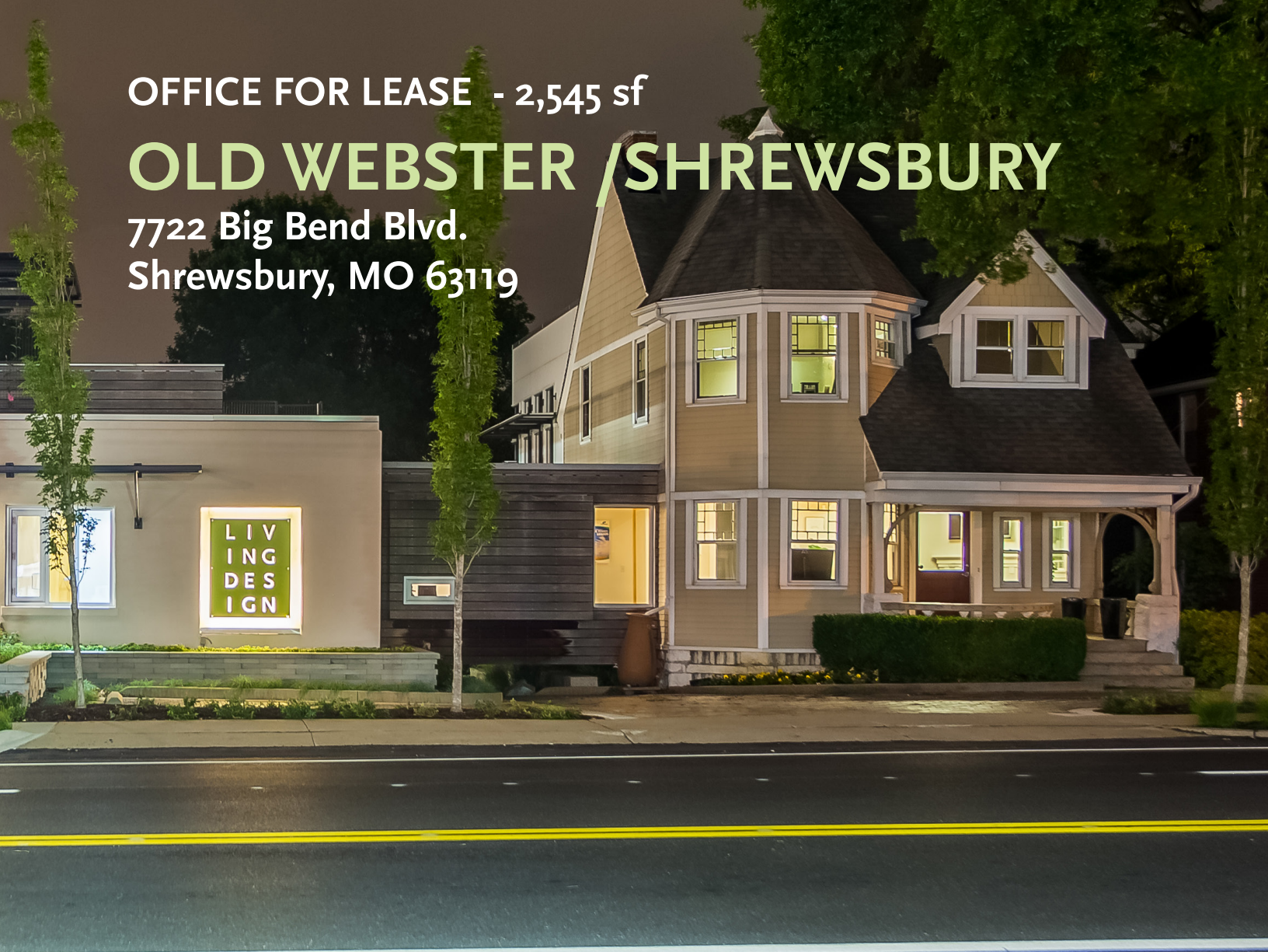


OFFICE FOR LEASE - 2,545 sf

OLD WEBSTER / SHREWSBURY

7722 Big Bend Blvd.
Shrewsbury, MO 63119



Contact Gary at 314-644-5700 or
garyc@swtdesign.com

7722 OFFICE SPACE SUMMARY

This beautiful fully renovated office space is located in Shrewsbury, just a half mile from Webster Groves' Old Orchard restaurants like Balkan Treat Box and The Frisco Barroom. If you love natural light, this is the office for you! Private parking in rear as well as in the front. Waiting for a new tenant to join our space. Share amenities with a local creative company! Easy access to I-44 and I-64.

Rental Agreement includes the following:

- Design-Award winning space, computer / telephone networking and cabling throughout, triple net lease, front signage, 8 parking spots, weekly cleaning service
- Parking for eight (8) cars
- Prominent business front signage
- Computer networking and cabling throughout leasable space
- Shared conference room with large LCD screen
- Cost of trash and utilities included in lease
- Weekly cleaning services
- Large windows, many being operable
- Telephone wiring throughout
- Shared kitchen space
- Outdoor garden spaces and roof garden
- High level finishes
- Security system

