



Adjacent to the Iconic Anheuser-Busch Brewery

Class A Office Building
129,397 Square Feet on approx. 6.7 Acres

Property Highlights

- Located 2 miles from Busch Stadium
- 27,000 SF avg. floor plates
- Excellent building systems
- Built in 2005
- Dramatic building lobby entrance
- Boardroom on top floor
- On-site café
- Data room with raised floor
- Large sales training/meeting area
- Kitchen/coffee bars on floors 2-4
- Gated lot with 466 parking spaces
- Card key access
- Excellent access to I-55 and I-44
- Accessible to both Missouri & Illinois labor pools
- Proximate to Soulard, Lafayette Square & Downtown
- **Price: \$10,750,000**

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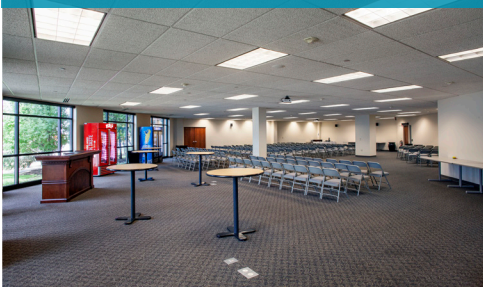
7700 Forsyth Blvd., Suite 1210
St. Louis, MO
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FIRST FLOOR | 27,545 SF

