

FOR LEASE



Proposed 120,000 SF Class A Office Building Available



Streets of St. Charles Office | Pad 360 | St. Charles, Missouri



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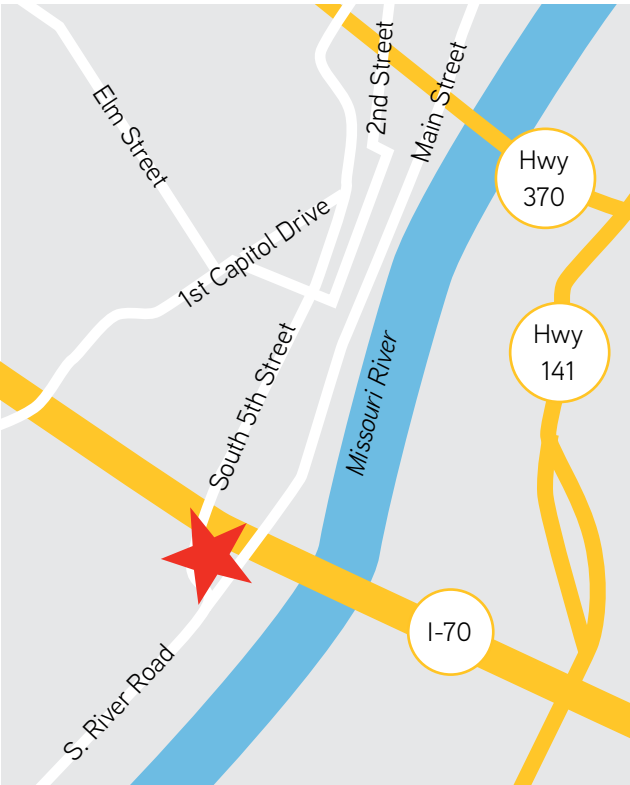
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OWNED & MANAGED BY:





**Hotels
On-Site**



**Covered
Parking**



**Dining and
Entertainment**



**Gym
On-Site**



**Lambert Airport
8 Miles**



**Interstate
Access**

Property Highlights

- Proposed 120,000 square feet of office and/or medical office space
- Class A office highly visible from I-70 and close proximity to the Page extension
- Prominent building and monument signage opportunities
- Ideal for corporate headquarters
- Covered parking with approximately 2,000 spaces on-site
- 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

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 perfect for networking and special events. Floor plates will range from 20,000 to 24,000 square feet with below grade parking opportunities.

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 a 300+ apartment complex and tenants such as AMC Theatre, Drury Plaza Hotel, First Watch, Five Guys, Prasino, PF Chang's and opening in Spring 2018 — Tru Hotel.

\$34.00

-\$36.00

PSF, Full Service

Streets of St. Charles Overview



Logos for businesses located in the development:

- PRASINO'S
- Olivino
- leopard
- WASABI
- Bar Louie
- SUPERCUTS
- Orangetheory FITNESS
- Sole & Blues
- THINK PINK NAIL & SPA
- Mission TACO JOINT

Logos for businesses located in the development:

- QT QuikTrip

Logos for businesses located in the development:

- MASSAGE LUXE
- prasinio
- DEWEY'S PIZZA
- u-swirl FROZEN YOGURT
- TUCANOS BRAZILIAN GRILL
- FIVE GUYS



Logos for businesses located in the development:

- PF CHANG'S CHINA

Logos for businesses located in the development:

- FIREBIRDS WOOD FIRED GRILL

Logos for businesses located in the development:

- FirstWatch
- REGLOP

Logos for businesses located in the development:

- DRURY HOTELS

Logos for businesses located in the development:

- CULLINAN PROPERTIES, LTD.

