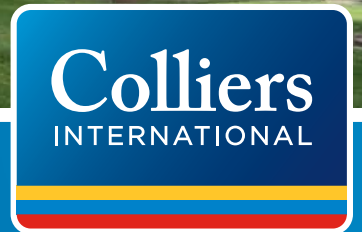


FOR LEASE ONE CAMPBELL PLAZA

St. Louis, Missouri



ROCKY STENGER

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PROPERTY FEATURES

- Three building city campus on 4.5 +/- acres with proximity to I-44 & I-64
- Over 90% occupied with a mix of creative and professional firms
- Exposed brick and high ceilings
- Abundant parking at no charge
- Fiber to the buildings
- Outdoor green space and office suite patios
- Located near Hampton and Arsenal with many area amenities
- 1st floor Building C vacancy has dedicated entrance and parking
- Elevator served

RENTABLE AREAS (APPROXIMATE)

AVAILABLE SUITES	RENTABLE SQUARE FEET
BUILDING A	
SUITE 2 (FLOOR 1)	1,123 RSF
BUILDING B	
SUITE 1B	1,168 RSF
BUILDING C	
SUITE 1C	3,850 RSF

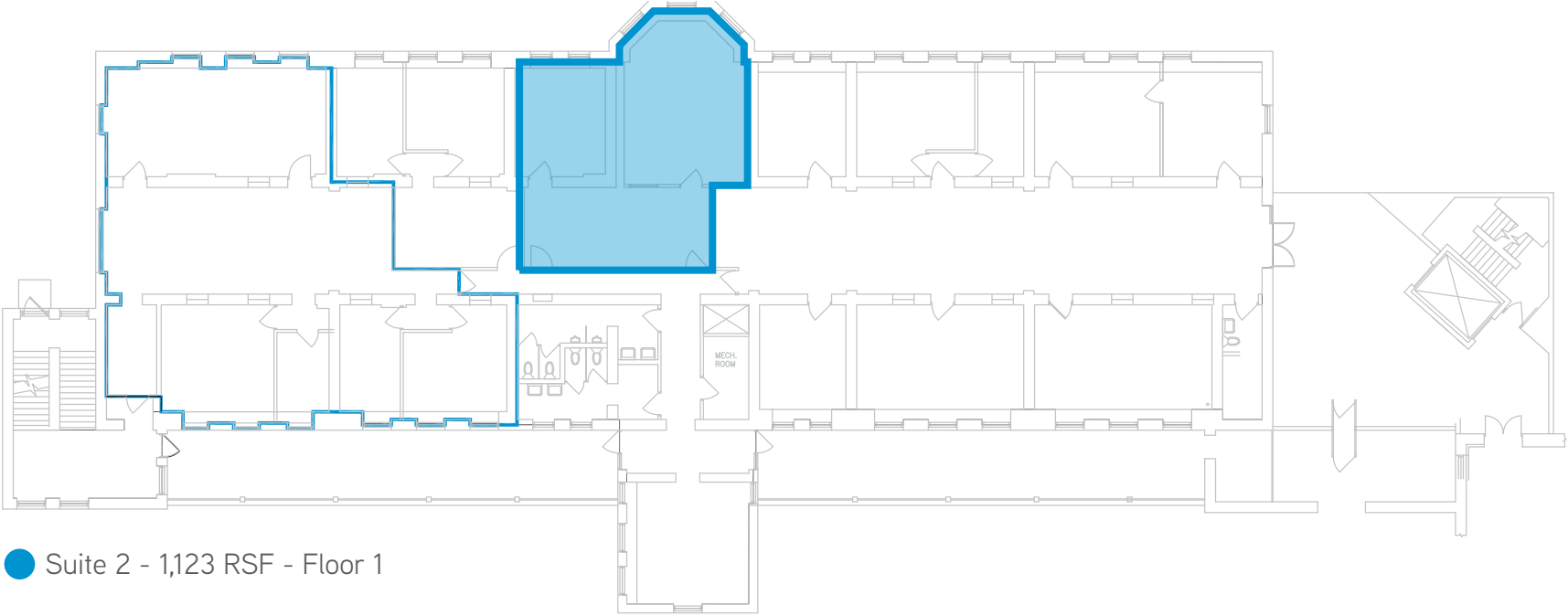
LEASE RATES

\$13.00 - \$15.00 PSF, Full Service excluding in-suite janitorial