GATED LOT WITH 466 PARKING SPACES



LARGE TRAINING/MEETING AREA



EMPLOYEE LOBBY ENTRANCE



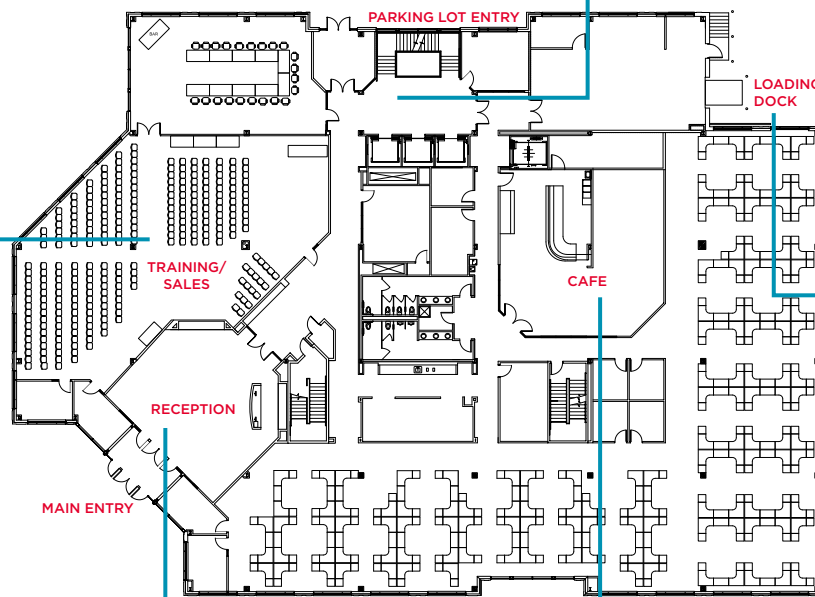
LOADING/RECEIVING



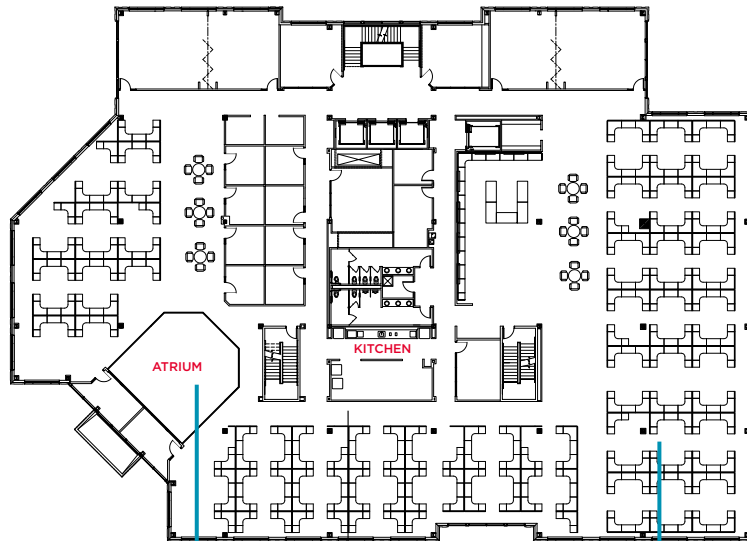
DRAMATIC 2-STORY BUILDING LOBBY



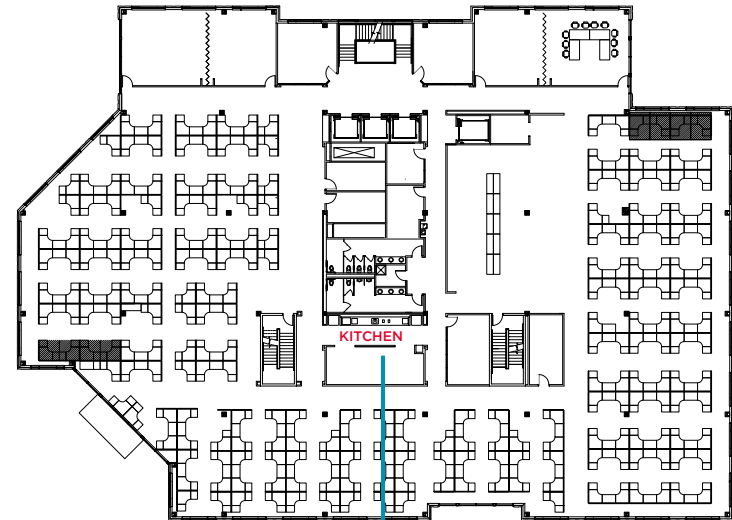