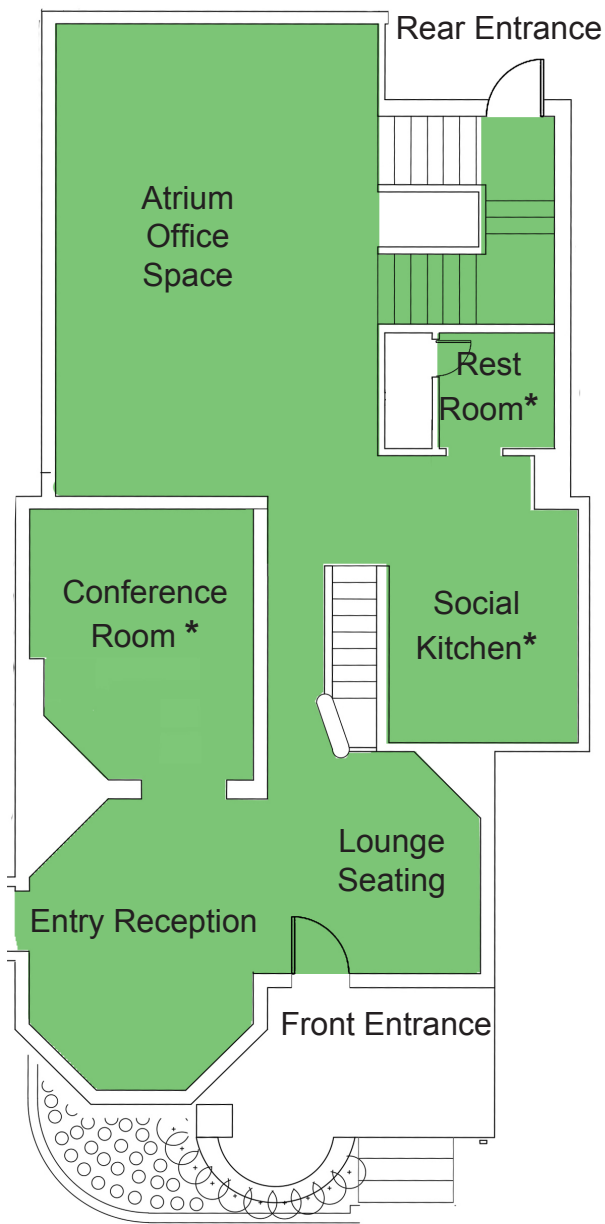


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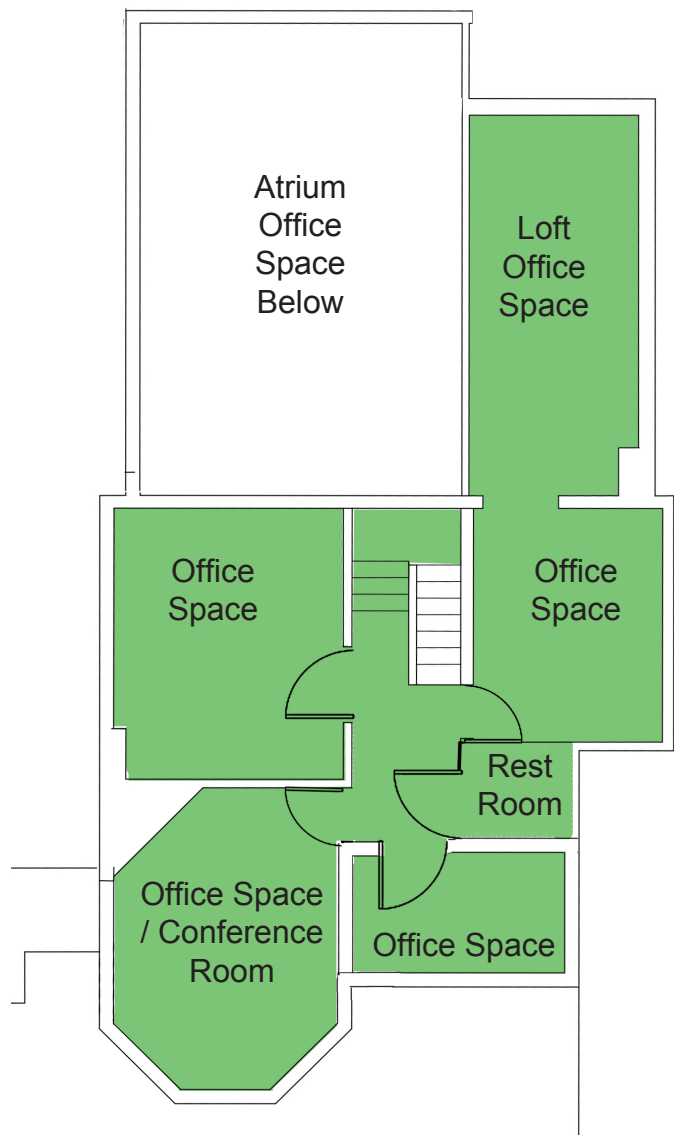
Garden Level	650 SF
First Floor	1,135 SF
Second Floor	790 SF
Total	2,545 SF