Logos for businesses located in the development:

- amc THEATRES

Logos for businesses located in the development:

- tru by HILTON
- Opening Spring 2018

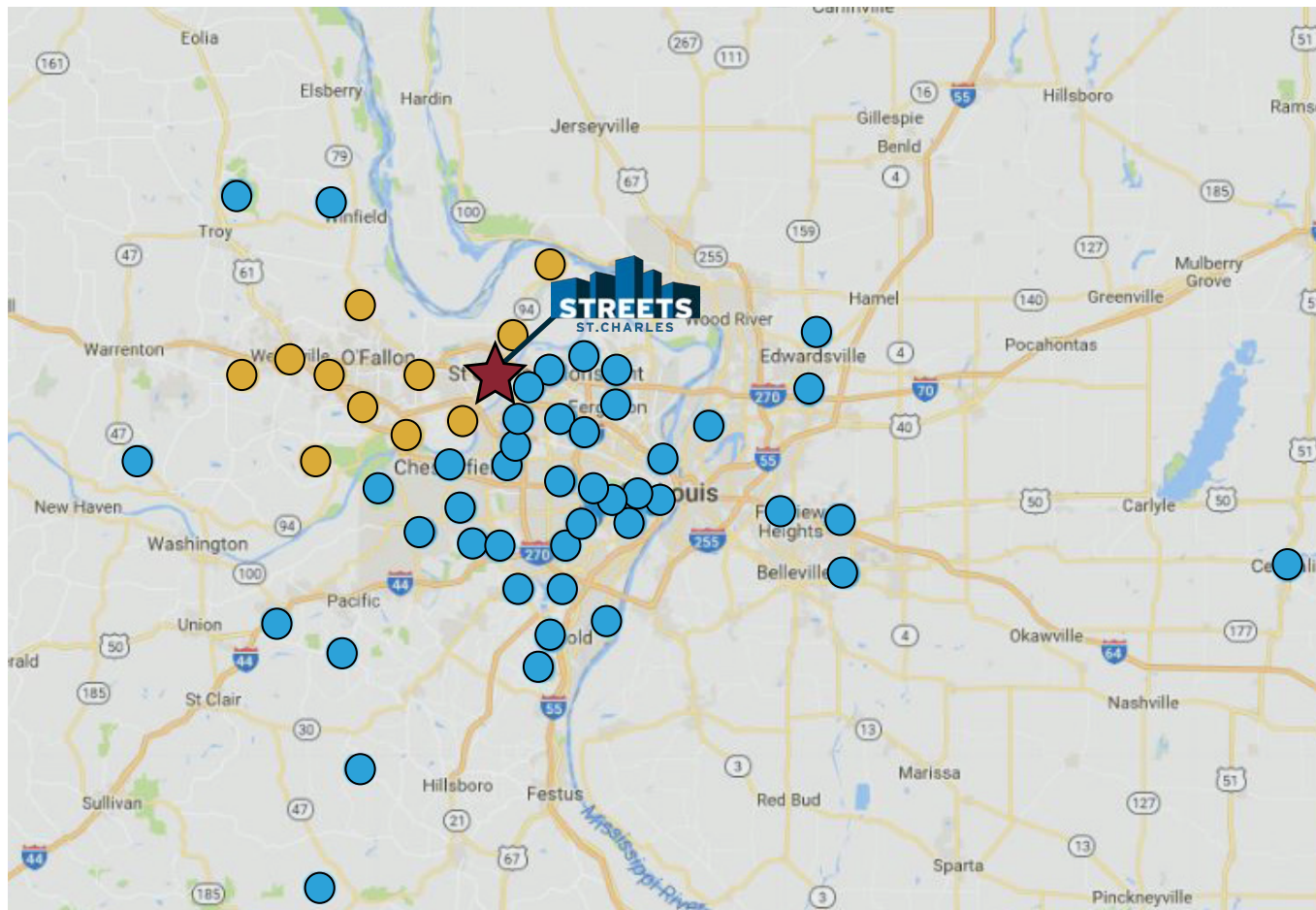
Logos for businesses located in the development:

- R RESIDENCES STREETS OF ST. CHARLES



LIVE • WORK • DINE • SHOP

Customer Draw Map



- St. Charles County
- Outside St. Charles County

On-Site Amenities



- Two hotels, including the new Tru by Hilton opening Spring 2018
- Covered parking with approximately 2,000 spaces
- Extensive dining options
- Upscale apartments
- Retail, banking, theatre, fitness and personal services
- St. Charles Trolley connects Streets of St. Charles to Historic Main Street and the Convention Center

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