ON-SITE CAFE



SECOND FLOOR | 26,743 SF



THIRD FLOOR | 27,611 SF



ATRIUM



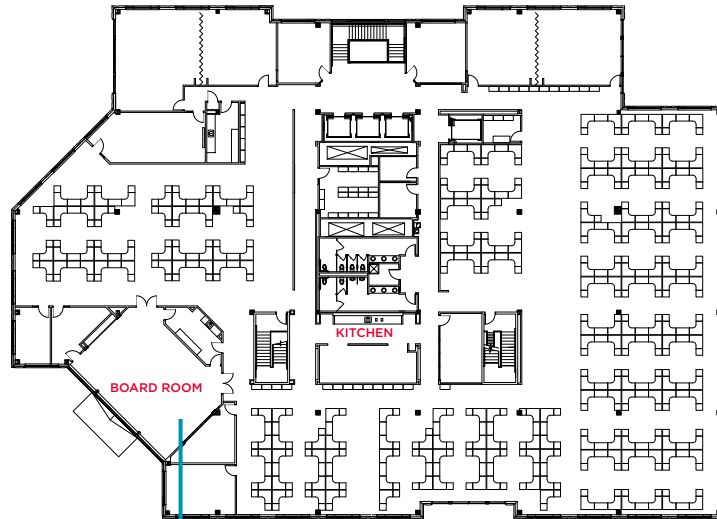
OPEN FLOOR PLAN



KITCHEN/COFFEE BARS ON FLOORS 2-4



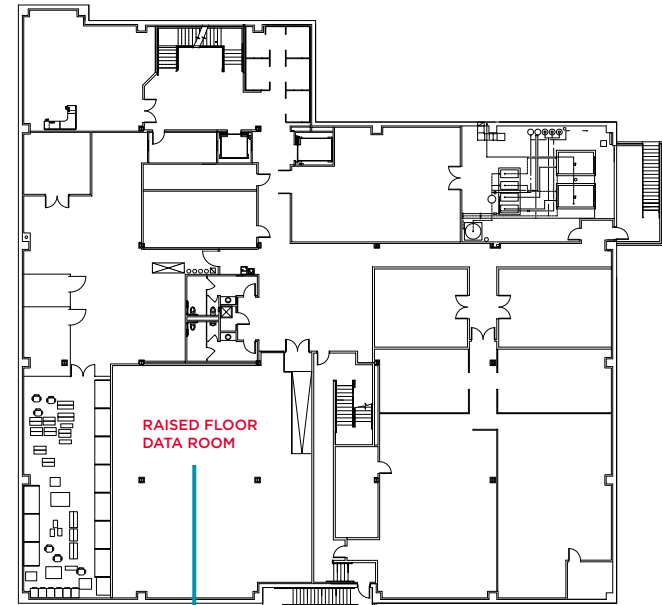
FOURTH FLOOR | 27,609 SF