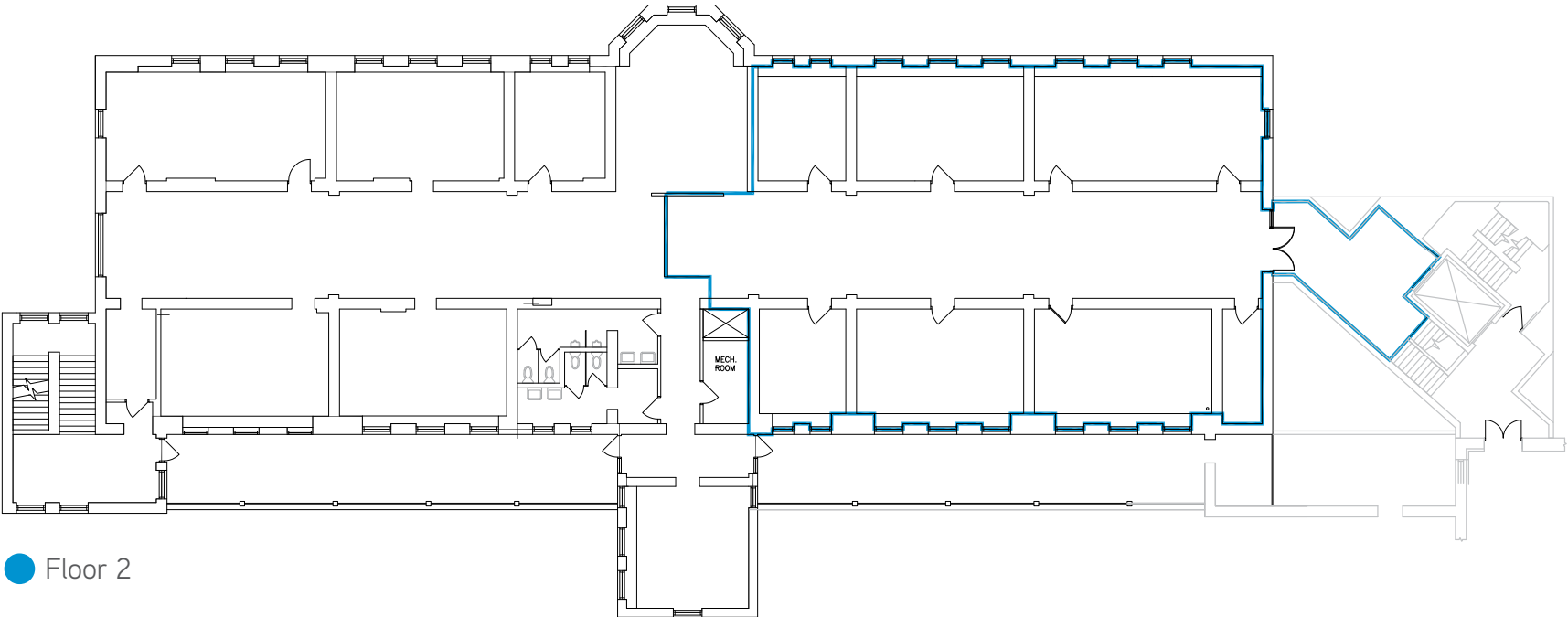
LOCATION



SUITE PLANS



● Suite 2 - 1,123 RSF - Floor 1

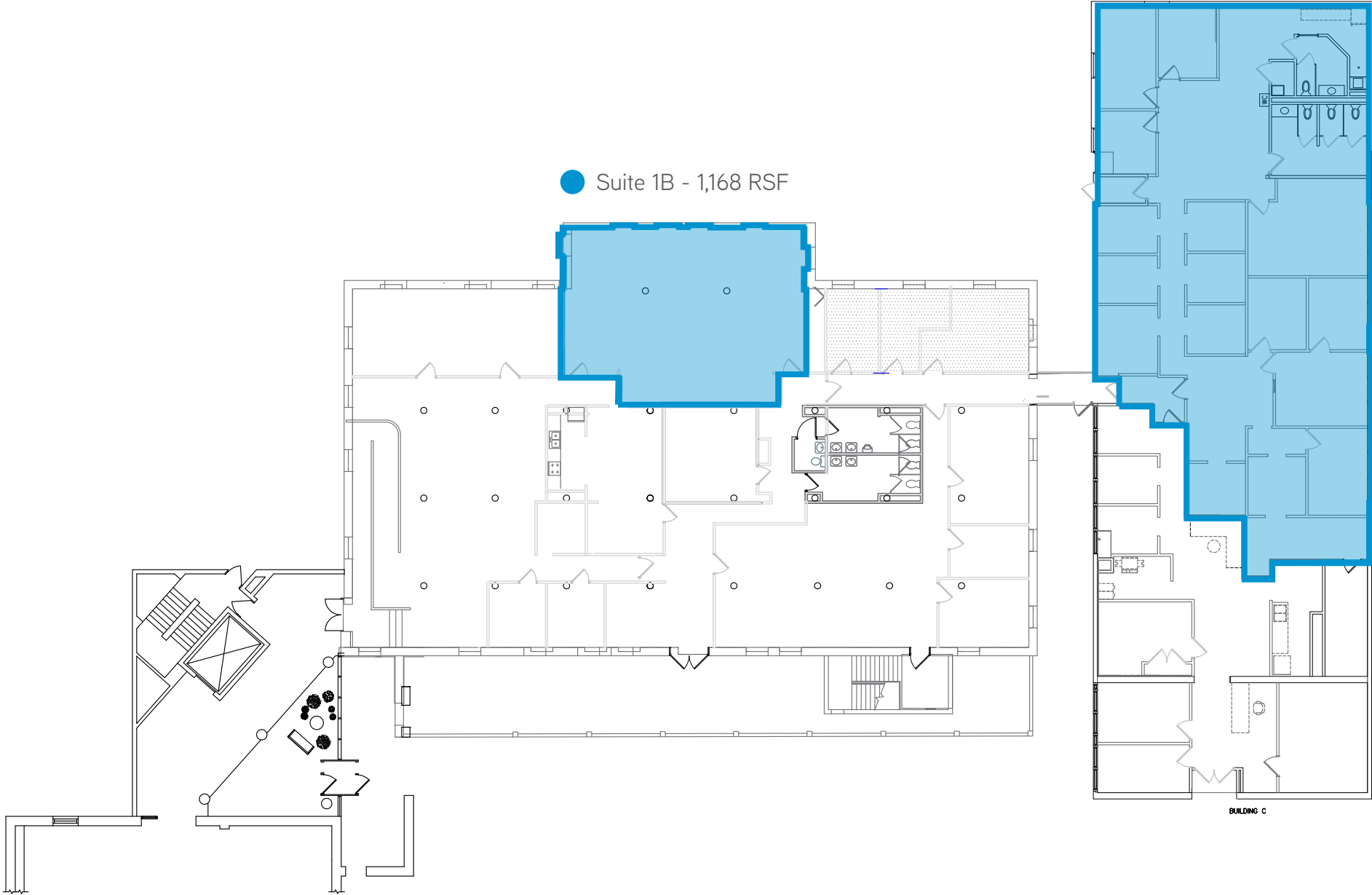


● Floor 2

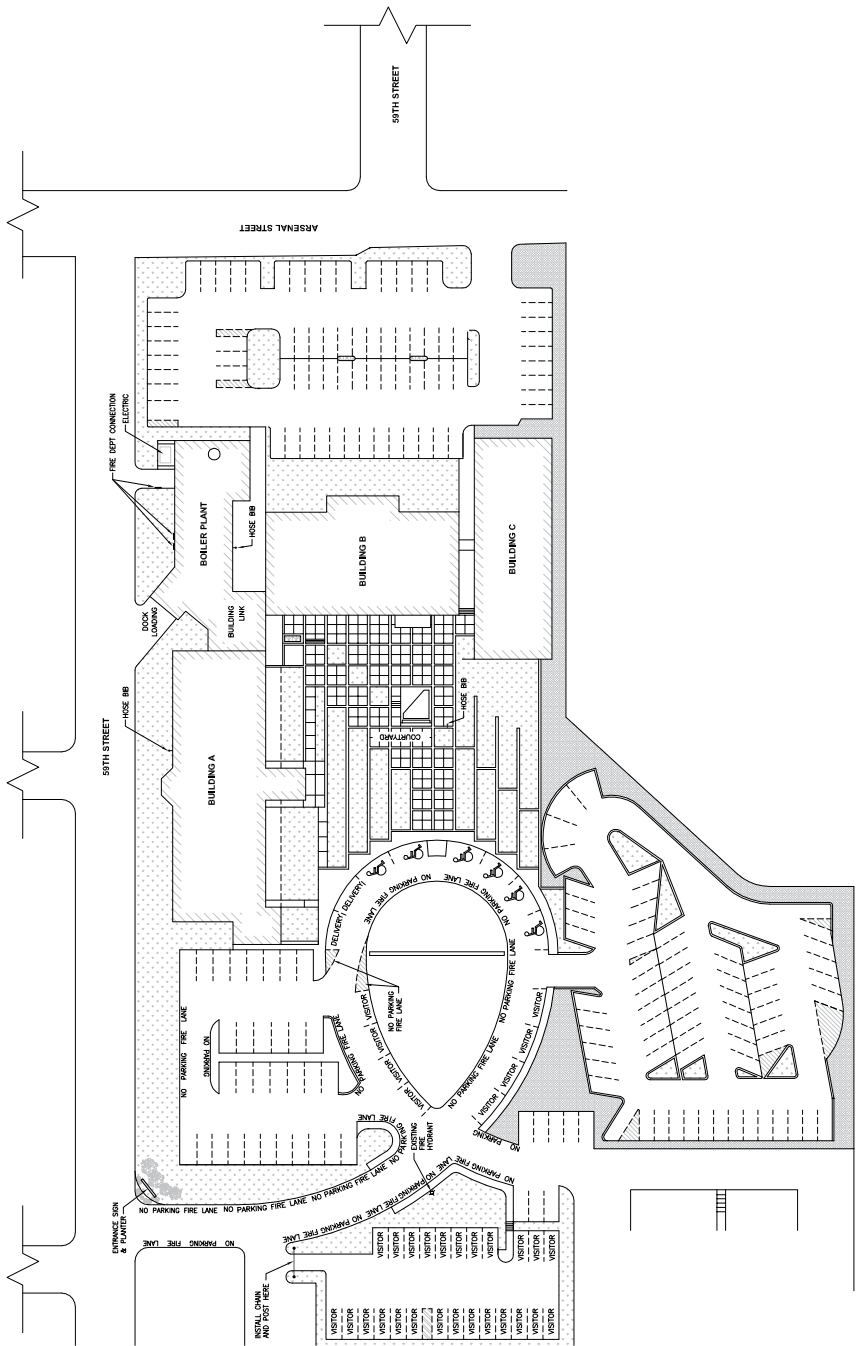
SUITE PLANS

● Suite 1C - 3,850 RSF

● Suite 1B - 1,168 RSF



SITE PLAN



AREA AMENITIES



Forest Park

CWE

I-64

BARNES JEWISH
Hospital
BJC HealthCare



DRURY
INN & SUITES

Bartolindo
OSTERIA

Hampton Avenue

SOHA
bar & grill



Curpello
HOUSE OF PASTA

I-44

MISSOURI
BOTANICAL
GARDEN

Arsenal Street

Chris'
Pancake
& Dining

JOEY B'S
FOOD & DRINK

The Hill

EPIZZA



Long John
Silver's



Kingshighway Blvd.

Tower Grove Park



Qdoba
MEXICAN GRILL

Walgreens

TARGET

FIREHOUSE
SUBS

Club
Fitness

Schnucks

N

Google

FOR LEASE

ONE CAMPBELL PLAZA

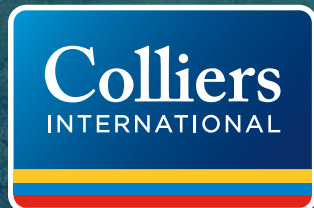
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