

EXECUTIVE SUMMARY

PAGE BUSINESS CENTER

8610 PAGE AVENUE, OVERLAND, MO 63114



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PROPERTY SUMMARY

Page Business Center



PROPERTY ADDRESS	8610 Page Avenue Overland, MO 63114
PROPERTY TYPE	Industrial/Flex Property
BUILDING AREA	Staples Promotional Products: 29,423 SF Landis Gyr: 27,432 SF Vacant: 7,491 SF Total NRA: 64,364 SF
LAND AREA	5.69 AC (Add'l 40,119 SF land available)
CONSTRUCTION	Masonry
YEAR COMPLETED	1977 / Reconstructed and renovated in 2007
CLEAR HEIGHT	24'
DOCKS / DRIVE INS	5 docks / 3 drive-ins
PARKING	220 Cars (3.42 spaces per 1,000 SF)
POWER	3-Phase
ZONING	"PD-C" - Planned Development Commercial by City of Overland
TAXES	\$70,160 abated
LEED CERTIFICATION LEVELS	<ul style="list-style-type: none">• Gold – Core and Shell• Platinum – Commercial Interiors (Staples)• Gold – Commercial Interiors (Landis-Gyr)
ADDITIONAL FEATURES	<ul style="list-style-type: none">• Rooftop PV/Solar system• Rainwater recapture system• New Systems and Roof (2007)• Under floor HVAC System• High efficiency "envelope" and fixtures• Indoor Air Quality monitoring & ventilation
IN PLACE NOI	\$782,500

PROPERTY SUMMARY

Investment Highlights

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RECENT CONSTRUCTION	<ul style="list-style-type: none">• No significant capital expenditures required
LEED CERTIFICATION	<ul style="list-style-type: none">• Major competitive advantage in attracting quality tenants• Reduced occupancy cost• Commands higher rent
CENTRAL LOCATION	<ul style="list-style-type: none">• 5 minutes from Clayton and Lambert St. Louis Airport• Immediate Innerbelt (I-170) access
MODERN FACADE AND FINISHES	<ul style="list-style-type: none">• Competitive advantage over aging building stock in St. Louis
HIGH PARKING RATIO	<ul style="list-style-type: none">• Accommodates parking intensive users• Commands higher rent
TAX ABATEMENT	<ul style="list-style-type: none">• Reduces tenants' overall occupancy cost• Assessed "land-only" through 2019 then 50% land & building 2020 through 2026
RAISED FLOOR SYSTEM	<ul style="list-style-type: none">• Offers maximal flexibility to modify floor plan, HVAC, electrical and data• Significantly reduced re-tenanting costs
QUALITY TENANTS / UNIQUE COMMITMENT	<ul style="list-style-type: none">• Investment grade corporate credit• Corporate social responsibility policies of each tenant prioritize environmental sustainability and a reduced carbon footprint

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