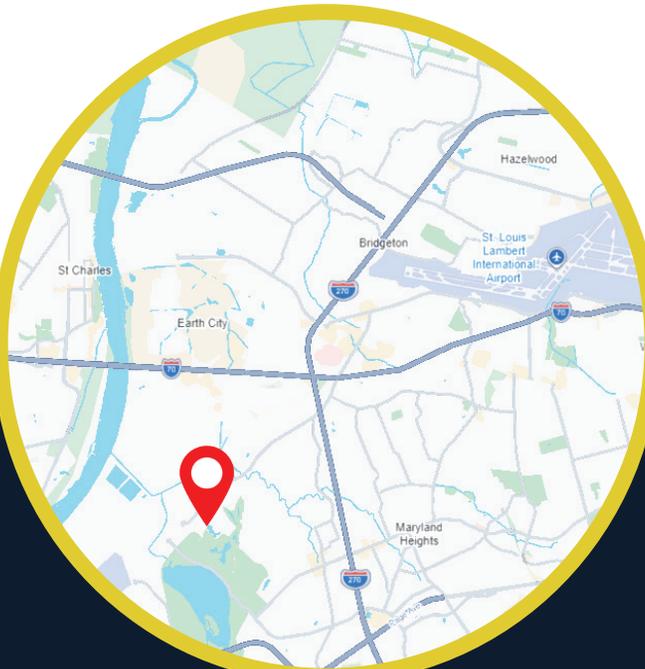


CLASS A OFFICE SPACE FOR LEASE

in the heart of Riverport
Business Park



RIVERPORT LAKES
13801 & 13723 Riverport Dr.
Maryland Heights, MO 63146

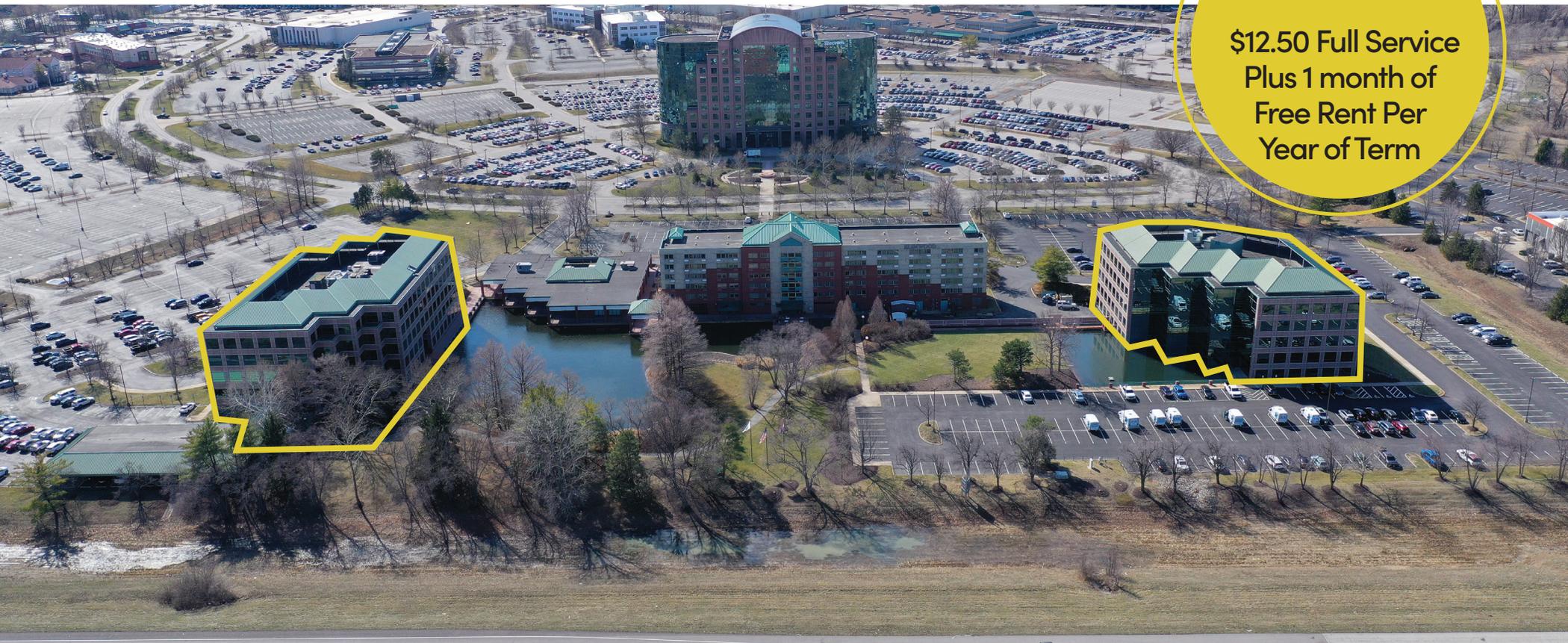


Property Features

- 13801 Riverport Drive - 100,521 SF
- 13723 Riverport Drive - 118,557 SF
- **FULL-FLOOR AVAILABILITY** with flexible configurations to accommodate a variety of office layouts.
- Massive parking lot providing abundant onsite parking for employees and visitors.
- Move-in ready options with landlord open to tailored improvements for qualified tenants.
- Efficient floor plans supporting private office, open workspace, and collaborative use cases.
- Professional, well-maintained property within a strong corporate business park.

LEASE RATE

\$12.50 Full Service
Plus 1 month of
Free Rent Per
Year of Term



Location Description

Located in the heart of the Riverport business park, Riverport Lakes places tenants in one of the region's most active commercial hubs. The building benefits from fast access to the area's primary highways and is surrounded by established employers and hospitality amenities. The immediate area offers a professional setting that supports daily operations and client engagement. Its Riverport location enhances both convenience and operational efficiency, from both St. Charles and St. Louis County.



