



PEABODY PLAZA

701 Market Street, St. Louis, MO

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COLLIERS INTERNATIONAL

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HOME

HIGHLIGHTS

AVAILABILITY

AERIAL

PHOTOS

Property Highlights

Located in the heart of Downtown St. Louis, this award-winning office property offers unmatched corporate visibility and direct views of the Gateway Arch, Kiener Plaza and CityGarden.

- > 99,677 SF total available for lease
- > Full floors available - 3rd and 14th floors
- > Maximum contiguous - 50,000 square feet
- > Underground parking garage (1.00/1,000)
- > 24-hour security
- > 15th Floor Building Conference Center (Top Floor)
- > Fitness center
- > Gio's Ristorante & Bar
- > 6 North Café
- > Sundry Shop
- > Region's Bank with ATM
- > Vinciguerra Jewelers
- > Document Copy Service
- > Dry cleaning and car detailing services
- > On-site property management
- > Beautiful outdoor plaza
- > TOBY Award Recipient
- > Regional TOBY Award Recipient
- > Cityscape Award Recipient
- > Participant in AmerenUE's Energy Efficiency Program

Building Information

MAGNA PLACE AT-A-GLANCE

On-Site Management	Colliers International
Property Type	Class A
Year Built	1986
Total SF	Approximately 402,000
Floors	Fifteen (15)
Parking	1.00/1,000 (452 covered spaces)
Suites Available	Seven (7) ranging in size from 4,455 to 29,472 square feet
Max Contiguous	50,000 square feet on Floors 13-15
Lease Rates	\$22.00/SF, Full Service
Location	Central Business District



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Space Available

Click the suite number to view floor plan

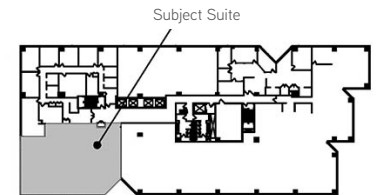
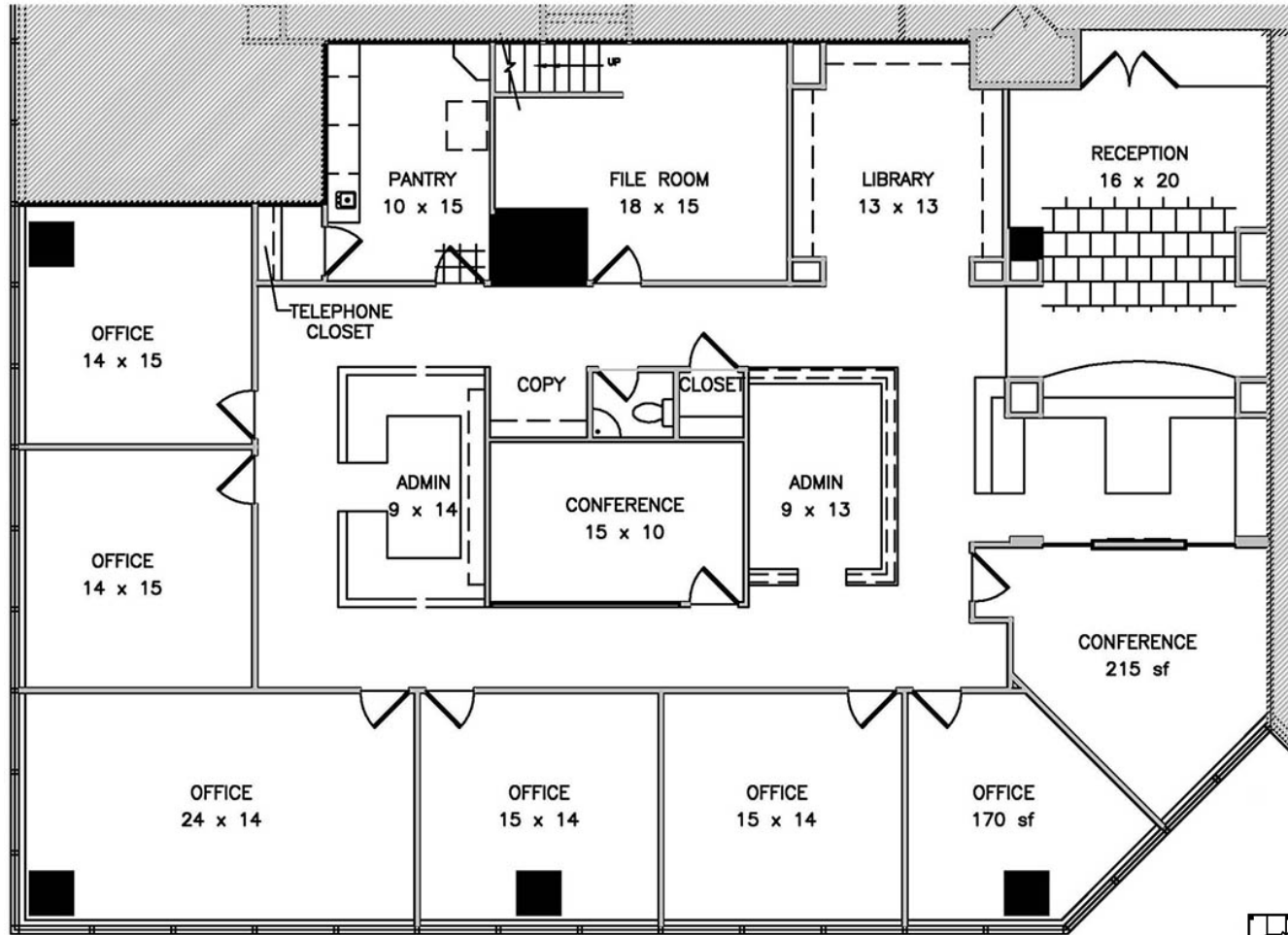
SUITE	AVAILABLE SF	TYPE	NOTES
1505	4,455	Office	Move-in ready
1400	29,472	Office	Upgraded finishes, move-in ready, furniture available
1300	11,096	Office	Move-in ready
1070	18,101	Office	Available now, will divide
300	29,472	Office	Upgraded finishes, move-in ready, high quality existing furniture
100	7,081	Retail	Plug-n-play restaurant opportunity

