

# FOR LEASE

Premier Class A Office Space Available



**1520 S. 5th Street | St. Charles, Missouri**



LEASING CONTACTS:

CARRIE HERRMANN  
+1 314 584 6273

[carrie.herrmann@colliers.com](mailto:carrie.herrmann@colliers.com)

JIM LOFT, SIOR, CCIM  
+1 314 584 6223

[jim.loft@colliers.com](mailto:jim.loft@colliers.com)

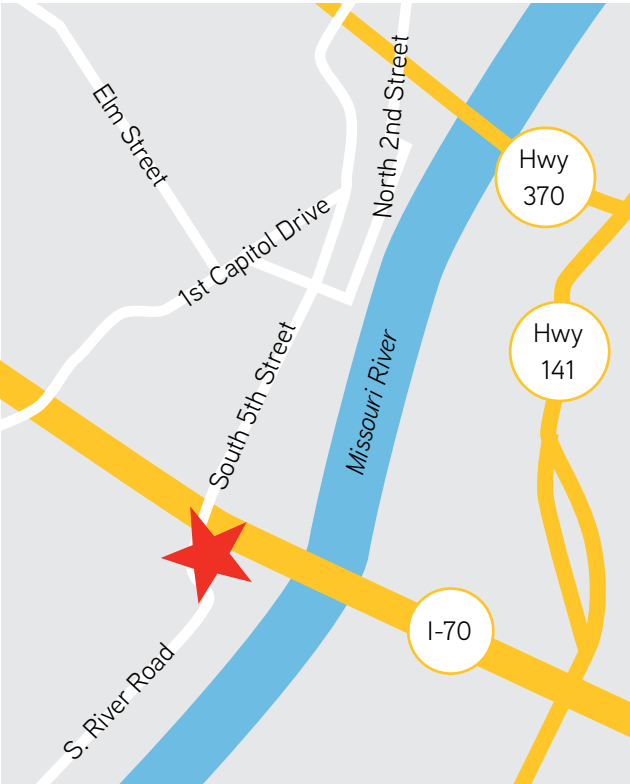
CHAD BURKEMPER  
+1 314 584 6279

[chad.burkemper@colliers.com](mailto:chad.burkemper@colliers.com)

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

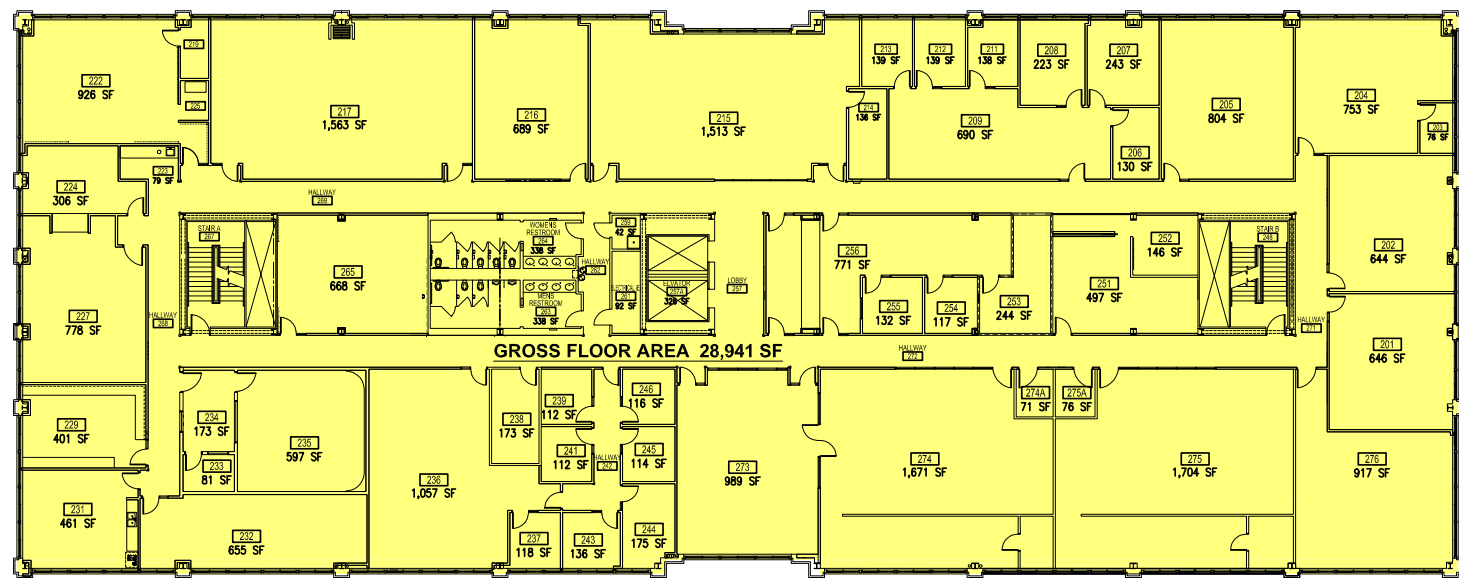
- 28,941 rentable square feet available – full second floor
- Class A office highly visible from I-70 and close proximity to the Page extension
- Prominent building and monument signage opportunities
- Ideal for corporate headquarters
- Covered parking
- Key card security system
- Situated in a premier 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

\$32.00  
PSF, Full Service





## Second Floor Layout



### 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. This expansive second floor office space offers 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.