SITE PLAN

HIGHWAY I-70

Dwight D. Eisenhower Hwy

Dwight D. Eisenhower Hwy

Covered
Parking

WEST BUILDING

13801

13723

EAST BUILDING

Riverport Dr

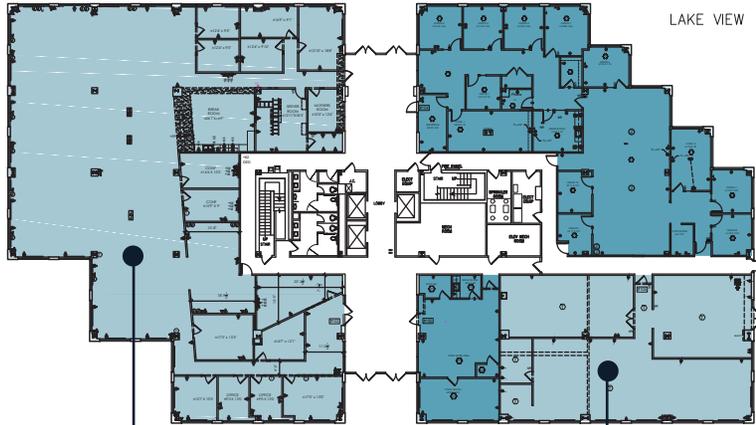
Riverport Dr

Riverport Dr



EAST BUILDING | FLOOR PLANS

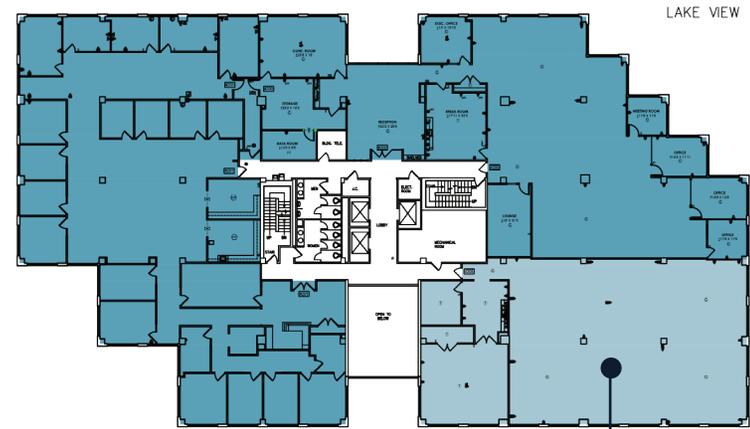
Ground Floor



VACANT
Suite 103 | 10,252 SF

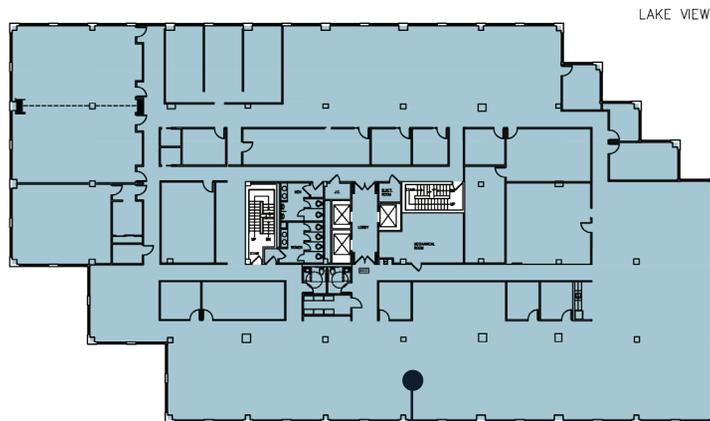
VACANT
Suite 106 | 3,570 SF

Second Floor



VACANT
