

# Barnes-Jewish to lease office space at Highlands

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Barnes-Jewish Hospital will soon have a major presence at Balke Brown Associates' Highlands at Forest Park mixed-use campus at Interstate 64/Highway 40 near Hampton.

The hospital has leased 41,962 square feet of medical office space at Highlands Plaza Three, which is under construction, to house physician offices. The offices will open later this year.

Pam Hinds, vice president of commercial brokerage for Balke Brown, is brokering the transactions. "Their space will be primarily for physician offices relocating from or near the existing Barnes-Jewish campus located across I-64," Hinds said. The physician groups making the move have not yet been identified by Barnes-Jewish.

With asking rents at Highlands Plaza Three at \$26.75 per square foot, the lease, which Hinds said is long term, is worth an

estimated \$1.1 million annually. Barnes-Jewish Hospital also is negotiating to sub-lease 10,605 square feet of space at Highlands Plaza One, a completed office building that fronts Highway 40.

The Barnes-Jewish lease brings Highlands Plaza Three to full occupancy two months before the 82,000-square-foot building is expected to be completed. In 2006, Mid-America Transplant Services partnered with Balke Brown to develop the \$16 million, four-story building. Mid-America, which owns the building and will occupy about half its space, will move its headquarters there this year from Olivette. Mid-America is the Medicare-designated nonprofit organ-procurement organization for eastern and southern Missouri, southern Illinois, and part of northeastern Arkansas.

Highlands Plaza Three is located on the southeast portion of Balke Brown's Highlands at Forest Park development. Highlands Plaza One, which has 146,000 square feet of space, was completed in

2000. The campus also includes a Hampton Inn and Suites, a Krieger's Pub & Grill, and Balke Brown's \$34 million, 200-unit Lofts at the Highlands two-building apartment complex.

In January, Balke Brown broke ground on Highlands Plaza Two, a 69,556-square-foot Class A office building. Korte Construction and Renaissance Financial are pre-leased office tenants for the new building. Retail tenants will include Qdoba and SanSai restaurants and FedEx Kinko's store.

"Office and medical tenants alike continue to demand convenient access, easy parking and full amenities, all within a quality product," said Don Land, Balke Brown principal. Balke Brown's headquarters are located at the Highlands.

Balke Brown's 26-acre development is the former site of the St. Louis Arena. There are a few parcels of undeveloped land on the property, which Balke Brown plans to develop based on market demand.