



**WHERE YOU  
WANT TO BE**

**COMING SOON: LOBBY RENOVATIONS**

**1600 S BRENTWOOD BLVD | BRENTWOOD, MO 63144**

# CENTER 40 IS WHERE YOU WANT TO BE

Surrounded by 3.5 million SF of retail and restaurants, Center 40 has numerous amenities right outside the doors. Choose from over 300 stores and restaurants to visit after the workday including Target, Trader Joe's, World Market, Nordstrom Rack, The Container Store, Whole Foods, Bonefish Grill, Mai Lee, The Galleria, The Boulevard, and so many more.

YOUR SIGN HERE

Washington University Physicians

Center 40 is also conveniently located within Brentwood offering immediate interstate access onto I-64 and I-170 at just a 1 minute drive time. Downtown Clayton is a short 5 minute drive north on I-170.

Free on-site parking is available for both tenants and guests.

## PROPERTY HIGHLIGHTS



On-site conference facility



Newly designed modern tenant lounge



Grab and go market



FREE on-site parking with a 3.4/1,000 SF parking ratio



Covered parking available



Monument signage available along Brentwood Boulevard



Excellent location with immediate interstate access



Rendering  
Future lobby renovations





**HIGH-END**  
TENANT FINISHES



**COMING  
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LOBBY  
RENOVATIONS

# BRENTWOOD AMENITIES

**The Meridian at Brentwood**

BEST BUY  
BED BATH & BEYOND  
MEN'S WEARHOUSE  
Mai Lee  
LA BOY  
BUILD SOMETHING AMAZING

COURTYARD  
Starbucks  
Red Robin  
McDonald's  
Menards  
Chipotle  
Walmart  
Sams Club  
Lowe's

**The Promenade at Brentwood**

TRADER JOE'S Total Wine & More  
WORLD MARKET Burlington Home Depot  
MICRO CENTER five BELOW  
Chick-fil-A Famous Footwear  
DSW Designer Shoe Warehouse Dierberg's  
petco dressbarn

**CENTER FORTY**

WHERE YOU WANT TO BE

**The Boulevard**

MAGGIANO'S Little Italy  
Soft Surroundings  
Crate&Barrel  
LOFT  
DEER CREEK  
Residence Inn Marriott

CLAYTON CBD  
5 minute drive via I-170

ihop  
HOMewood Suites by Hilton

verizon

CVS/pharmacy

**St. Louis Galleria**

ANTHROPLOGIE NORDSTROM H&M  
Dillard's The Cheesecake Factory Apple  
★macy's west elm california PIZZA KITCHEN

**Brentwood Square**

Michaels REI ARHAUS  
WHOLE FOODS NORDSTROM rack at&t  
The Container Store Pier 1 Imports

<EVO>  
LIVING



1600



Professionally  
managed by



## LEASING CONTACTS

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