\$22/SF Per Year
Lease Options Negotiable



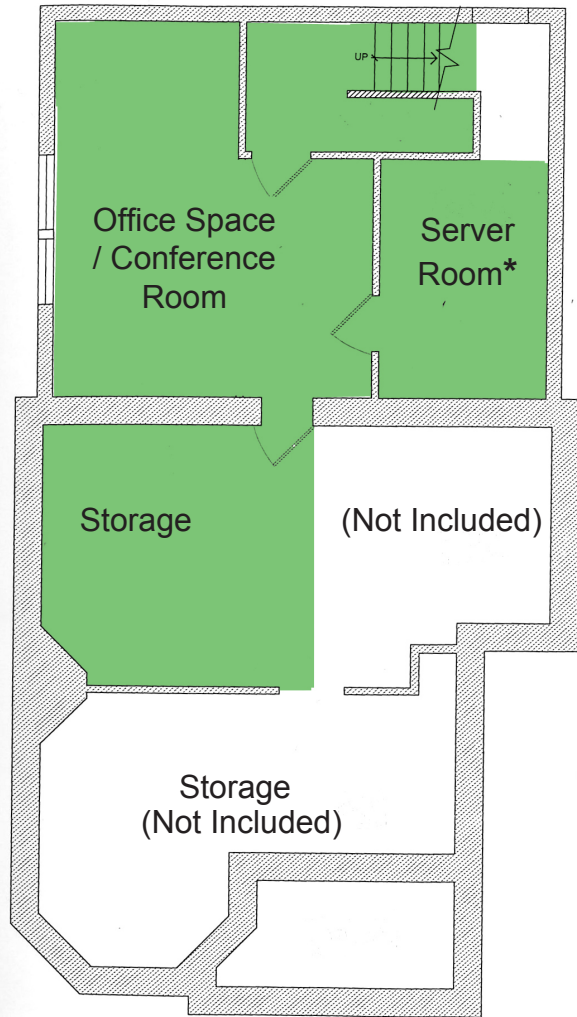


First Floor
1,135 SF

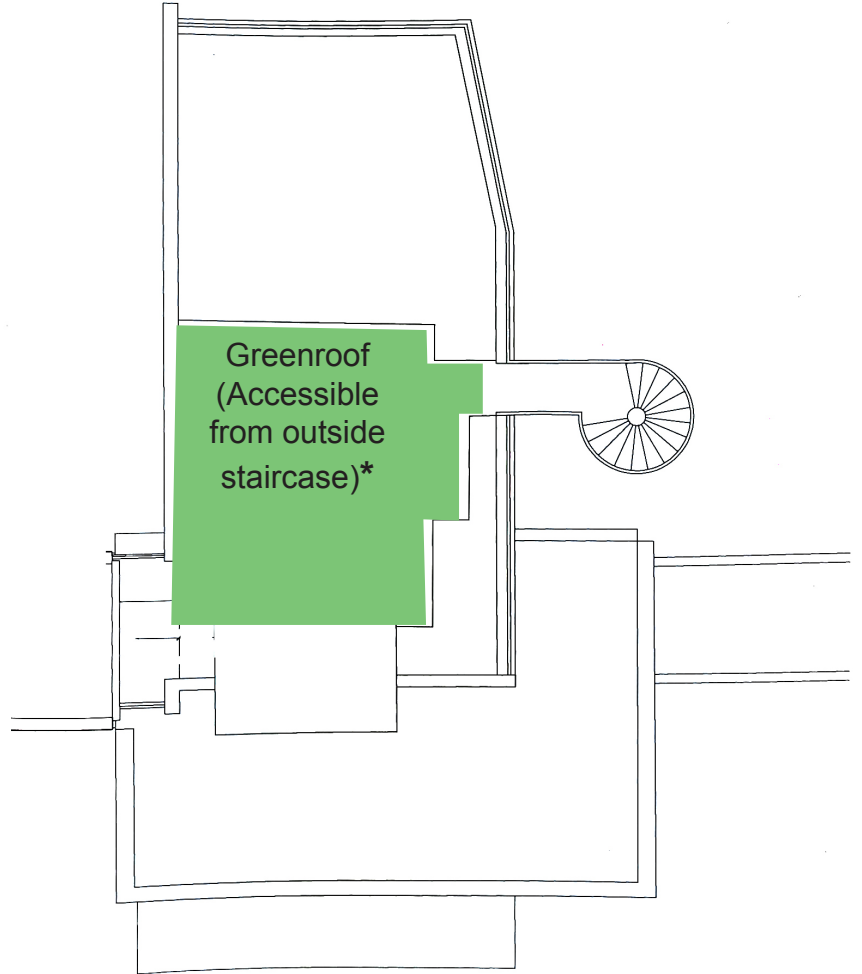


Second Floor
790 SF

