

FOR LEASE

Class A Office Building Under Construction



1450 Beale Street | St. Charles, Missouri



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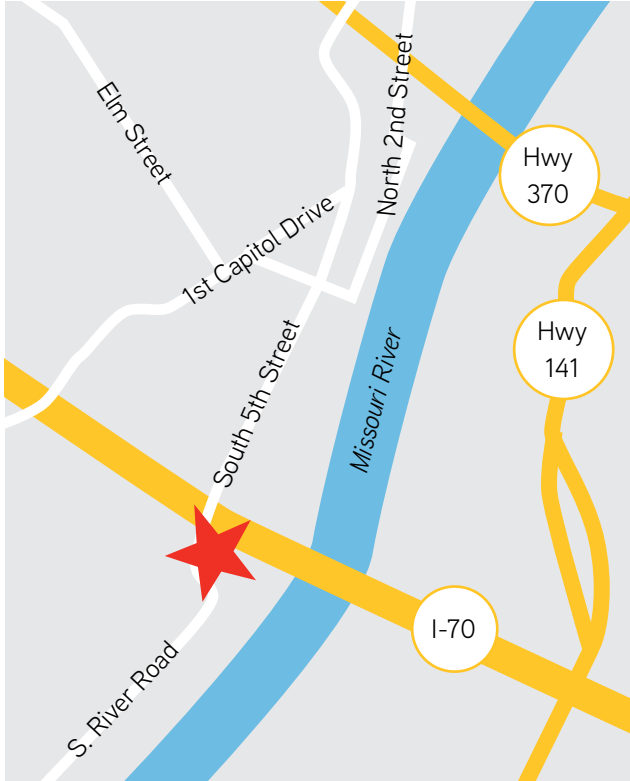
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OWNED & MANAGED BY:



Location



Hotels
On-Site



Parking
4/1,000



Dining and
Entertainment



Gym
On-Site



Lambert Airport
8 Miles



Interstate
Access

Property Highlights

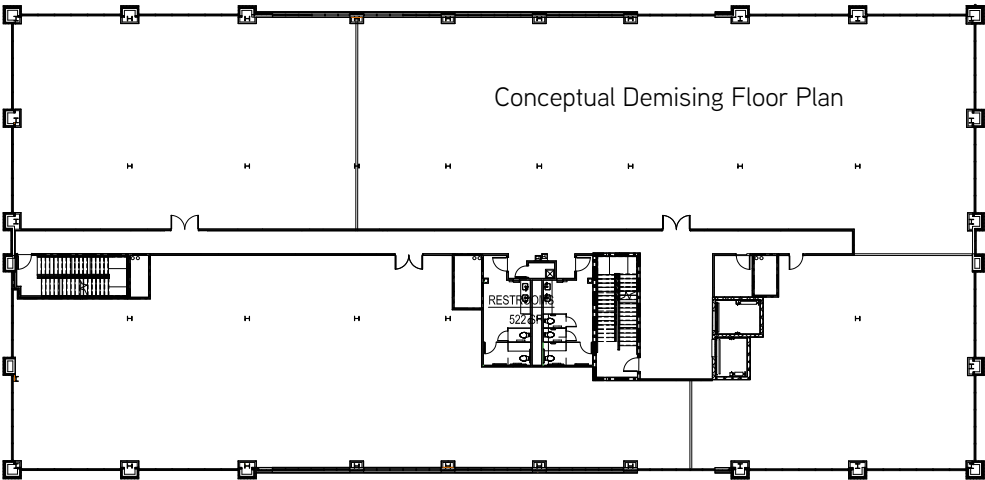
- ±60,000-square-foot mixed-use building slated for 2019 delivery
- Two floors of office space available at approximately 20,675 square feet per floor
- Class A office highly visible from I-70 and close proximity to the Page extension
- Prominent building signage opportunities
- Ideal for corporate headquarters with ±40,000 square feet of contiguous office
- Key card security system
- Situated in a premier St. Charles mixed-use development with abundant amenities
- Excellent demographics and proximity to educated workforce
- Near multiple regional attractions such as Ameristar Casino, Hollywood Casino, Bass Pro Shops, Historic St. Charles, Hollywood Casino Amphitheater, St. Charles Convention Center, The Family Arena and Lindenwood Center for Arts

