

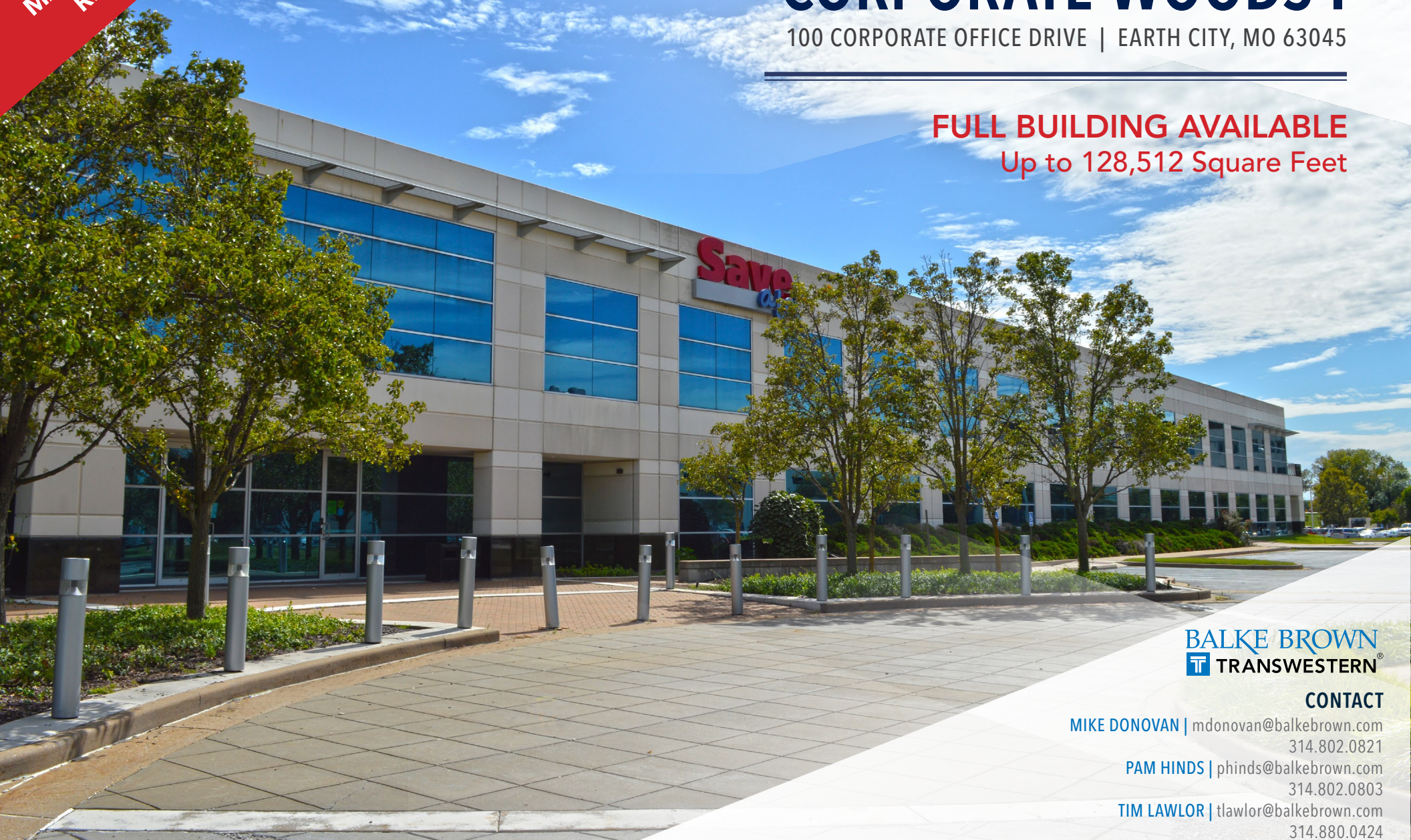
**MAJOR SALE PRICE
REDUCTION!**

OFFICE BUILDING FOR SALE OR LEASE

CORPORATE WOODS I

100 CORPORATE OFFICE DRIVE | EARTH CITY, MO 63045

FULL BUILDING AVAILABLE
Up to 128,512 Square Feet



BALKE BROWN
TRANSWESTERN

CONTACT

- MIKE DONOVAN** | mdonovan@balkebrown.com
314.802.0821
- PAM HINDS** | phinds@balkebrown.com
314.802.0803
- TIM LAWLOR** | tlawlor@balkebrown.com
314.880.0424

