

MARYLAND PLACE

OFFICE SPACE



Clayton's Premiere Building
8112 Maryland Ave.
Clayton, MO 63105

ColonyRealty Partners

BALKE BROWN
TRANSWESTERN[®]



Maryland Retail

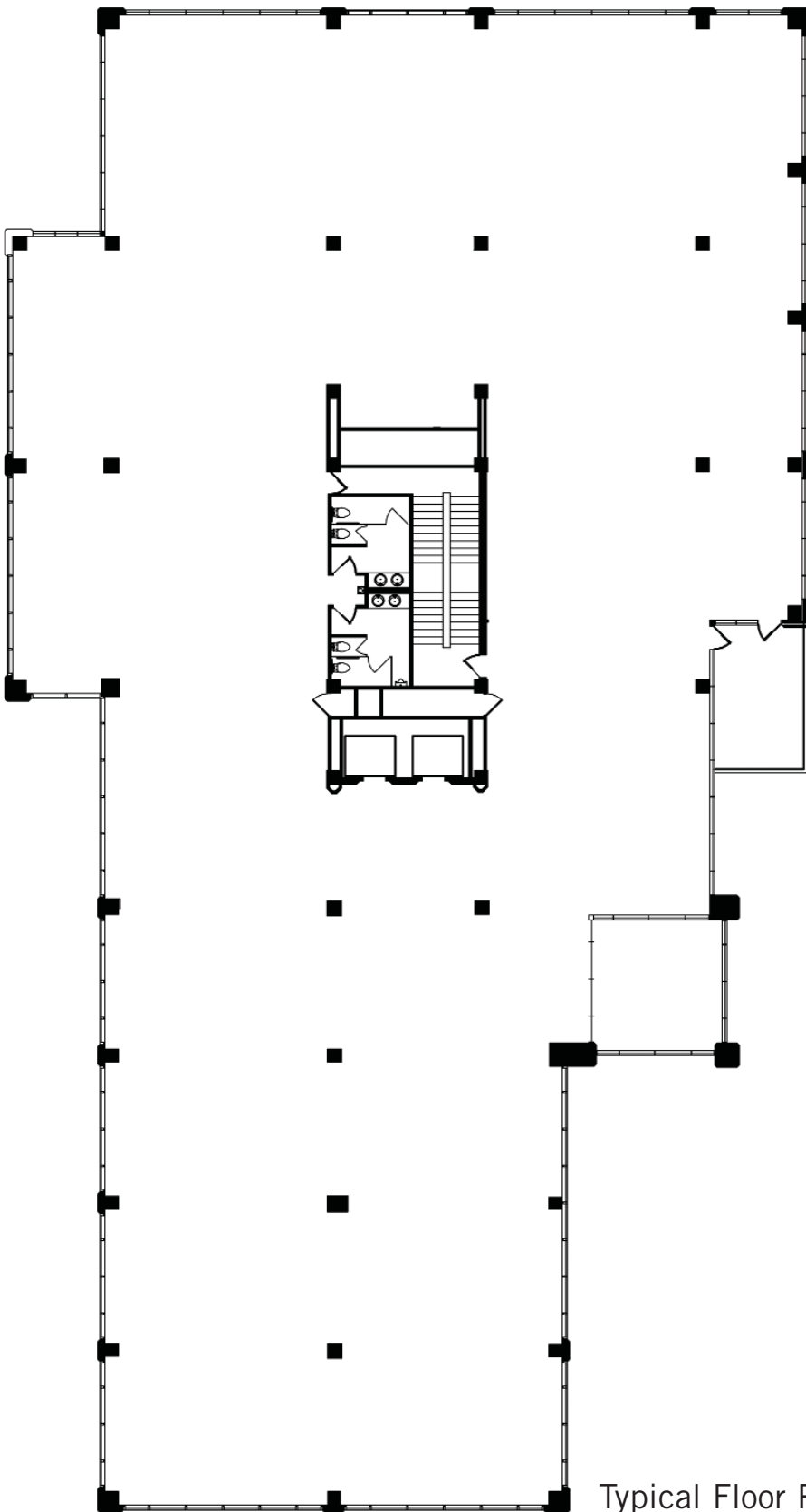


Cardwell's Outdoor Seating Area



CLAYTON'S PREMIER ADDRESS PROPERTY DESCRIPTION

- Class A Office Building - Located at the corner of Brentwood & Maryland
- 80,914 square foot building on 5 floors
- Unique saw-tooth design allows for multiple corner offices on a floor
- Cardwell's Restaurant located on the first floor of the building
- Parking - 3/1,000 rsf ratio available, 40% of which is reserved and located directly below the building
- Convenient access to Highway I-170 and Highway 40 for easy ingress and egress to Clayton
- Located within walking distance to numerous restaurants, hotels, Maryland retail, etc. See attached aerial for location and surrounding amenities



