

# 50,083 SF Available Immediately for Lease

River City Business Park  
230 Carondelet Commons Blvd.  
St. Louis, MO 63111  
[www.cbre.com/stlouis](http://www.cbre.com/stlouis)

Rare End Cap Space with 12,073 SF of High Quality, Move-In Ready Office

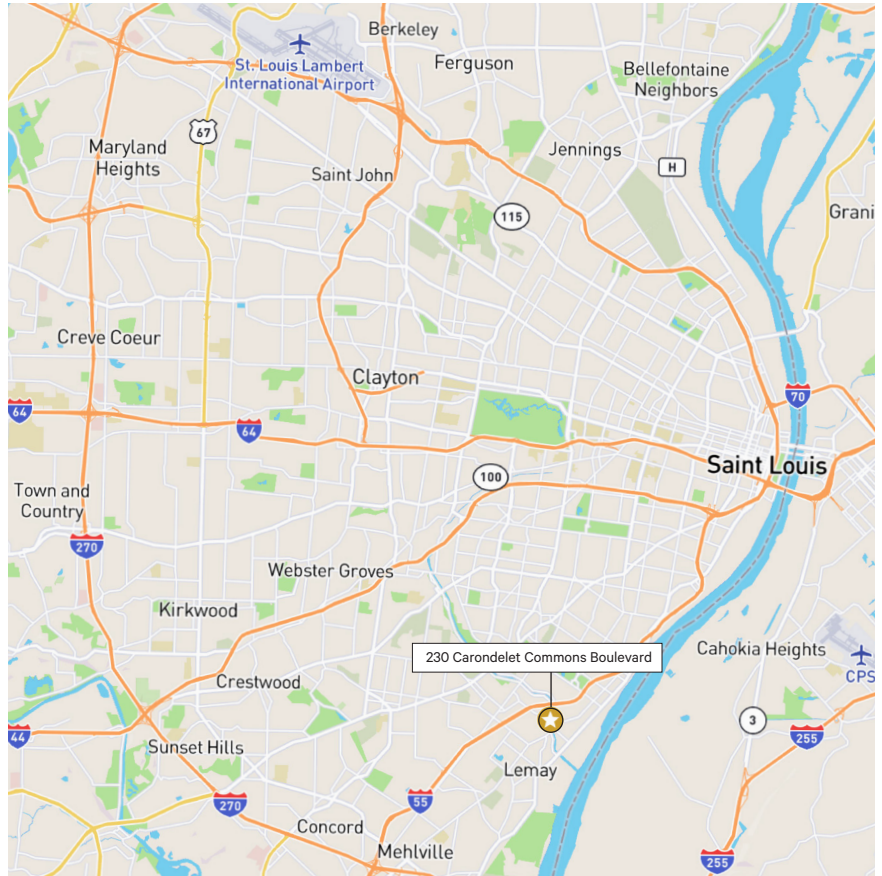


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**For Lease**

### Property Features

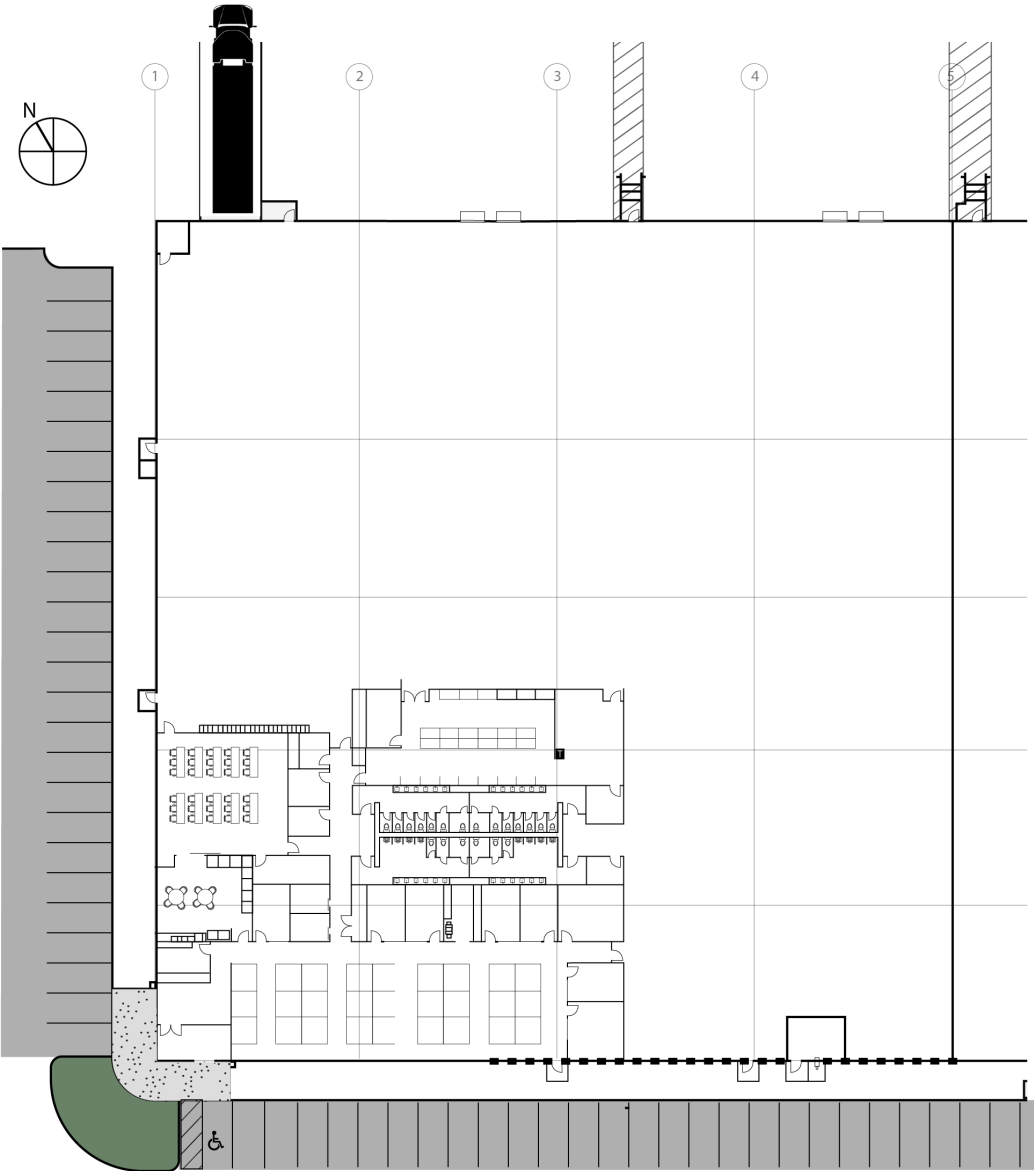
- + 125,000 SF total building
- + 50,083 SF available
- + ±12,083 SF high quality office finish
- + 28' clear height
- + 4 docks with levelers (expandable to 10)
- + 1 ramped drive-in (12' x 14')
- + 42'd x 54'w column spacing
- + 60'd x 54'w speed bay spacing
- + 230' building depth
- + 100+ parking spaces
- + LED warehouse lights
- + 600 amp 480/277 volt, 3-phase electric
- + ESFR sprinkler system
- + Located within River City Business Park, offering a secure, campus-like environment with remote gate access
- + Lease Rate: \$6.95/SF, NNN



