

CLASS A OFFICE/RETAIL FOR LEASE

HIGHLANDS PLAZA TWO

5700 OAKLAND AVE. | ST. LOUIS, MO 63110

CONTACT
LAURA BOREN

314.802.0819 | lboren@balkebrown.com

ELLEN MANNION

314.880.0426 | emannion@balkebrown.com

PROPERTY DESCRIPTION

- High-quality, high-visibility office/retail at The Highlands
- Large campus population of over 2,000 employees and residents
- Centrally located between Downtown St. Louis and Clayton
- Major I-64/40 visibility and signage
- **150,000 +/- daily traffic count**
- Near Forest Park, Zoo, Art Museum, Science Center and Muny
- 1 mile from I-44, 2 miles from the Central West End
- **LAST SUITE REMAINING:**

Suite	Sq. Ft.	Rate / psf	Notes
113	2,583 sf	\$25.00 NNN	Prominent Space with Great Visibility



2022	1 MILE	3 MILE	5 MILE
POPULATION	4,992	151,942	393,897

2020 MEDIAN	1 MILE	3 MILE	5 MILE
HOUSEHOLD \$	\$61,449	\$56,769	\$53,671

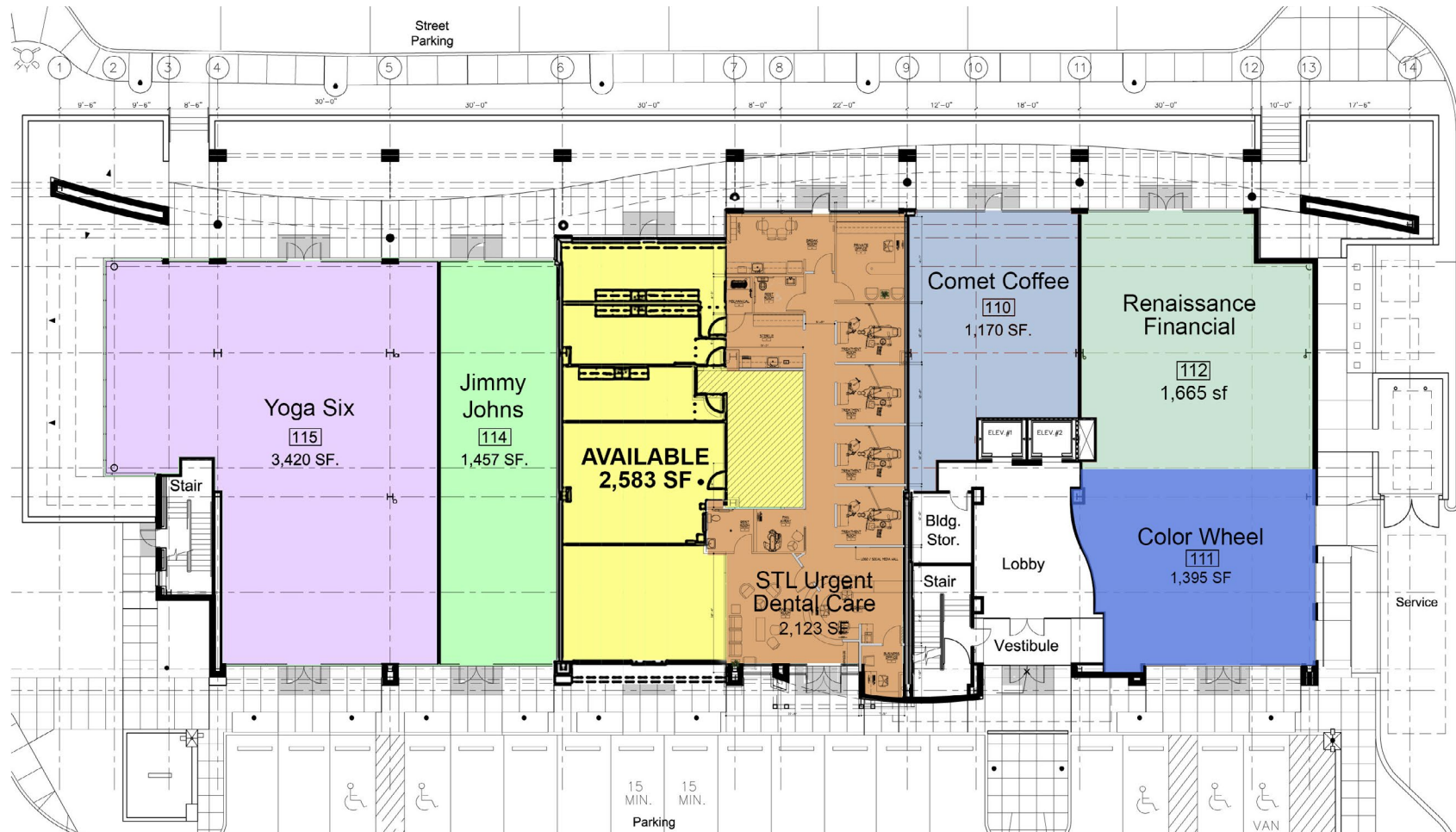
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1ST FLOOR



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7 Metro Bus Stations



Metro Link Station (.6 miles)

METROLINK

MINUTES TO:

