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# WOODLANDS PLAZA IV

11775 Borman Drive | St. Louis, MO 63146



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## PROPERTY HIGHLIGHTS

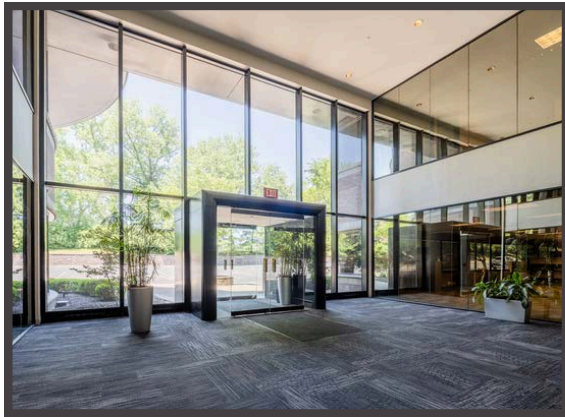
11775 Borman Dr is a low-rise office building on a 2.93-acre lot. The property is in Woodlands Business Park and is surrounded by businesses in related fields. 11775 Borman Dr is on a quiet corner and has access to several large interstates and state routes, making for an easy commute. Within a 2-mile radius, the office has access to I-270, US 67, MO-340, and Route D, leading to all parts of the surrounding area. Just 1-mile away from the property is Westport Plaza, a 200,000-square-foot venue of shopping, eating, and entertainment.

## BUILDING INFORMATION

WOODLANDS PLAZA IV AT-A-GLANCE	
Year Built	1985
Net Rentable Area	64,458 SF
Divisible?	Yes
Floors	3
Parking Ratio	3.5/1,000

## Amenities & Features

- Open Lobby & Common Areas
- Numerous Training and Meeting Rooms
- Several Kitchenettes on each Floor
- Ample Contiguous Square Feet of Office Space
- Large, Educated Population with 94% having a High School Degree or Higher and 160,898 People in a 5-mile Radius
- Many Local Amenities including Hotels and Restaurants
- Rates starting at \$14.00/RSF Full Service Lease.
- Sale Price \$4,299,000.00



Information contained herein has been obtained from the owner of the property or from other sources & is subject to change without notice. The broker & owner do not guarantee the accuracy of this information. Broker is a member of ownership. Owners & broker make no representation as to the environmental or other conditions of the property & recommend that tenant or purchaser investigate fully.