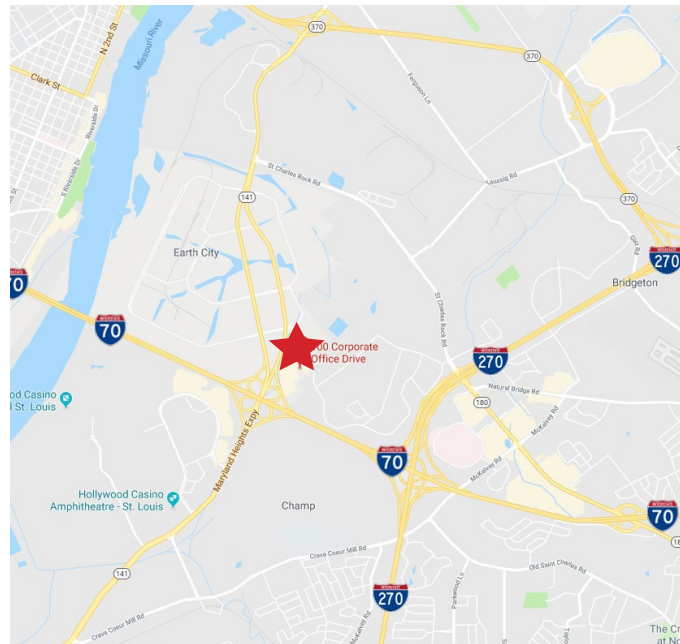
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CORPORATE WOODS I

100 CORPORATE OFFICE DRIVE | EARTH CITY, MO 63045

PROPERTY DESCRIPTION

- For Sale or Lease
- Corporate Woods Office Park
- Headquarters location
- 128,512 sf divisible to +/- 60,000 sf
- 2-story building with large efficient floorplates
- High quality second generation office buildout
- Open ceilings available throughout
- Ample surface parking, expandable
- Convenient access to I-70, I-270, Hwy 141 & Hwy 370
- 3 private balconies and 1 covered patio
- 4 docks and flexible warehouse space
- Large kitchen & café
- Fitness Area with showers & lockers
- Flexible open areas for workstations
- Kohler 230 kilowatt 3-phase generator
- 100% wet sprinkler system
- 5 roof top HVAC units
- Built in 1998 on +/- 7.49 acres
- Located in Unincorporated St. Louis County & Bridgeton
- Zoned C-8 (Commercial) & M-30 (Manufacturing)
- **Major Price Reduction: \$15,500,000 \$9,950,000**
- For Lease: \$10.00 - \$12.00 NNN



FOR INFORMATION

MIKE DONOVAN

314.802.0821

mdonovan@balkebrown.com

PAM HINDS

314.802.0803

pbinds@balkebrown.com

TIM LAWLOR

314.880.0426

tlawlor@balkebrown.com

BALKE BROWN
TRANSWESTERN®

HOME

PROPERTY
DESCRIPTION

FLOORPLANS

AERIAL

AMENITIES

PHOTO GALLERY

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AVAILABILITY

[CLICK ON THE FLOOR TO VIEW FLOORPLAN](#)

FLOOR	AVAILABILITY
1ST FLOOR :Full Floor User	+/- 64,256 SQUARE FEET
2ND FLOOR :Full Floor User	+/- 64,256 SQUARE FEET
1ST FLOOR: Multi-Tenant User Scenario	UP TO 64,256 SQUARE FEET



[HOME](#)

[PROPERTY
DESCRIPTION](#)

[FLOORPLANS](#)

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[PHOTO GALLERY](#)

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1ST FLOOR: CURRENT LAYOUT

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314.880.0424



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2ND FLOOR: CURRENT LAYOUT

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MIKE DONOVAN | mdonovan@balkebrown.com

