

FOR LEASE
11861
WESTLINE INDUSTRIAL DR

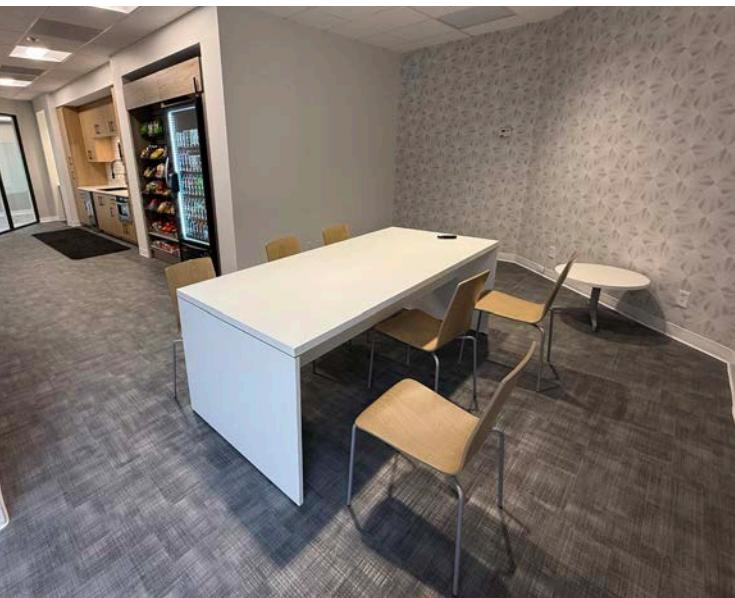
ST. LOUIS, MO



Capital Management

11861 WESTLINE IND DR

PHOTOS + DETAILS



NICK HARTIG

314.408.7400 (OFFICE)
314.805.9779 (MOBILE)
Nick@LCGCap.com

JOSH JENKINS

314.408.7400 (OFFICE)
636.328.4828 (MOBILE)
Josh@LCGCap.com

- ASKING: \$14.50 PSF NNN
NNN = \$3.50 PSF
- AVAILABLE SUITES:
 - SUITE 600 - 2,939 SF
 - SUITES 670-690 - 3,616 SF
- NEWLY RENOVATED OFFICE & LAB BUILDING WITH EXTERIOR & INTERIOR RENOVATIONS COMPLETED IN 2025
- LANDSCAPE IMPROVEMENTS AND PARKING LOT REFINISHING
- 16 FT CLEAR HEIGHT
- DOCK-HIGH LOADING
- 5 PER 1,000 SF PARKING RATIO
- AMENITIES INCLUDE:
CONFERENCE ROOM WITH INTERNET & SMART TV FOR EASY PROJECTION

BREAKROOM/KITCHENETTE AREA WITH TV, TABLE & CHAIRS, EASY PURCHASE MARKET, 2 MICROWAVES AND ICE MACHINE

ADDITIONAL SEATING IN THE LOBBY WITH BOOTH-STYLE SEATING

- THE LAB INCLUDES:
 - LABCONCO DISHWASHER
 - RO SYSTEM FEEDING WATER
 - AUTOCLAVE
 - ICEMAKER
 - REPHILE WATER SYSTEM
 - EMERGENCY SHOWER & EYEWASH
 - CABINETS & SHELVING

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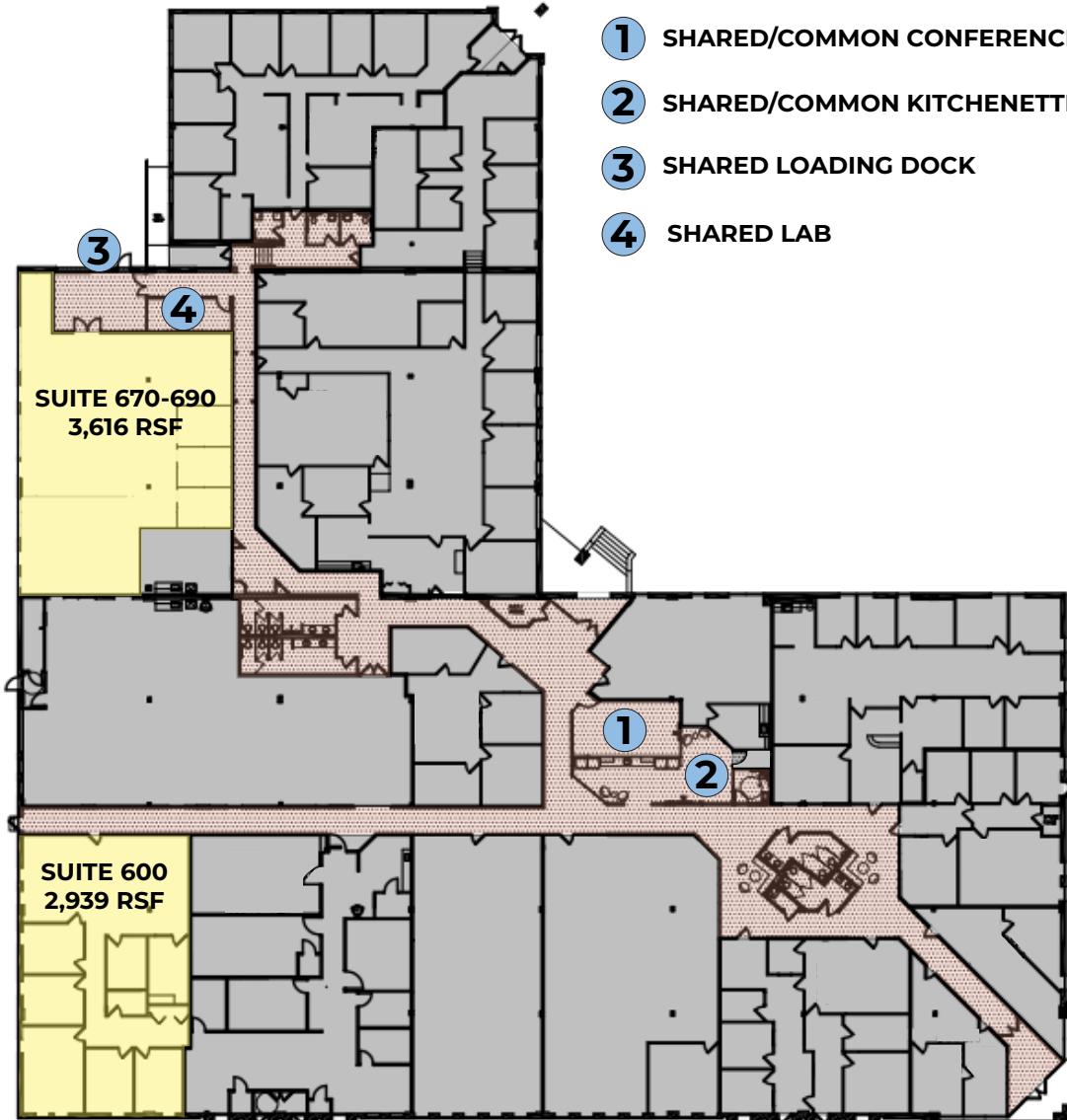
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