

FOR LEASE

CLASS A RIVERPORT OFFICE BUILDING

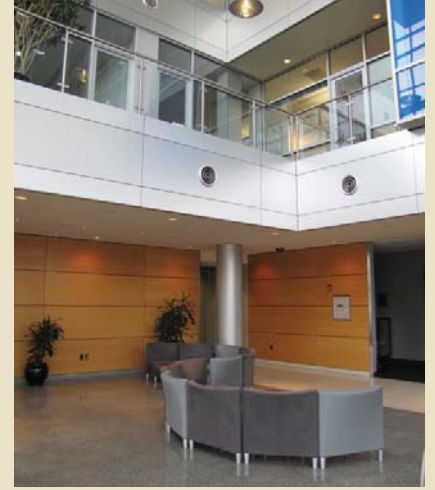
OFFICE SPACE



Full Floor Available
42,956 rsf

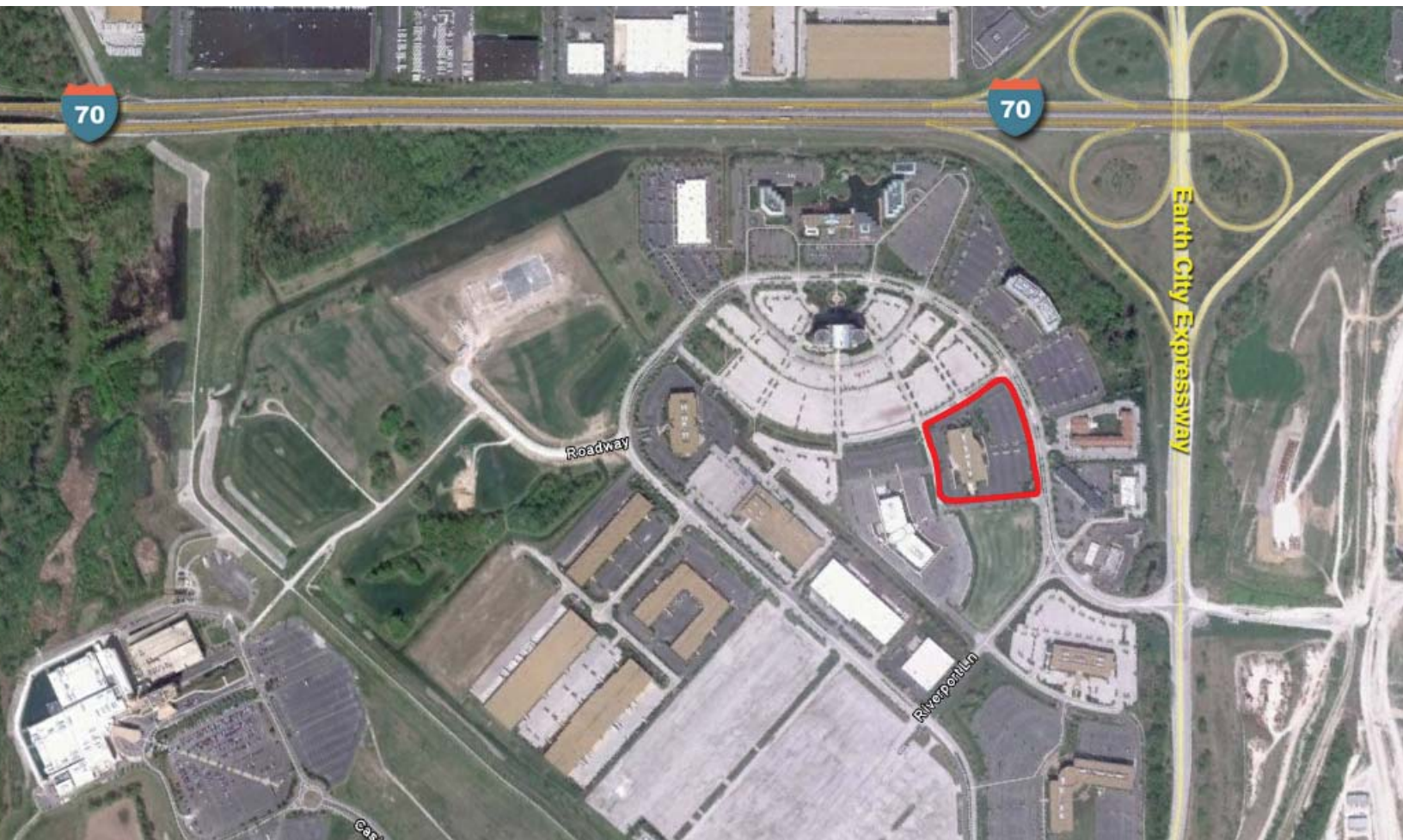
13690 Riverport Drive
Maryland Heights, MO 63043