Forest Park
St. Louis Children's Hospital
Barnes Jewish Hospital
Washington University
St. Louis University
Botanical Gardens
Central West End
The Hill
Cortex

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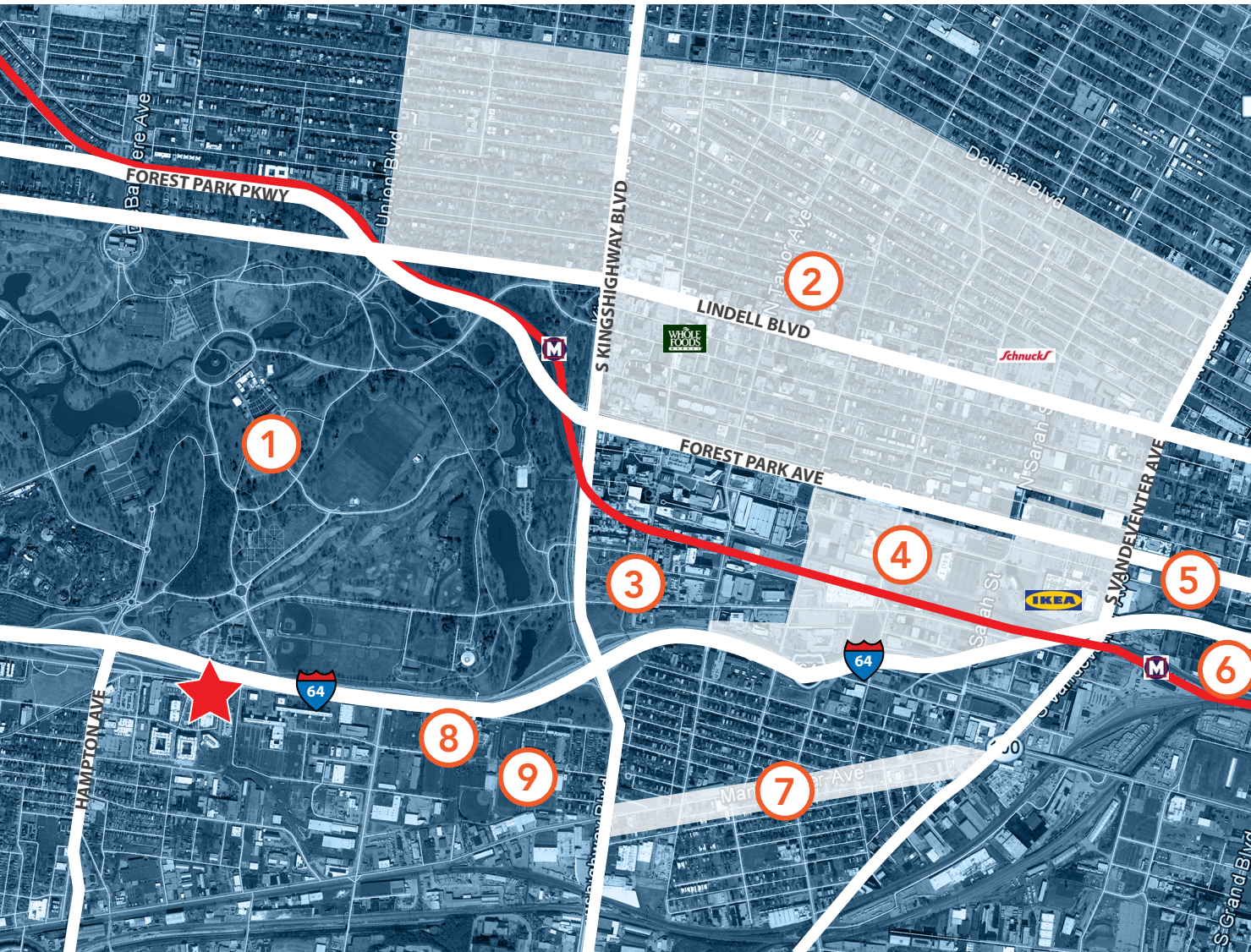
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WALKABLE LOCATION RICH IN HISTORY, ACTIVE AND BOOMING WITH CONTINUED DEVELOPMENT

- 1 Forest Park with over 12 million visitors per year
- 2 The Central West End, named one of the nation's top 10 neighborhoods
- 3 Barnes-Jewish Hospital, ranked #12 in the country, 2 top-tier medical schools and a daytime population of 22,234 within 0.4 square miles
- 4 Cortex Biotech Complex with over 4,000 employees and growing
- 5 City Foundry STL, a 15 acre hub of retail, entertainment and creative office space
- 6 \$83.4 million Armory Office Facility
- 7 The Grove, an eclectic strip of restaurants, shops and nightlife
- 8 The St. Louis Science Center offers 700+ interactive experiences, the GROW agricultural pavilion, McDonnell Planetarium and an OMNIMAX® Theater
- 9 St. Louis University High School, a Jesuit Catholic high school for boys, is the oldest secondary educational institution in the U.S. west of the Mississippi River, and one of the largest private high schools in MO

BALKE BROWN
TRANSWESTERN

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Front of Highlands Plaza Two facing I-64



Back of Highlands Plaza Two facing Highlands campus