Suite 205 | 5,359 SF

Fourth Floor

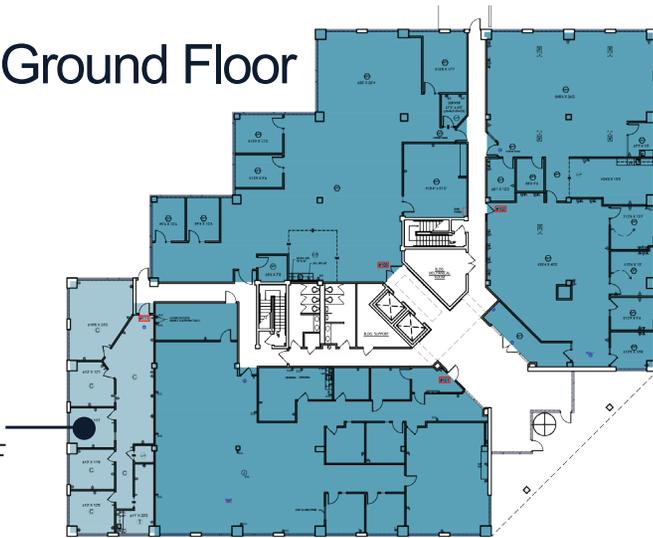


VACANT
Suite 400 | 23,967 SF

WEST BUILDING | FLOOR PLANS

Ground Floor

VACANT
Suite 111 | 2,037 SF

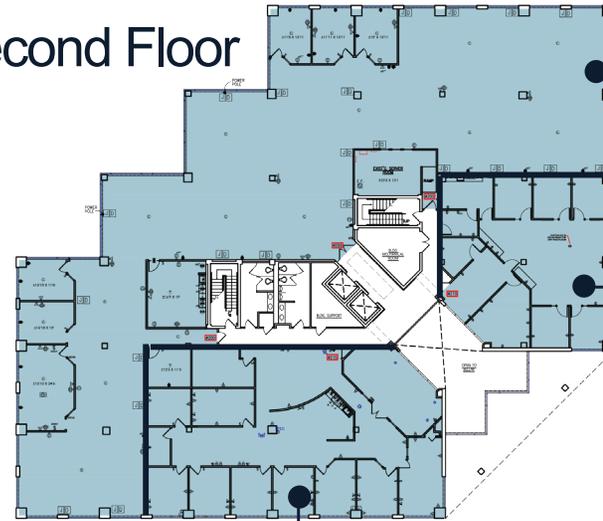


Second Floor

VACANT
Suite 200 | 11,880 SF

VACANT
Suite 206 | 2,604 SF

VACANT
Suite 215 | 4,456 SF



WEST BUILDING | FLOOR PLANS

Third Floor

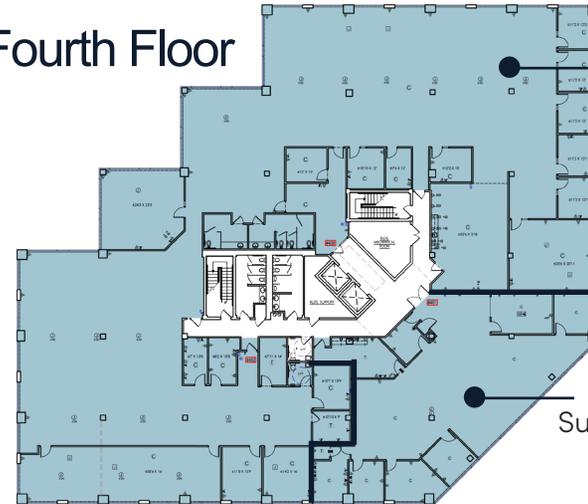


VACANT
Suite 300 | 8,465 SF