***Denotes agreed upon shared space**



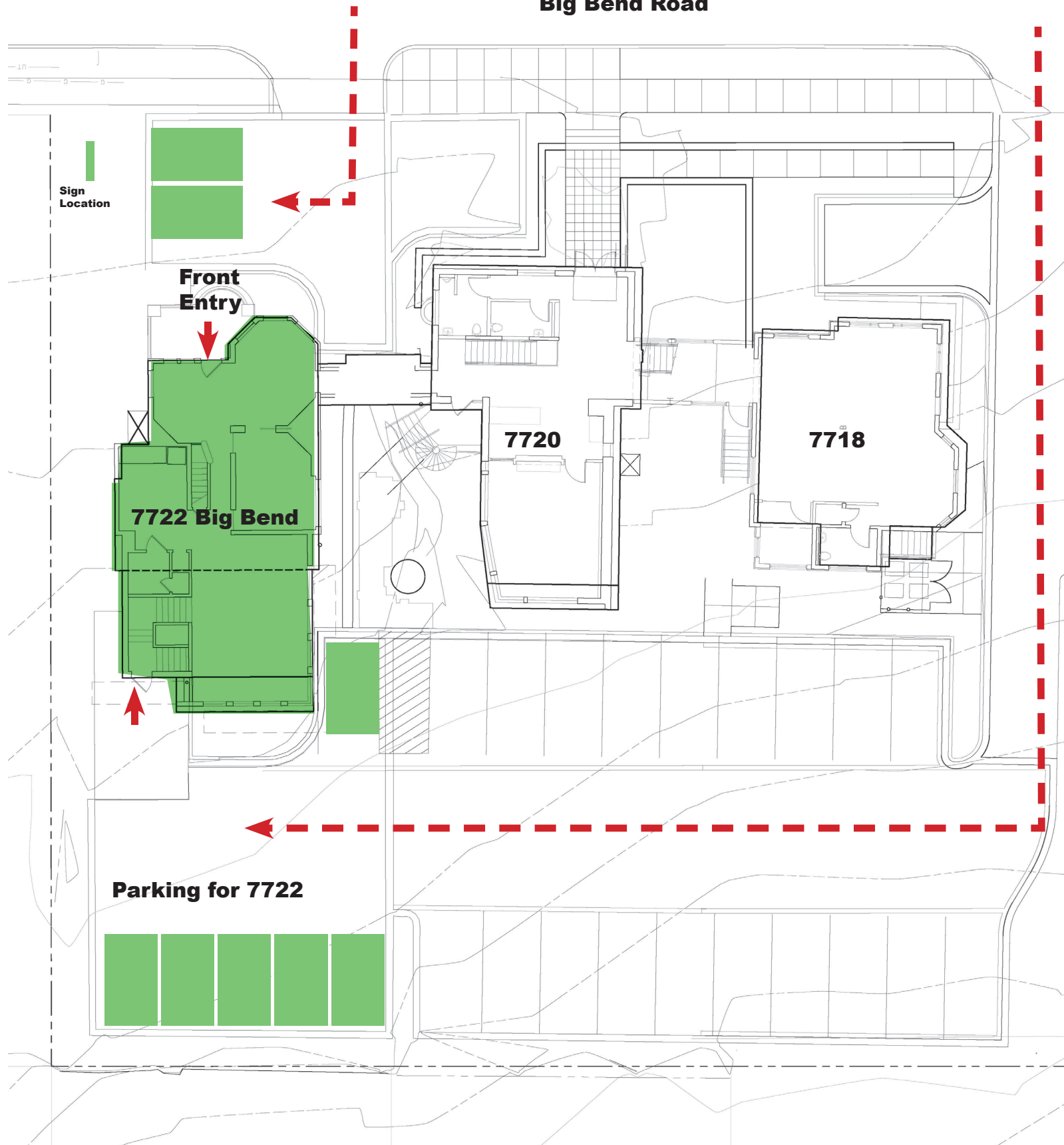
**Garden Studio / Lower Level
650 SF**



**Green Roof
(Use of Green Roof)**