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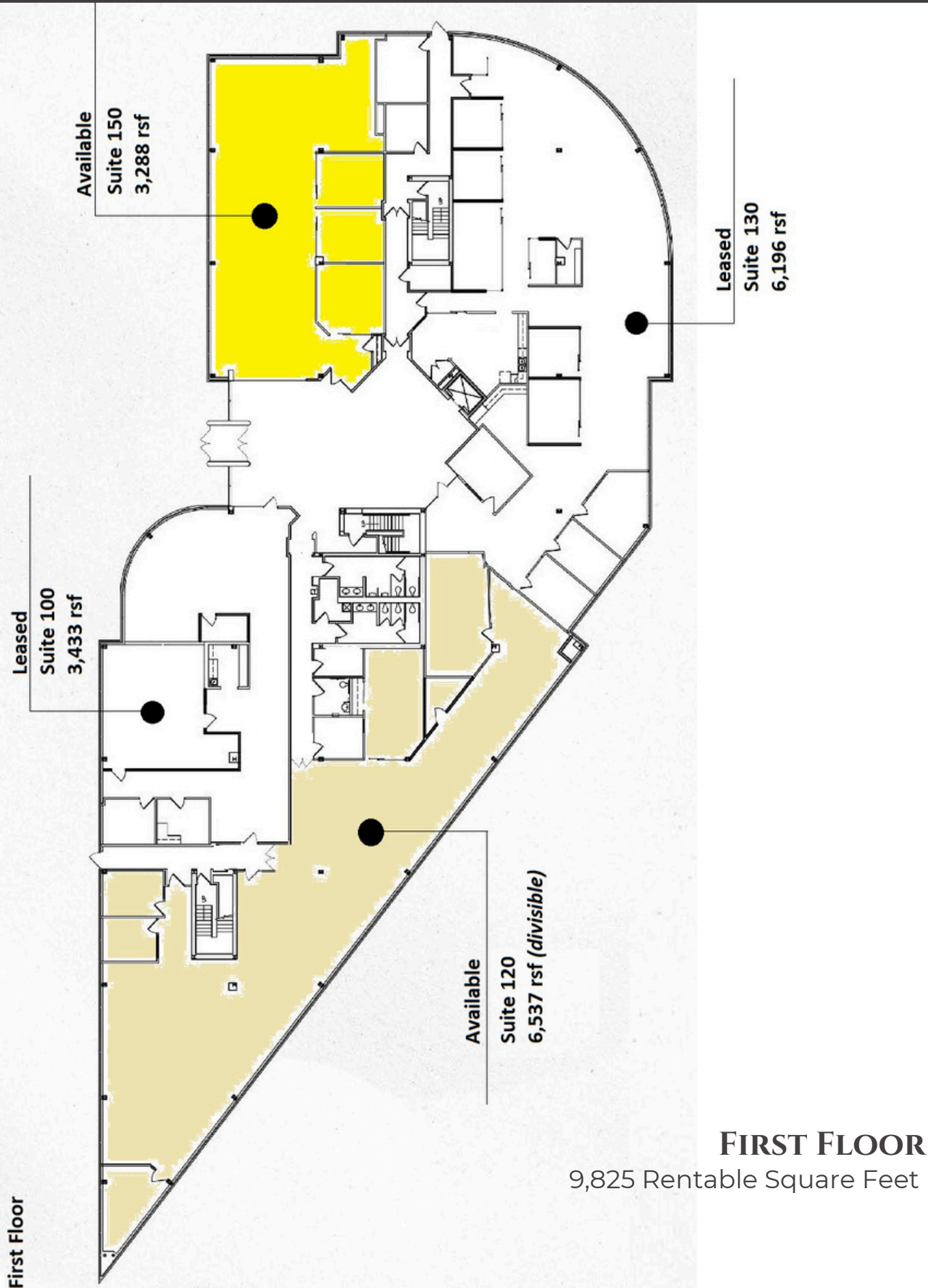
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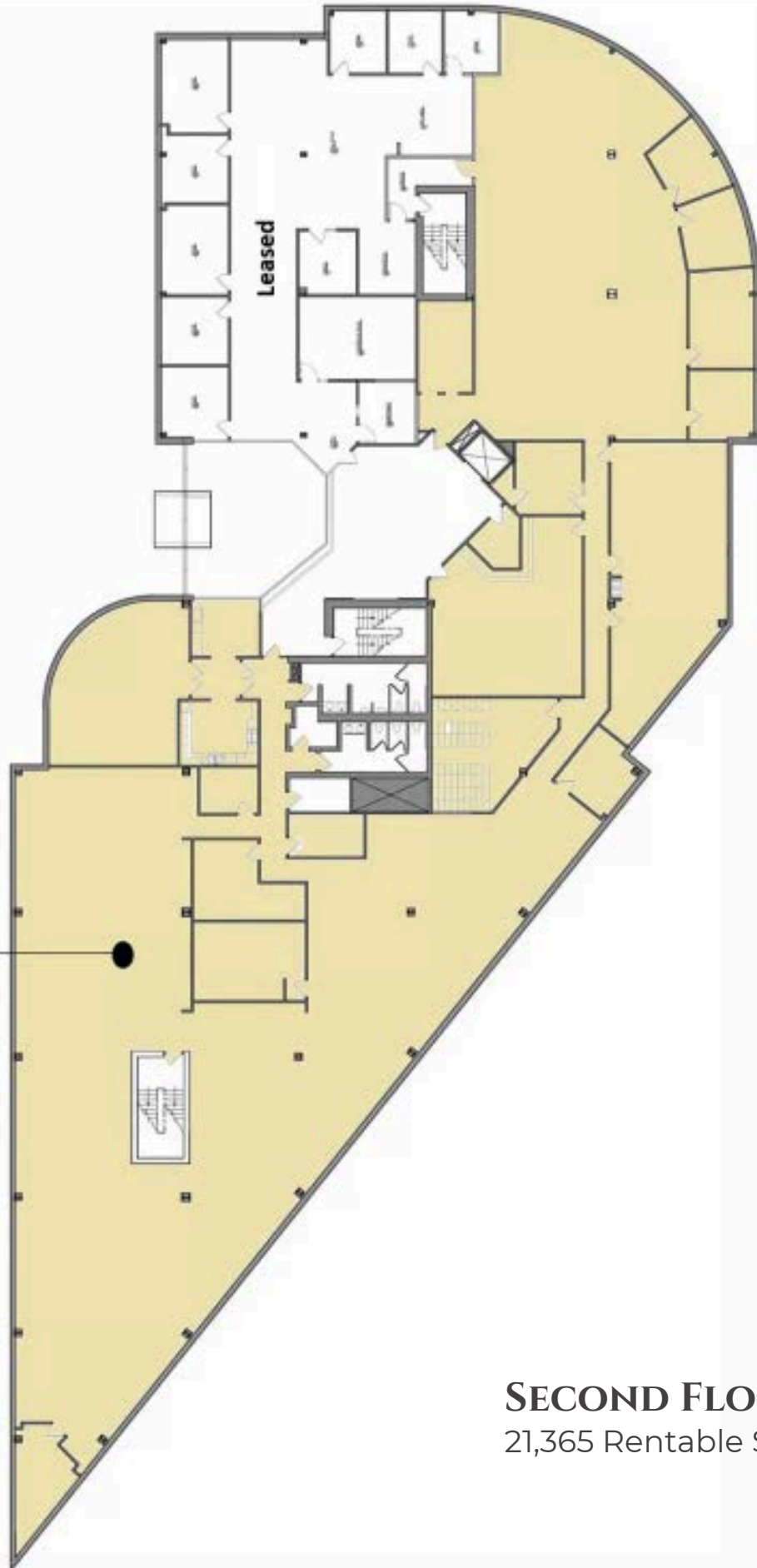