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Suite 1505

4,455 RSF



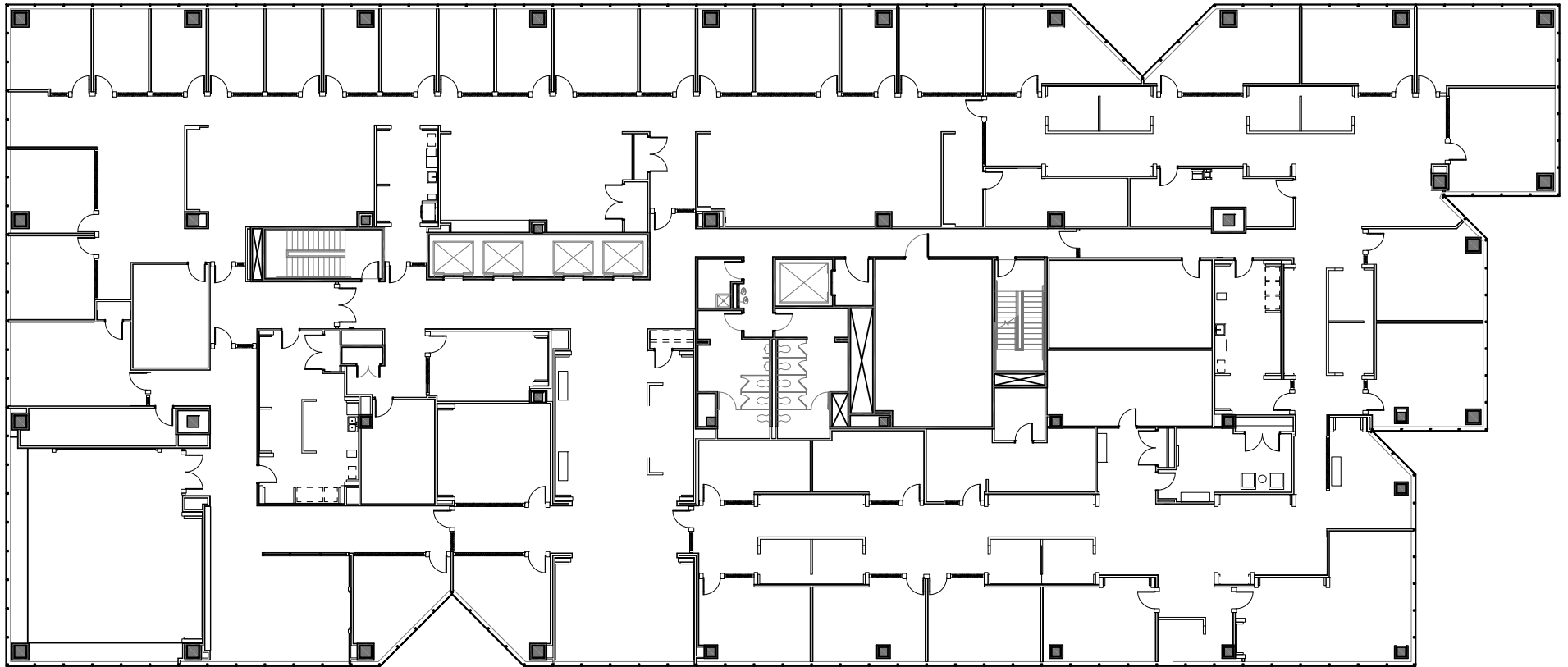
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Suite 1400