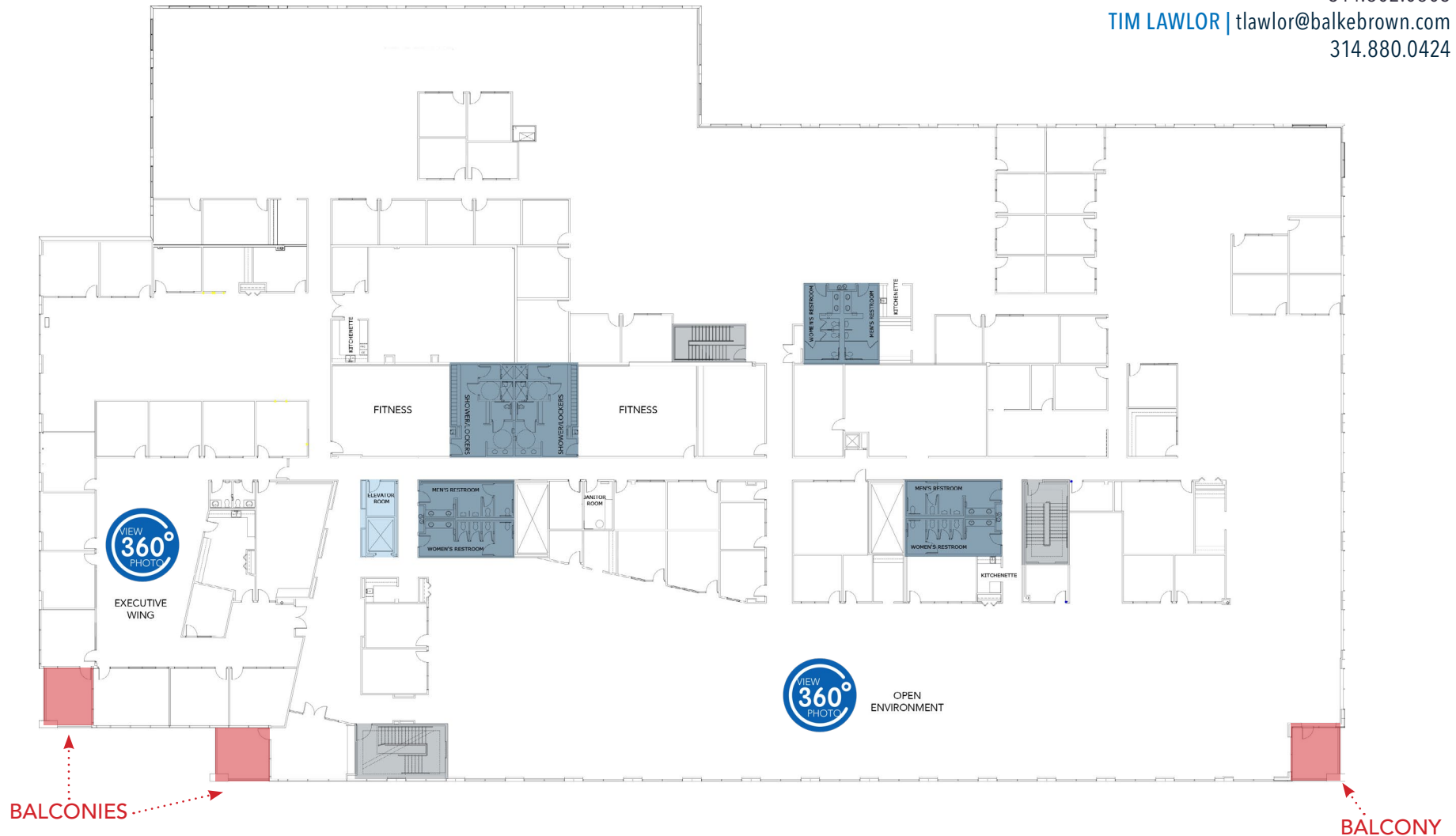
314.802.0821

PAM HINDS | phinds@balkebrown.com

314.802.0803

TIM LAWLOR | tlawlor@balkebrown.com

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1ST FLOOR: CONCEPTUAL LAYOUT FOR MULTI-TENANT USERS

CONTACT

MIKE DONOVAN | mdonovan@balkebrown.com

