680 SF  1,680 SF	221 - 249 Old Meramec Station Manchester, MO 63021 	LEASE	\$950/month, MG  \$1,100/month, MG  \$1,050/month, MG	<ul style="list-style-type: none"> <li>- <u>221 Old Meramec Station</u> <ul style="list-style-type: none"> <li>- 14% office finish</li> <li>- Dock-high loading</li> </ul> </li> <li>- <u>233 Old Meramec Station</u> <ul style="list-style-type: none"> <li>- 100% office finish</li> <li>- 2.1/1,000 parking ratio</li> </ul> </li> <li>- <u>245 Old Meramec Station</u> <ul style="list-style-type: none"> <li>- 80% office finish</li> <li>- Drive-in door</li> </ul> </li> </ul>	Brad Eisel 314.800.6654  Ryan Carlie 314-496-4887

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3,475 SF	312 - 336 Sovereign Court St. Louis, MO 63011	LEASE	\$8.75 psf, MG	<ul style="list-style-type: none"> <li>- <b><u>334 Sovereign Court</u></b></li> <li>- High end finish with 3 private offices, reception area, conference room and kitchenette</li> <li>- 100% HVAC</li> <li>- Finished warehouse with mezzanine that can be converted back to warehouse</li> <li>- Dock-high loading</li> </ul>	Ryan Carlie 314-496-4887  Brad Eisel 314.800.6654
3,742 SF			\$7.95 psf, MG	<ul style="list-style-type: none"> <li>- <b><u>330 Sovereign Court</u></b></li> <li>- 30% office finish</li> <li>- 1 dock high door</li> <li>- 16' ceiling height</li> <li>- Great West County location</li> </ul>	
4,500 SF	8228-8273 Brentwood Industrial Park Brentwood, MO 63144	LEASE	\$5.75 psf, NNN	<ul style="list-style-type: none"> <li>- 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' ceiling height</li> <li>- Good truck access</li> </ul>	Bo Keefer 314-973-1242