29,472 RSF



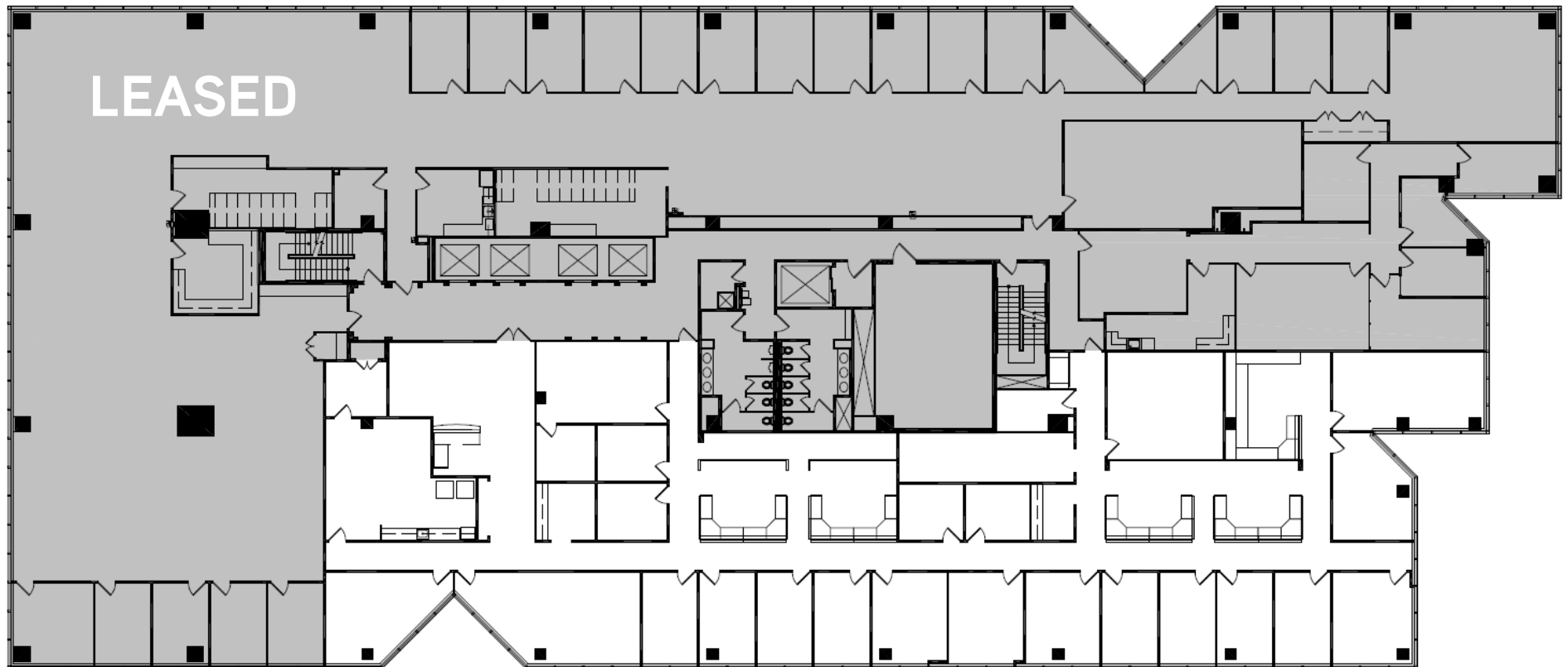
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Suite 1300