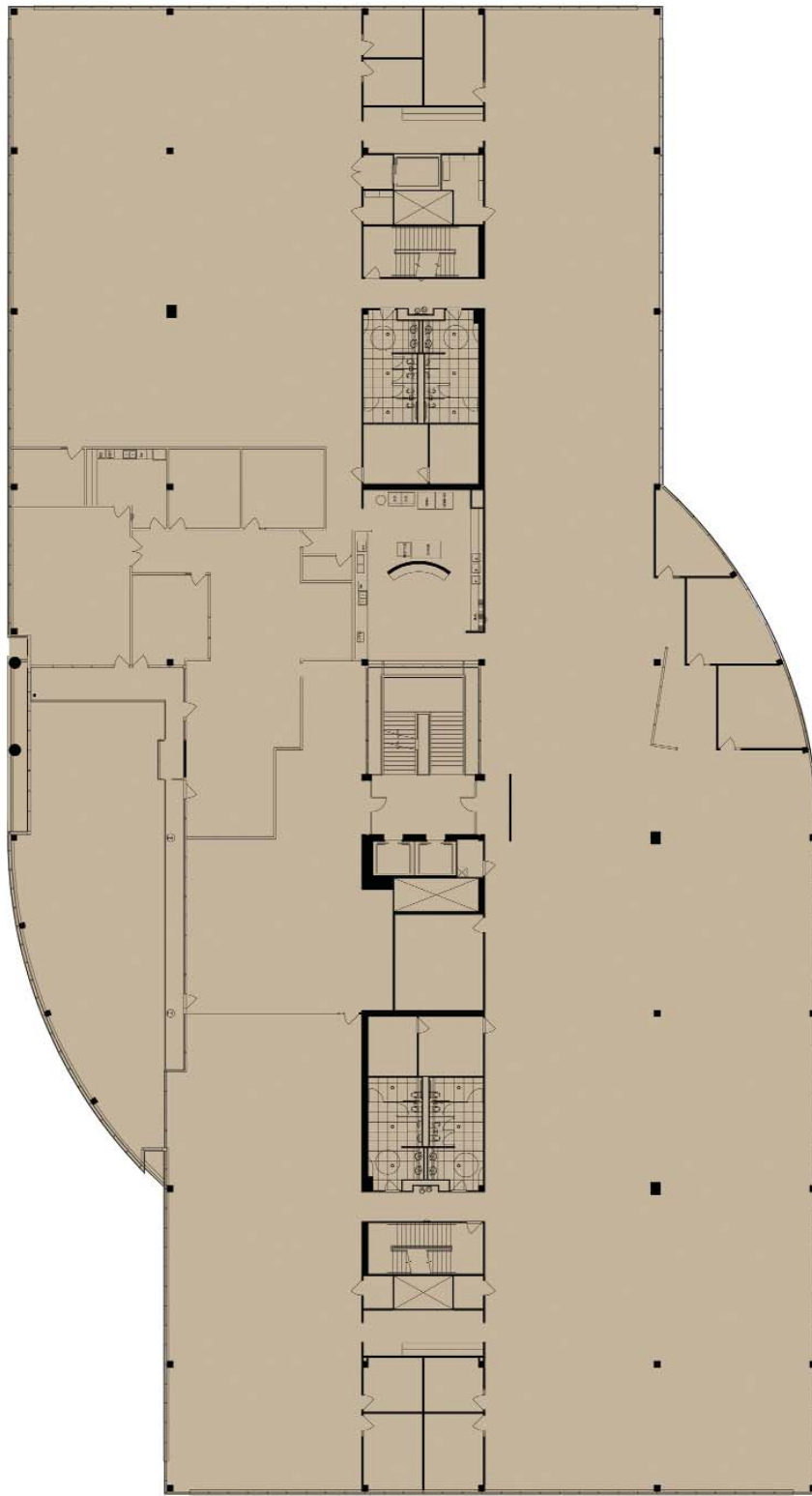
BALKE BROWN
TRANSWESTERN[®]



PROPERTY DESCRIPTION

- Up to 42,956 rsf Available on 2nd Floor
- Large Efficient Floorplate
- Class A building with high end finishes
- Three story lobby atrium
- Conference room available free of charge
- Fitness facility with showers
- Common area break room
- Potentially fully furnished with modern furniture
- High parking ratio
- Building and monument signage available
- Large outdoor patio on 1st floor
- LEASE RATE: \$20.00/SF, Full Service