Typical Floor Plate

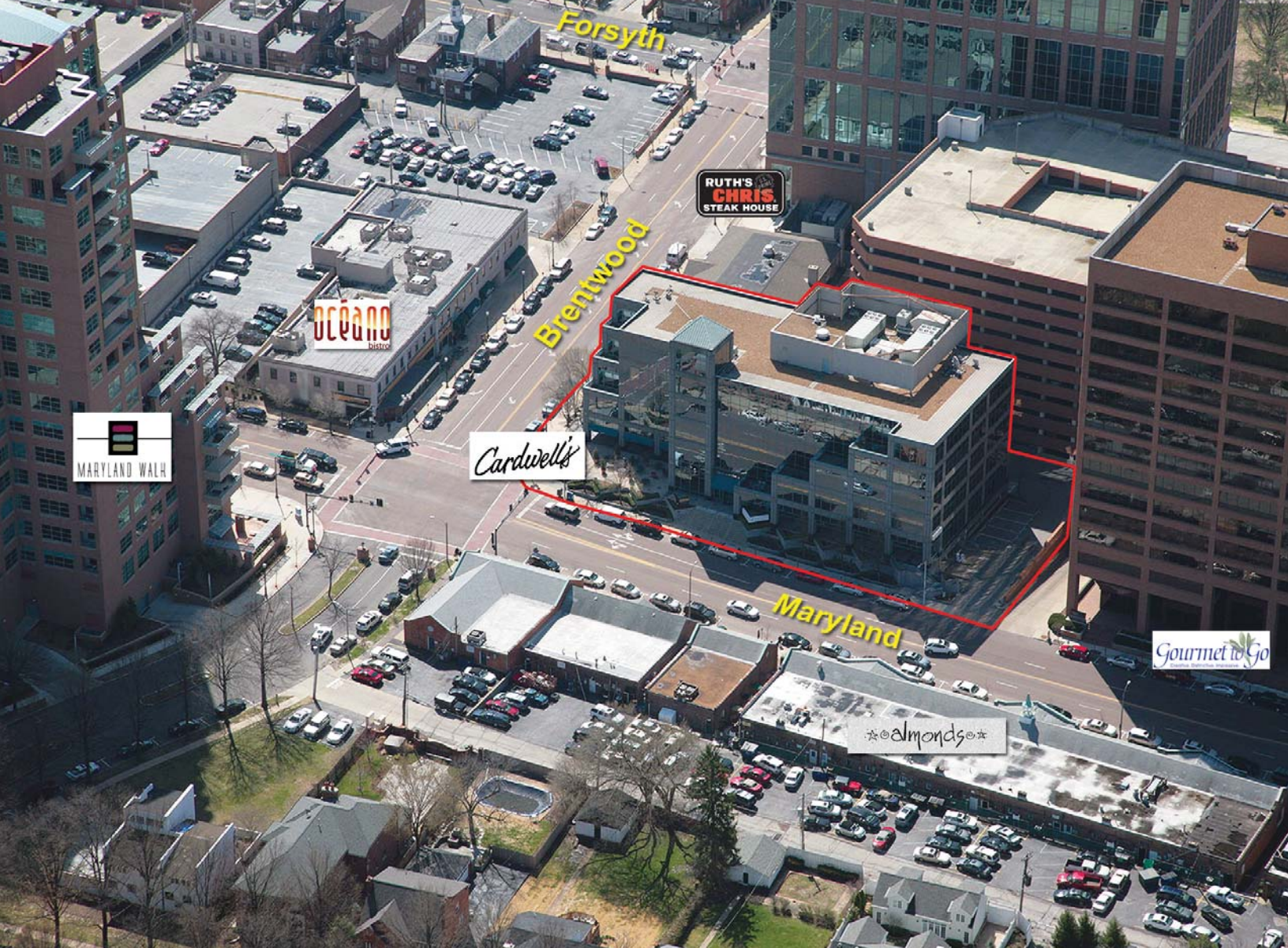


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