SPACE AVAILABLE

SUITE	SQUARE FEET
100	3,288 - 9,825
200	3,500 - 21,365
300	3,500 - 22,971



Available  
Approx 16,800 RSF



① SECOND FLOOR PLAN  
Scale 1/8" = 1'-0"

## SECOND FLOOR

21,365 Rentable Square Feet

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### **THIRD FLOOR**

22,971 Rentable Square Feet

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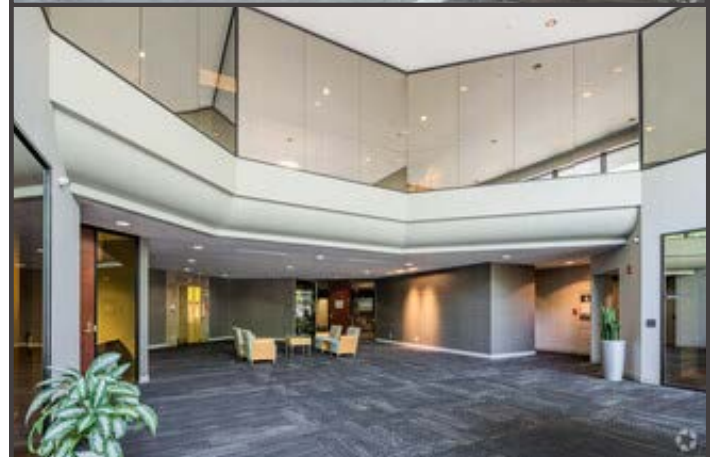
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PHOTOS





Borman Dr.



Interior Photos

Building Lobby

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