***Denotes agreed upon shared space**

Big Bend Road



PARKING DIAGRAM

FRONT ENTRY



Conference Room*



Atrium Office Space



Atrium Office Space



Back of 7722 Building



Lounge Seating



Entry Reception



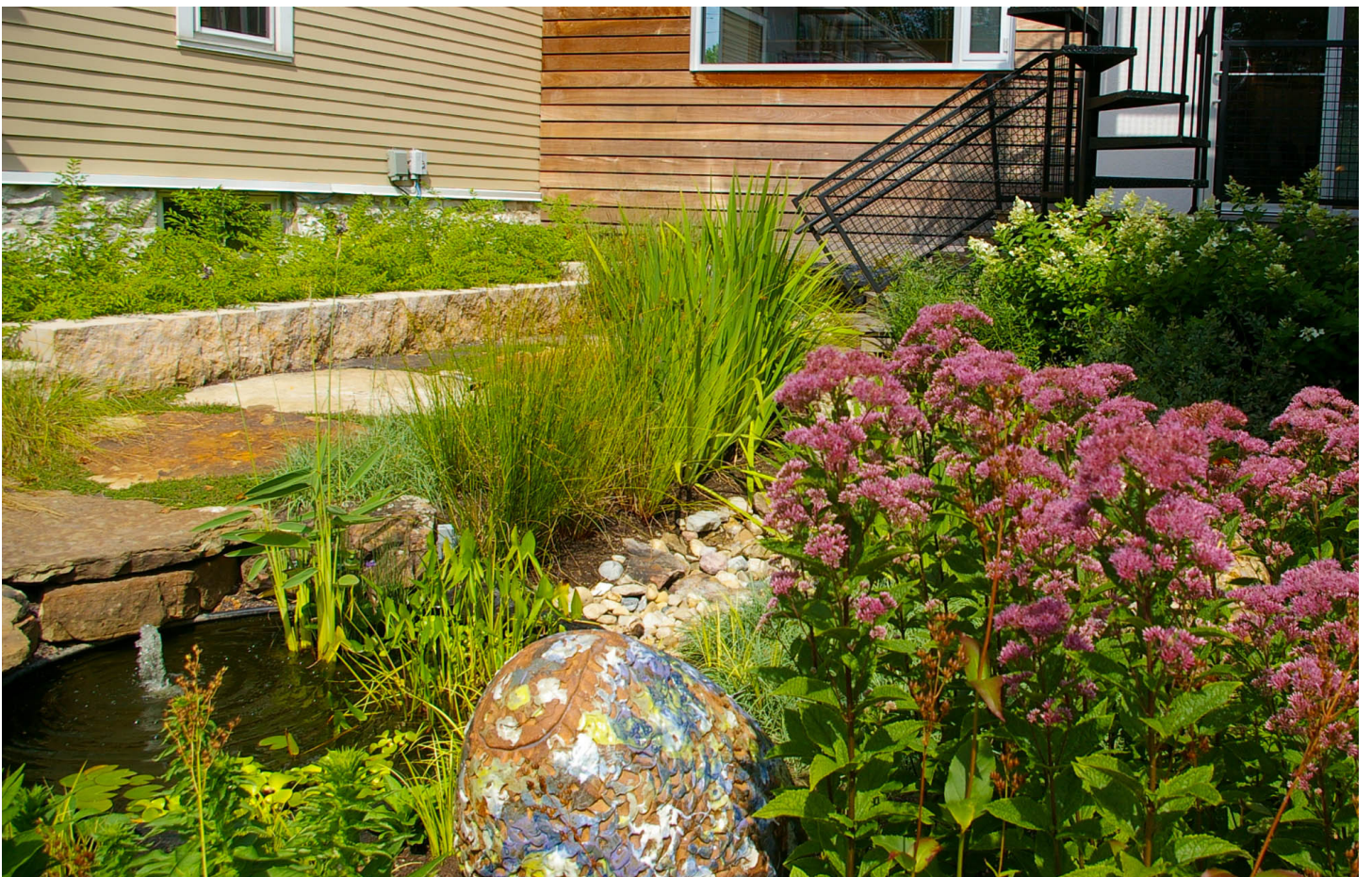
Social Kitchen*



Atrium Office Space



Greenroof (Accessible from outside staircase)



Rain Garden