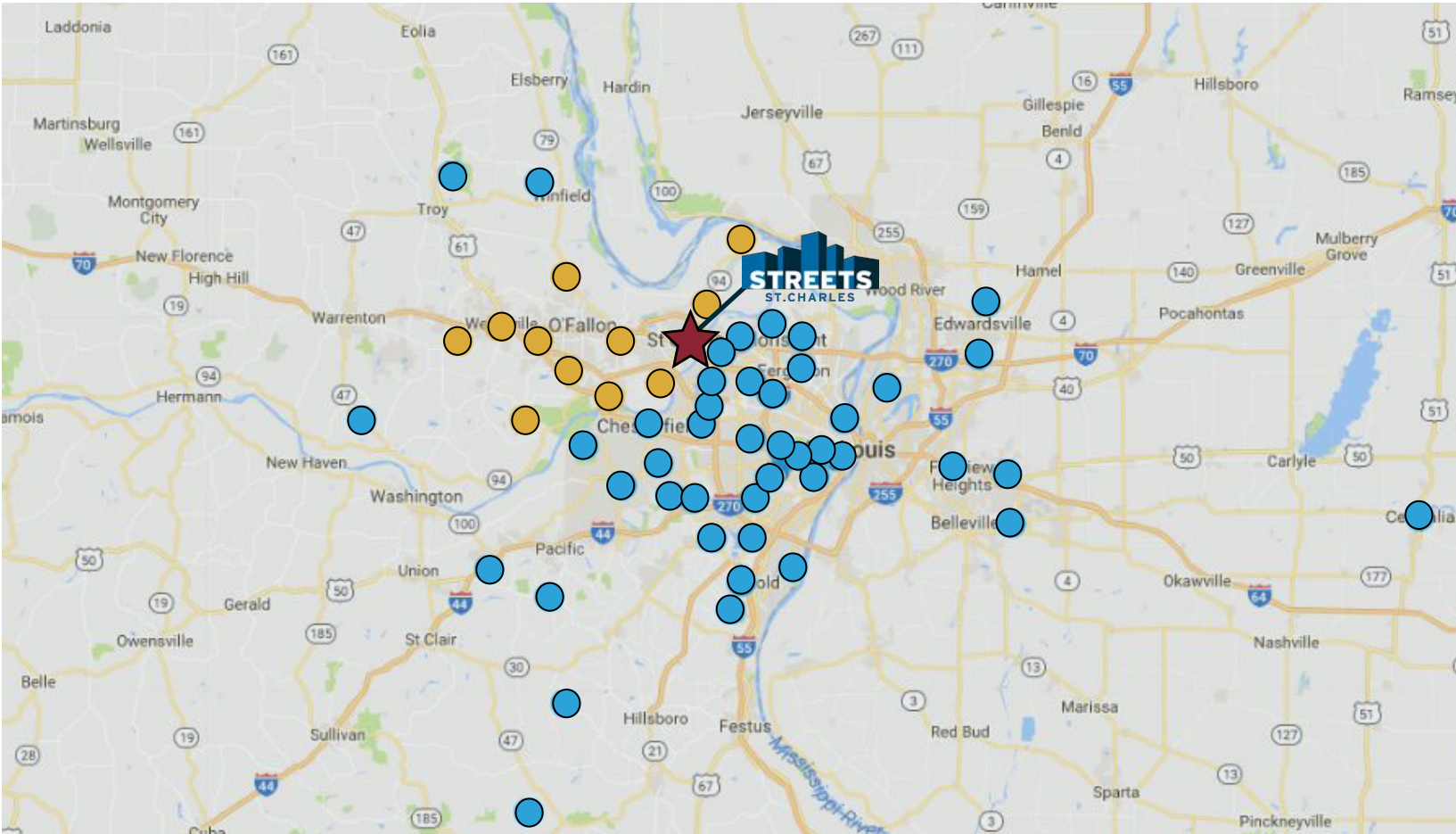
\$32.00  
PSF, Full Service

Streets of St. Charles Overview





# Customer Draw Map



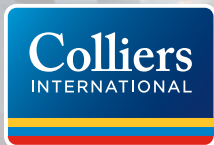
- St. Charles County
- Outside St. Charles County

# FOR LEASE

1520 S. 5th Street | St. Charles, Missouri

\$32.00

PSF, Full Service



LEASING CONTACTS:

CARRIE HERRMANN

+1 314 584 6273

carrie.herrmann@colliers.com

JIM LOFT, SIOR, CCIM

+1 314 584 6223

jim.loft@colliers.com

CHAD BURKEMPER

+1 314 584 6279

chad.burkemper@colliers.com

OWNED & MANAGED BY:



Colliers International | 101 S. Hanley Road, Ste. 1400, St. Louis, MO 63105 | +1 314 863 4447 | [colliers.com/stlouis](http://colliers.com/stlouis)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.