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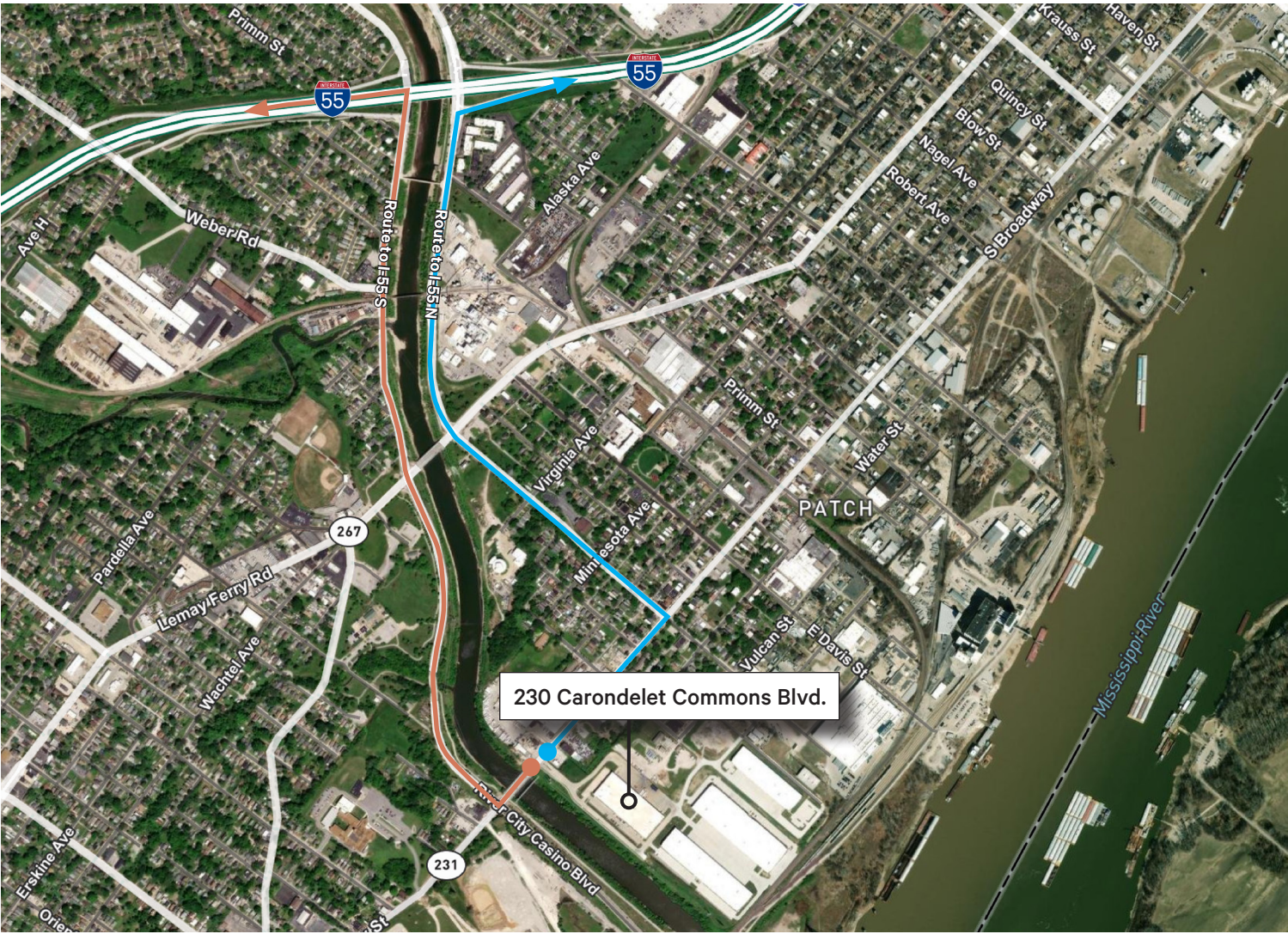
For Lease

Floor Plan



230 Carondelet Commons Blvd.  
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For Lease



~3 Minutes

North & South



~10 Minutes

STL Int'l Airport



~9 Minutes

J.B. Bridge



~13 Minutes

Downtown STL

## Contact Us

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