VACANT
Suite 301 | 3,202 SF

VACANT
Suite 303 | 5,598 SF

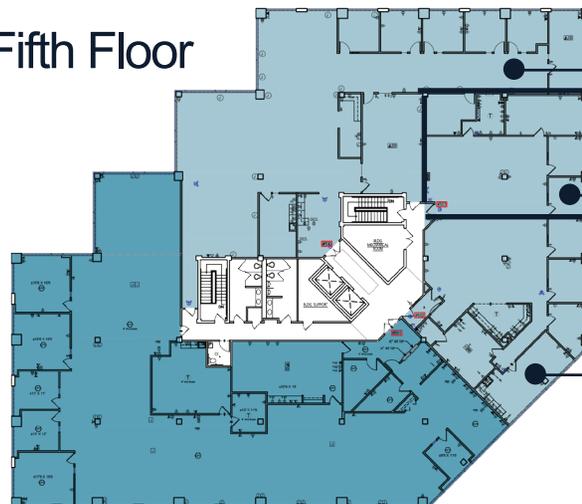
Fourth Floor



VACANT
Suite 400 | 16,492 SF

VACANT
Suite 401 | 3,842 SF

Fifth Floor

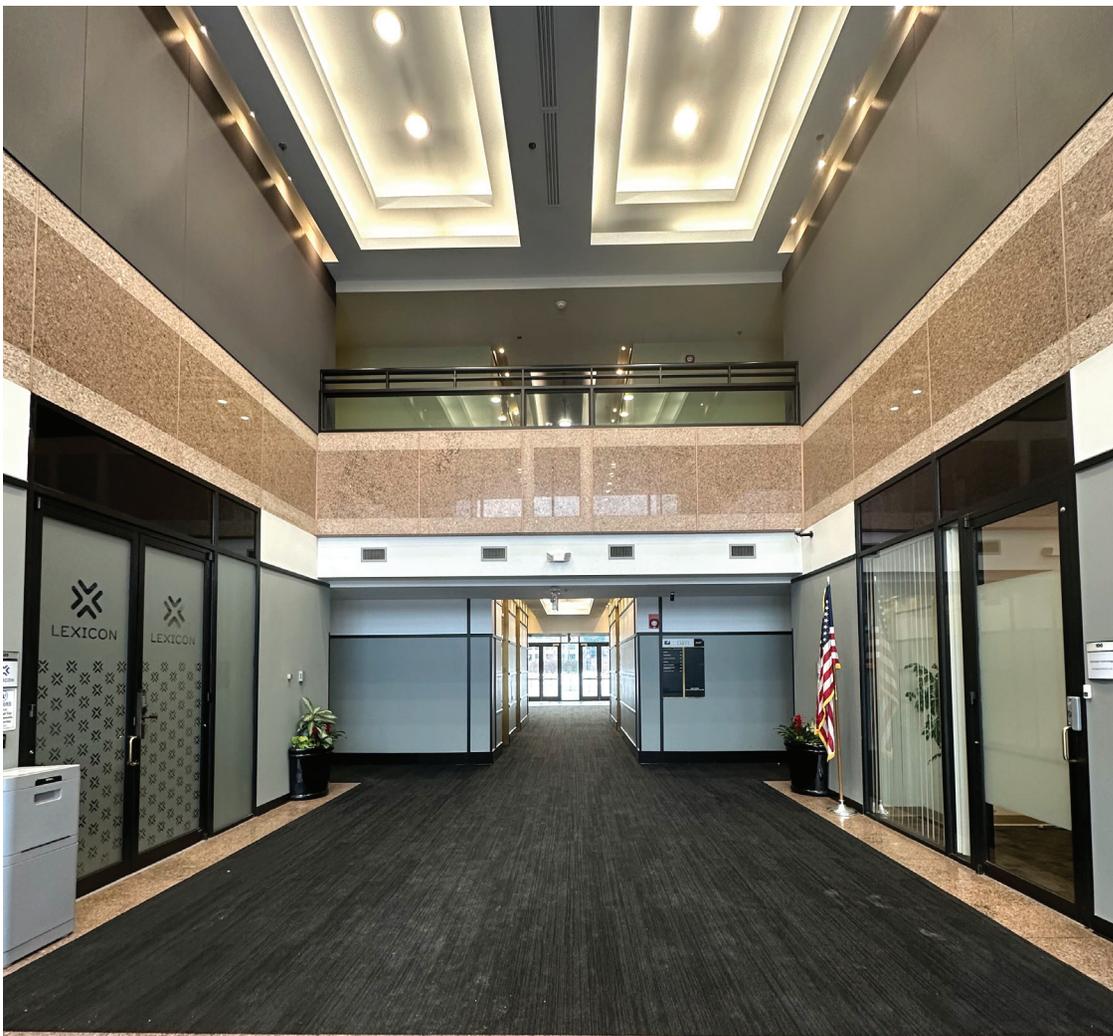


VACANT
Suite 500 | 6,421 SF

VACANT
Suite 503 | 1,803 SF

VACANT
Suite 502 | 2,743 SF

EAST BUILDING | PICTURES



WEST BUILDING | PICTURES



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