

## FOR LEASE

### THE CHOUTEAU CENTER

133 South 11th Street • St. Louis, MO 63102



- Office suites available / fully furnished and unfurnished
- Available for short term lease: 3,008 SF on Floor 2; 525 SF on Floor 2; 3,408 SF on Floor 3; 1,468 SF on Floor 3, 10,000 SF single tenant space on Floor 4
- Closest office building to both the civil and the federal courts
- Adjacent to parking garage
- Short blocks from Ballpark Village and Enterprise Center
- A stone's throw from Highway 64/40

**\$15.00/SF Full Service**

**Ken Wedberg**

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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

## Property Highlights

**Suite 200 - 3,008 SF (2nd Floor)**

**Suite 210 - 252 SF (2nd Floor)**

**Suite 325 - 1,468 SF (3rd Floor)**

**Suite 345 - 3,408 SF (3rd Floor)**

**4th Floor - 10,000 SF +/-**

Full build-outs with open layouts

Flexible lease terms | **\$15.00/SF Full Service**

### Building Features

- Professional, secure Class B office building
- Attached structured parking (5:1 ratio)
- Steps from U.S. Courthouse & Ballpark Village
- 24/7 building access + quick highway entry

### Ideal For

- Legal, financial, government, or professional services
- Tenants seeking high visibility in a thriving business district

### Surrounding National Businesses & Attractions

- **Nestlé Purina, Peabody Energy, Spire HQs**
- **PwC, Deloitte, U.S. Bank, Federal Reserve Bank**
- Walkable to **Ballpark Village**, restaurants, hotels & transit

### Your Downtown Advantage

- Central location
- Premium amenities
- Professional presence



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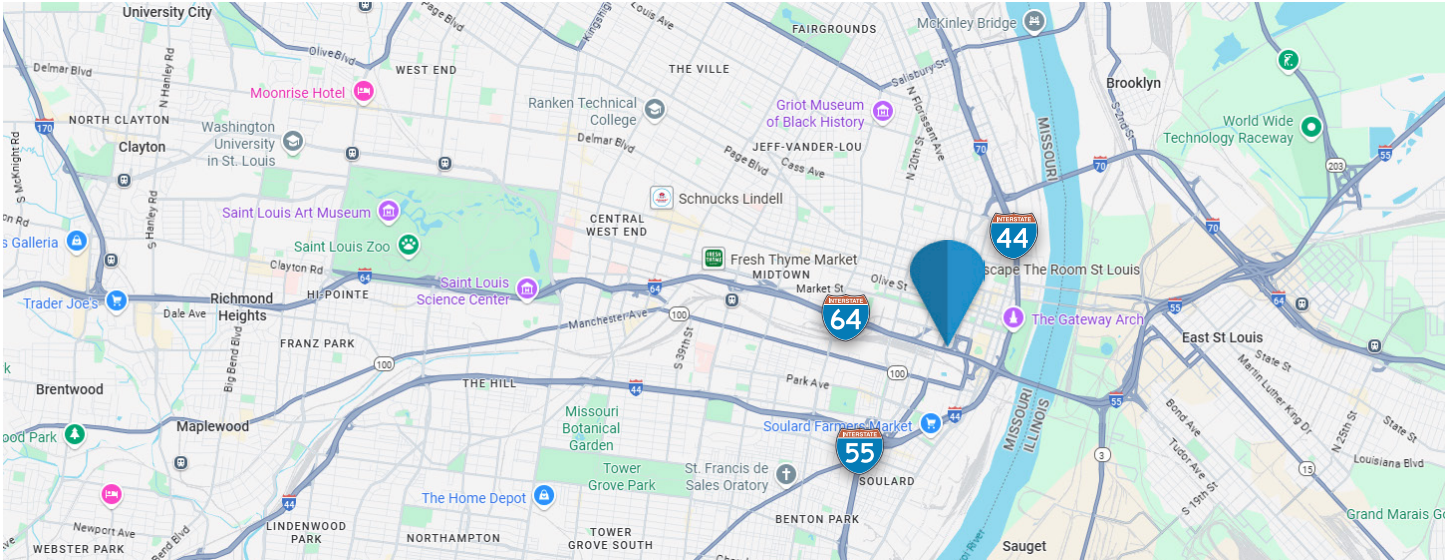
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## Location



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## 2ND FLOOR



**Suite 200**  
**3,008 SF**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## 3RD FLOOR



**Suite 325**  
**1,468 SF**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**Expandable up to 2,500 SF**

## 4TH FLOOR



Whole floor with option for key  
card access to floor

**10,000 +/- SF**