11,096 RSF



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Suite 1070

18,101 RSF



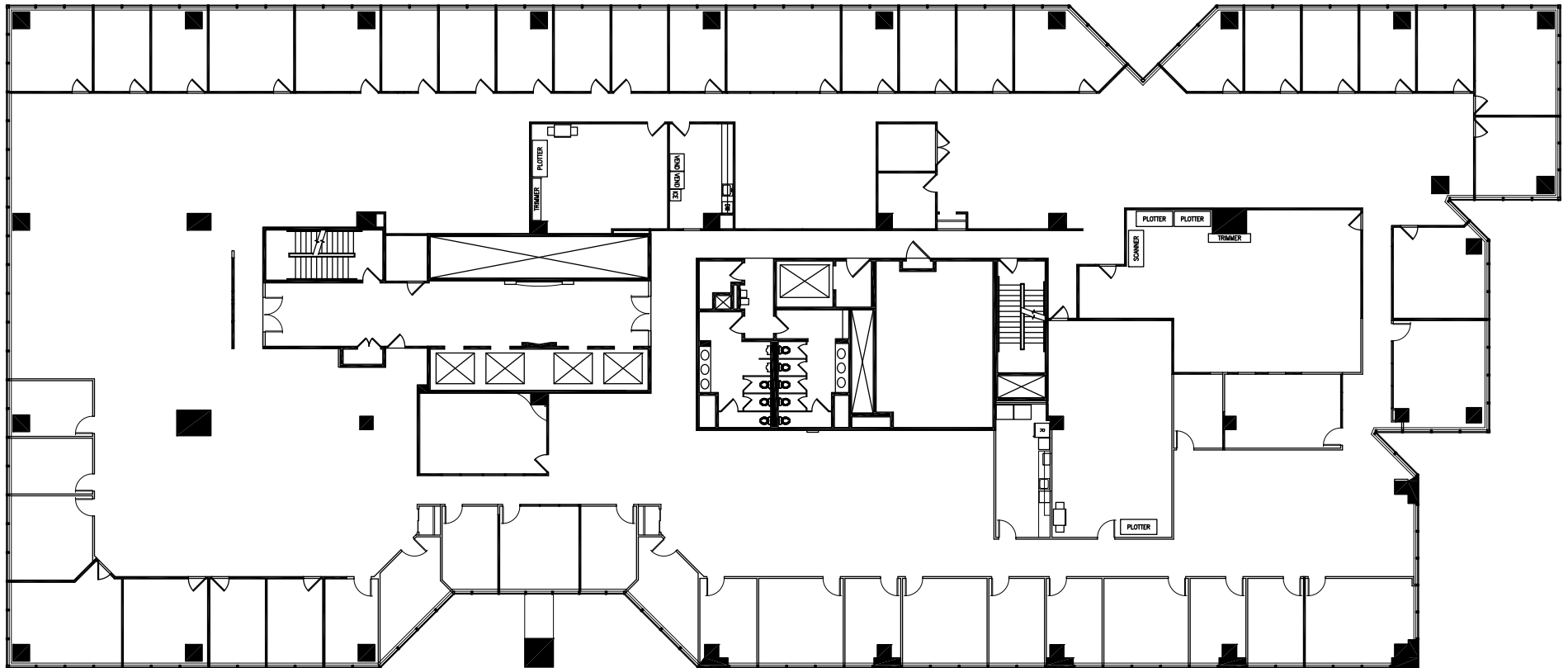
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Suite 300