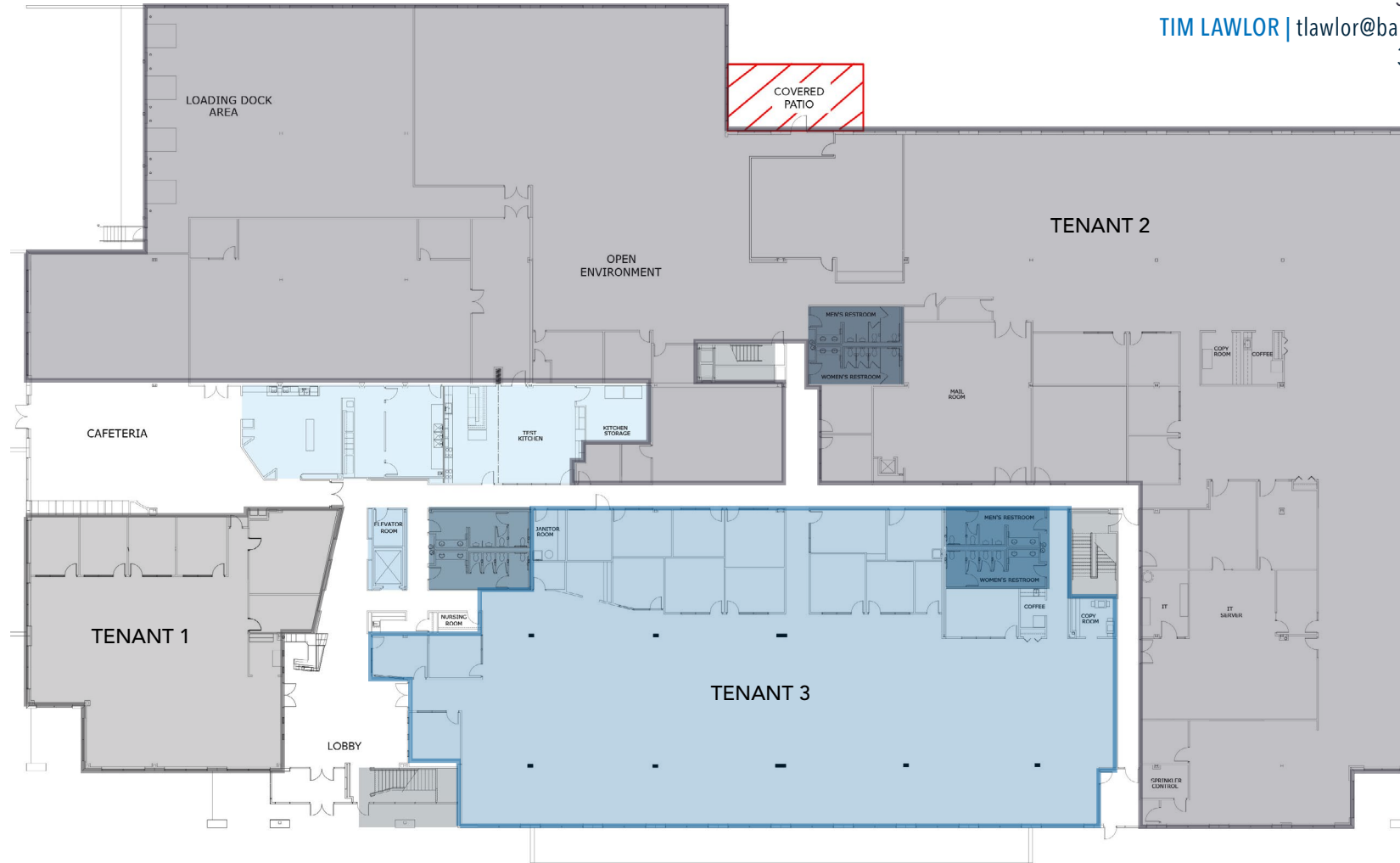
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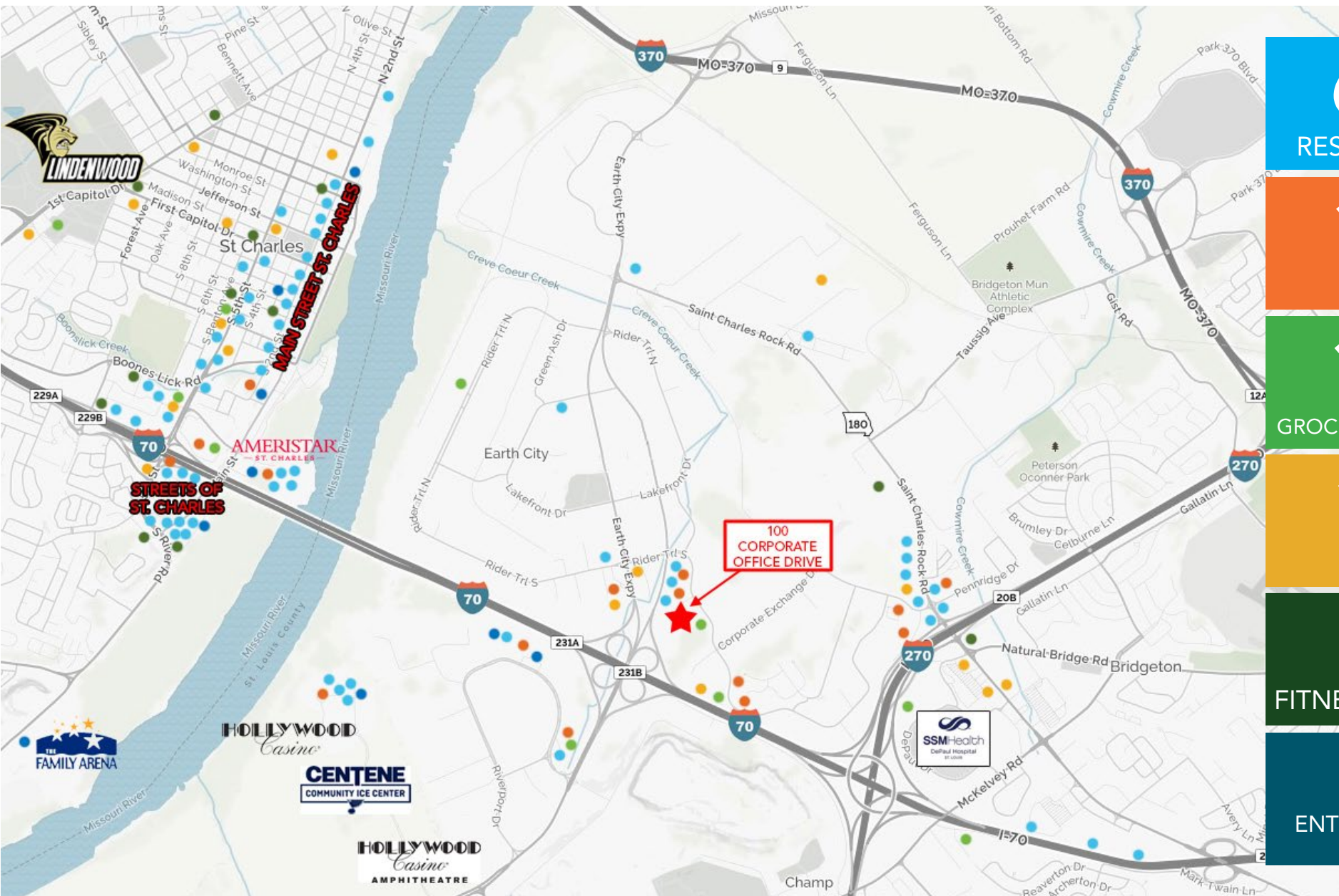
[AMENITIES](#)

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65
RESTAURANTS

15
HOTELS

10
GROCERY/PHARMACY

17
BANKS

9
FITNESS CENTERS

7
ENTERTAINMENT VENUES

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3 TOTAL BALCONIES



4 DOCK DOORS



FLEXIBLE WAREHOUSE



MAIN ENTRANCE LOBBY



KITCHEN / CAFE



OPEN OFFICE AREA



OPEN OFFICE AREA



EXECUTIVE WING



MAIN ENTRANCE LOBBY

[HOME](#)

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