BOARDROOM



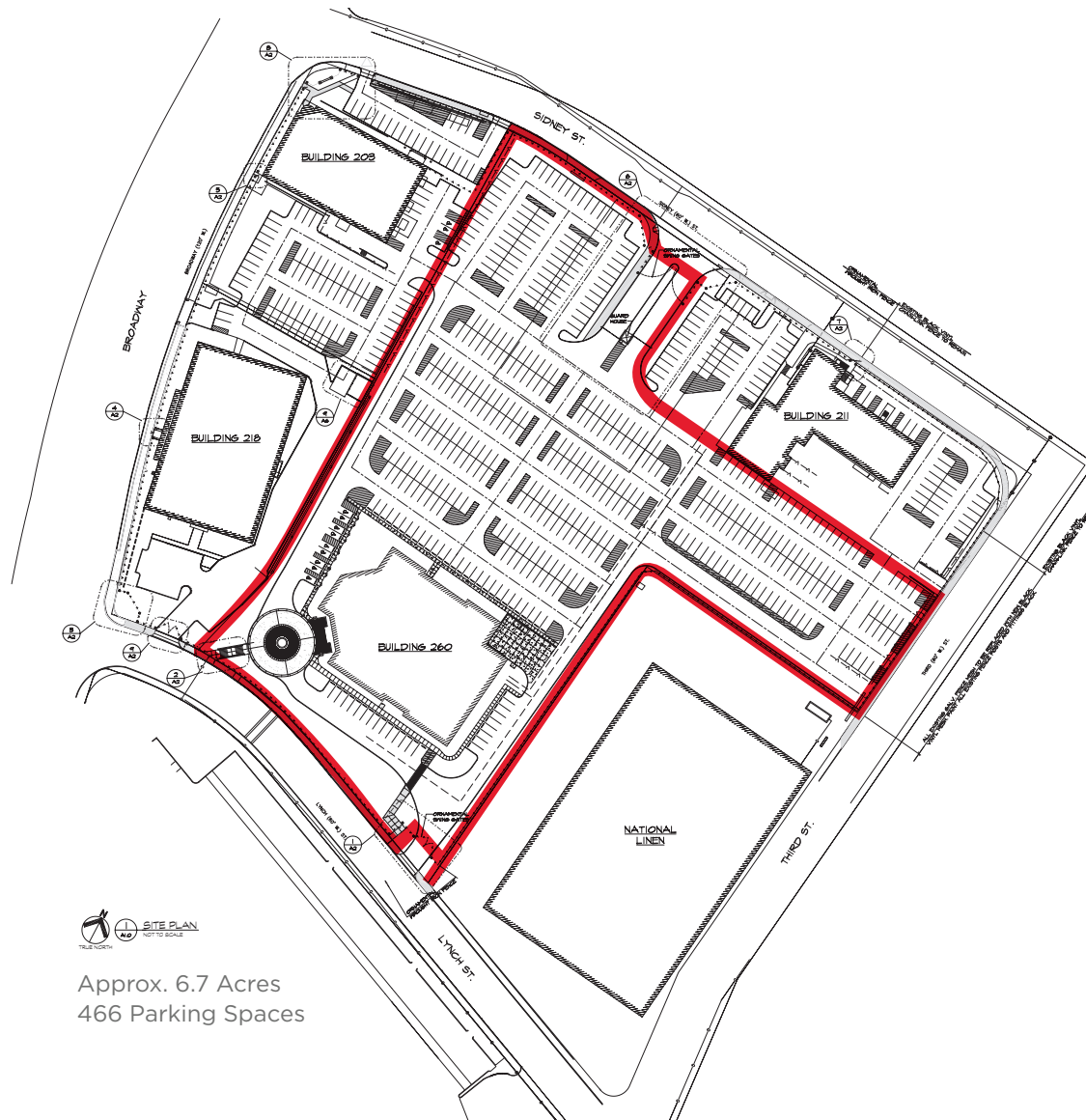
LOWER LEVEL | 19,889 SF



DATA ROOM WITH RAISED FLOOR



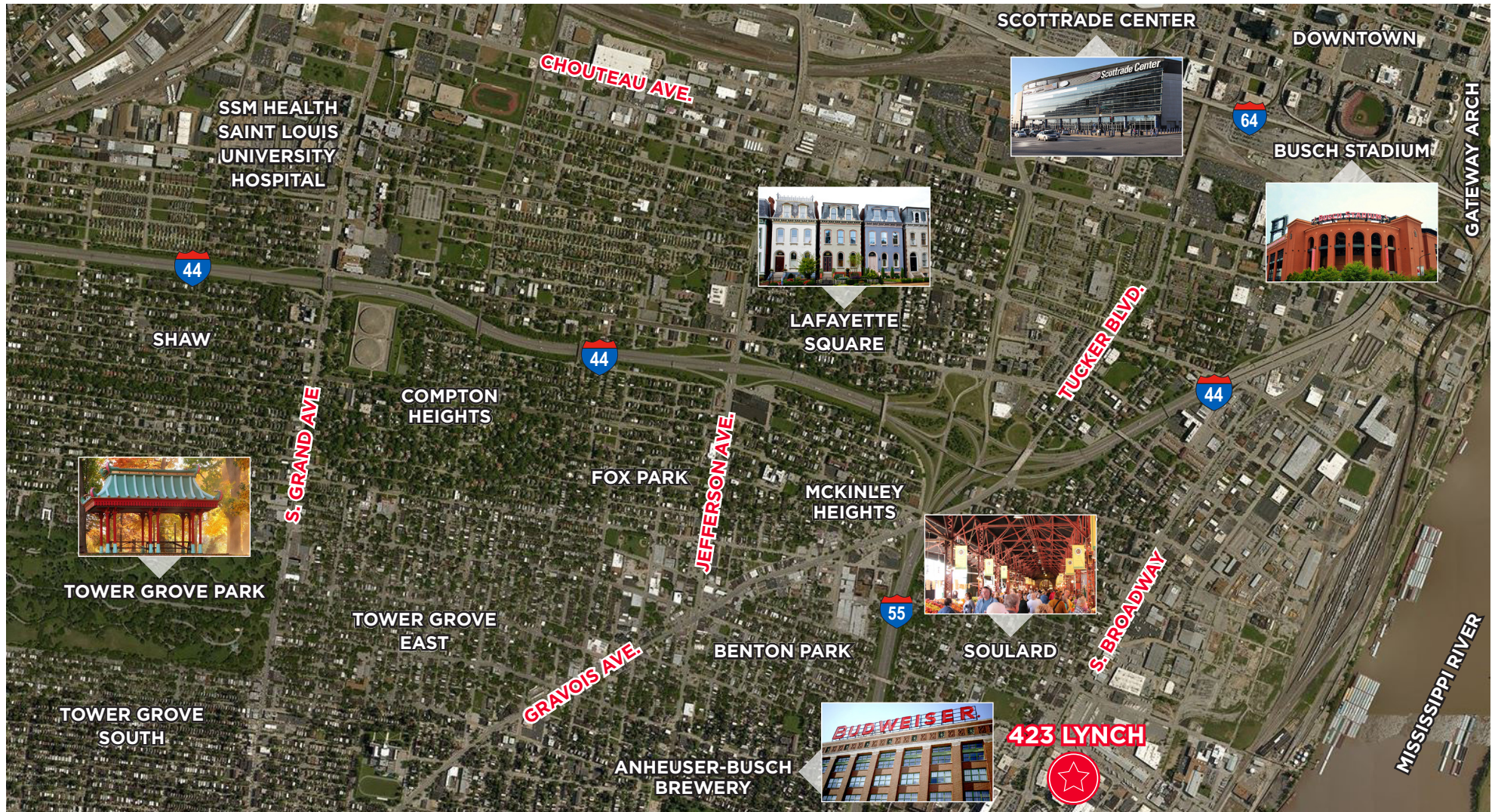
Site Plan



MAIN VISITOR ENTRANCE



NORTH EXPOSURE



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