29,472 RSF



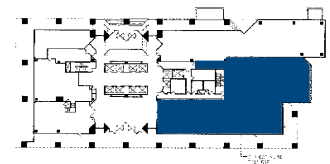
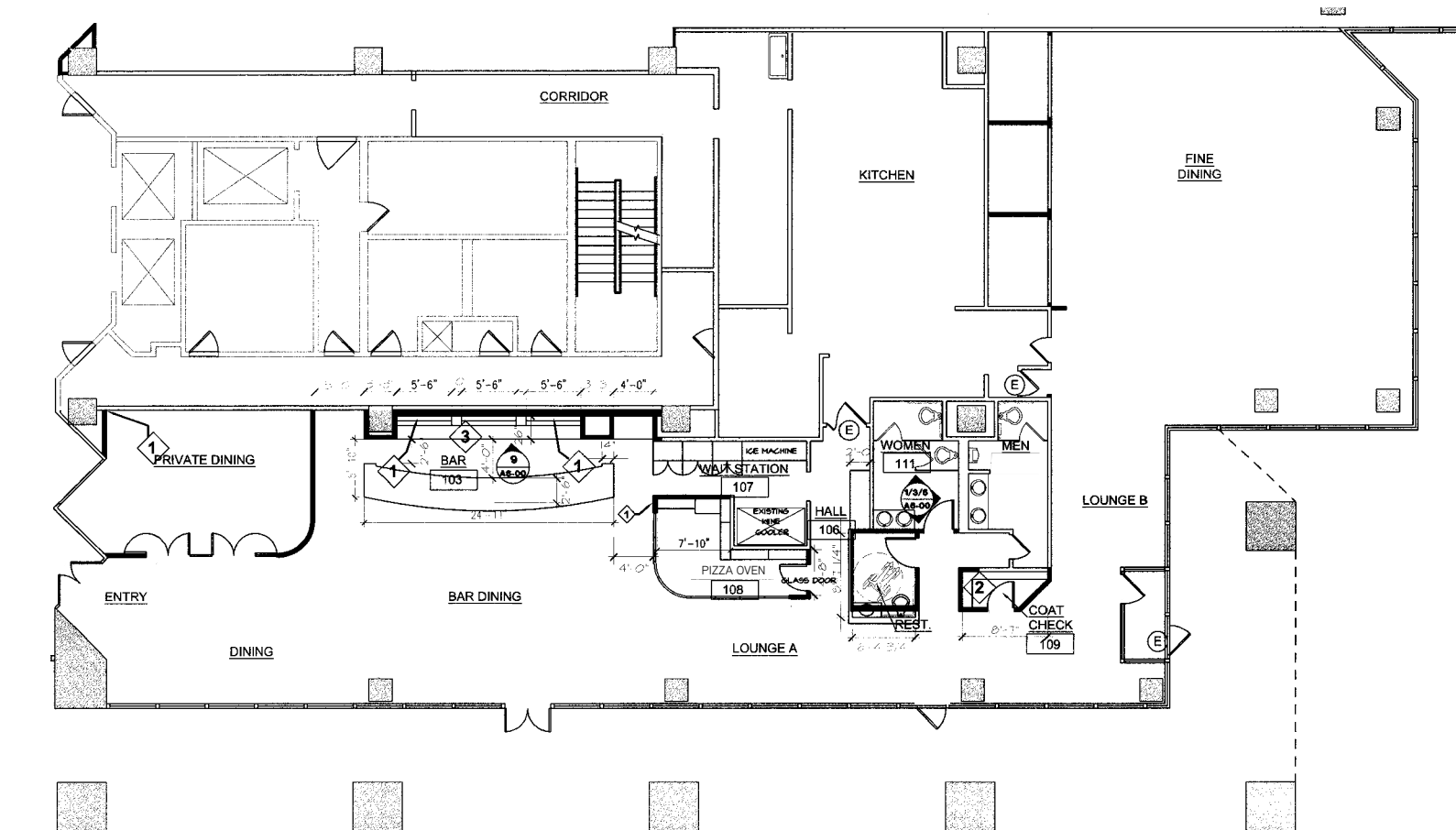
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Suite 100 - Retail/Restaurant