ARCTURIS

Planning Architecture Interiors

720 OLIVE STREET SAINT LOUIS, MO 63101
T. 314.236.7100 F. 314.231.9804

13690 RIVERPORT DRIVE

SECOND FLOOR

March 1, 2011



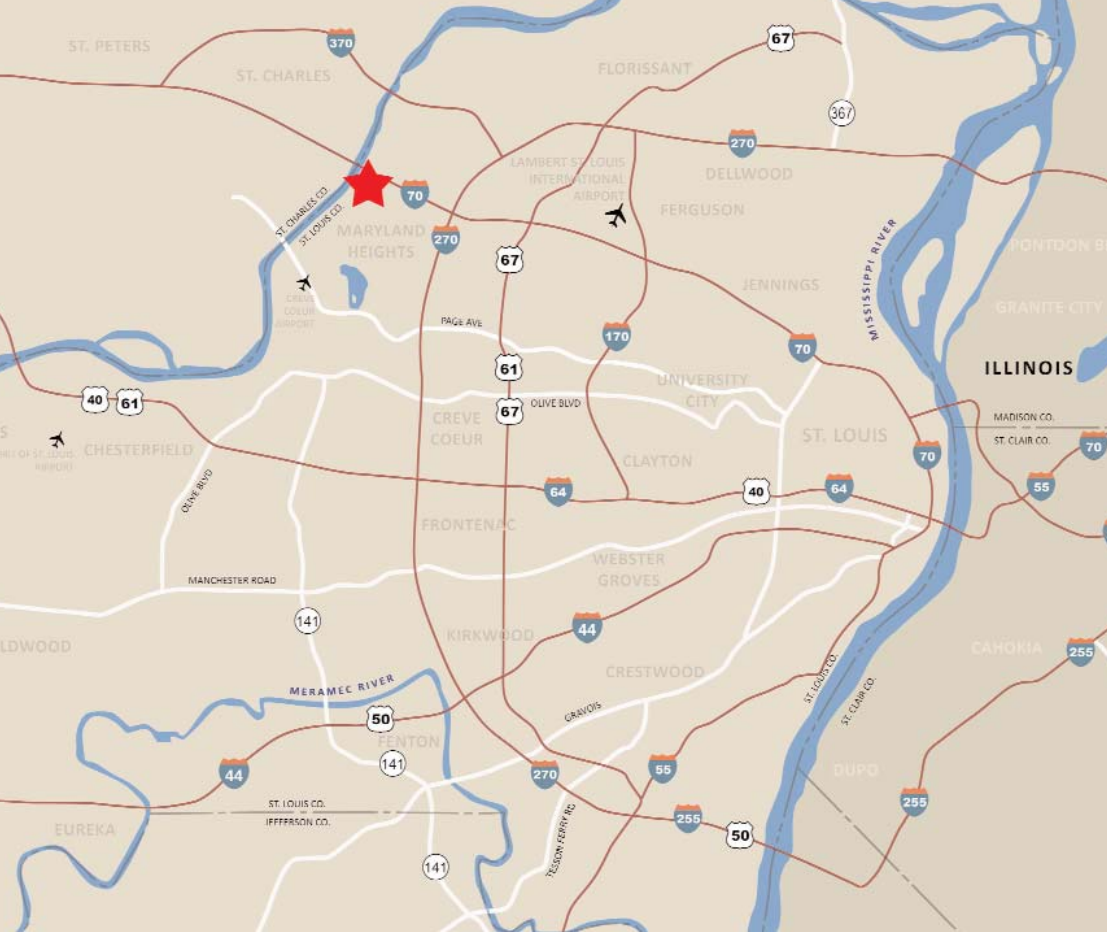
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For more information call:

314.621.1414

Hany Abounader

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PROPERTY HIGHLIGHTS

- Prominent Riverport Location
- Easy Access from I-70
- Located in Riverport Business Park
- Numerous nearby amenities include hotels, restaurants and daycare facilities
- Five miles from Lambert-St. Louis International Airport



NEARBY AMENITIES

RESTAURANTS/FOOD

- Dave & Buster's
- Malone's Pub & Grill
- Break Away Cafe
- Serra's Pizzeria
- Trailhead Brewing Company
- The Vine
- Maggie Cafe
- St. Charles Vintage House
- Olive Garden
- Bob Evans
- Old Mill Stream Inn
- Imo's Pizza
- Martin's Steak & Seafood
- Landmark Buffet

RETAIL

- Deal's
- Kohl's
- Target
- Macy's
- TJ Maxx
- Marshall's
- J.C. Penney

BANKS

- Commerce Bank
- Boulevard Bank
- Citizen's National Bank

HOTELS

- Comfort Inn
- Hampton Inn
- Quality Inn
- LaQuinta
- Crowne Plaza
- Drury Inn