\$34.00
-\$36.00
PSF, Full Service

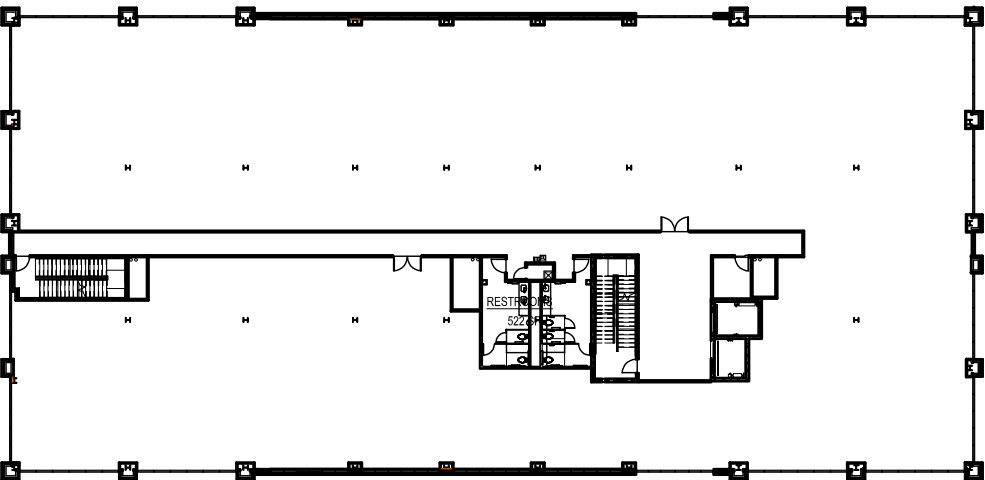


Potential Multi-Tenant and Full Floor Plans

FLOOR 2 - 20,675 SF - FULL FLOOR AVAILABLE



FLOOR 3 - 20,675 SF - FULL FLOOR AVAILABLE



THE BUILDING

A prime metro St. Louis office location at Streets of St. Charles with numerous amenities located on-site and literally just steps from your office door. Your company and staff will be part of a unique and vibrant community that is also perfect for networking and special events. These expansive office spaces offer flexibility conducive to a collaborative, open work atmosphere or a more private, dedicated office environment.

THE DEVELOPMENT

Streets of St. Charles has quickly established itself as the destination in St. Charles County and region for dining, shopping, entertainment, and as a place to live and work.

Over 500,000 square feet is now open on the 27-acre mixed-use development anchored by tenants such as AMC Theatre, Drury Plaza Hotel, First Watch, Five Guys, Prasino and PF Chang's.

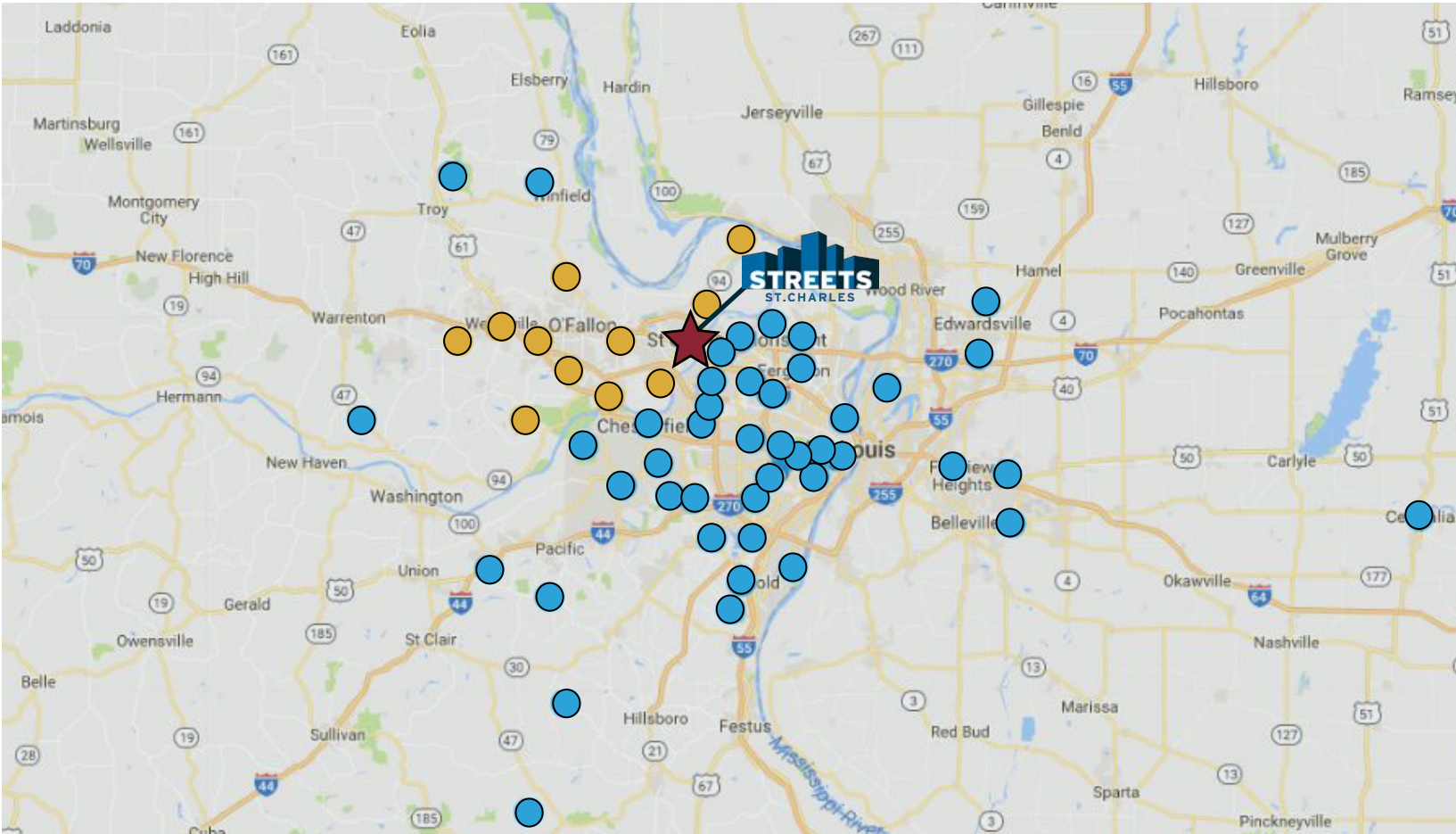
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Streets of St. Charles Overview



LIVE • WORK • DINE • SHOP

Customer Draw Map



- St. Charles County
- Outside St. Charles County

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