7,081 RSF



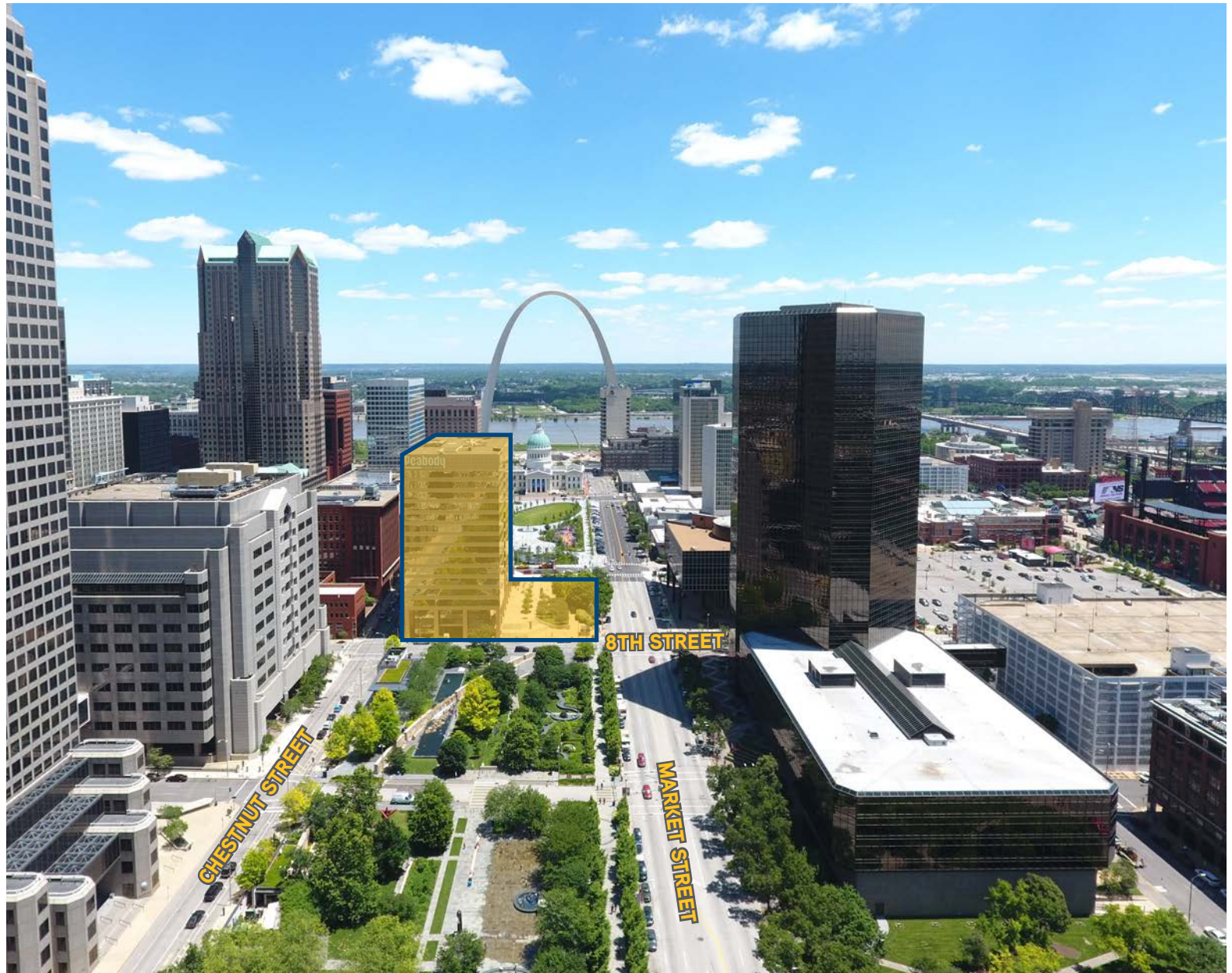
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Downtown
St. Louis

Eastern Skyline



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CityGarden Views



Conference Center



Lobby Entrance