

550 MARYVILLE CENTRE DRIVE

ST. LOUIS, MISSOURI 63141



Cozad Commercial Real Estate, Ltd.
MD Real Estate Advisors, LLC

Cozad Commercial Real Estate is pleased to present **550 Maryville Centre Drive** for sale, 100% fee simple interest.

The property is centrally located in the Chesterfield submarket with easy access to multiple major highways. This Class A Office, trophy-quality office building is an excellent opportunity for an Owner/User. Being part of the Maryville Centre Campus provides access to an abundance of on-site amenities.

Financials and due diligence materials available upon request. Property Sale will be restricted to an Owner/Occupant that will occupy the Building for a minimum 10 year period with limited leasing or subleasing rights during such 10 year period.



\$9,700,000
LIST PRICE



97,106± SF
GLA



0.94 ACRES
LOT SIZE



1998
YEAR BUILT



3.73/1,000
PARKING



Garage and Surface Parking available; shared via Parking Easement with 540 Maryville Centre



Centrally located with easy access to major highways including: I-64/40, I-270, and Hwy. 141



Tenant conference rooms and training centers available for use



Natural campus setting with fountains, lakes, and over three miles of walking trails



Multiple on-campus dining options



Access to a state-of-the-art fitness center

Information herein has been obtained from the Owner or from other sources and is subject to change. Neither Owner nor brokers make any representation or warranty regarding the accuracy or completeness of this memorandum or any other written or oral communications transmitted to the recipient. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully. Landlord hereby discloses that some of its directors, shareholders, managers, and agents may be licensed Missouri real estate brokers.

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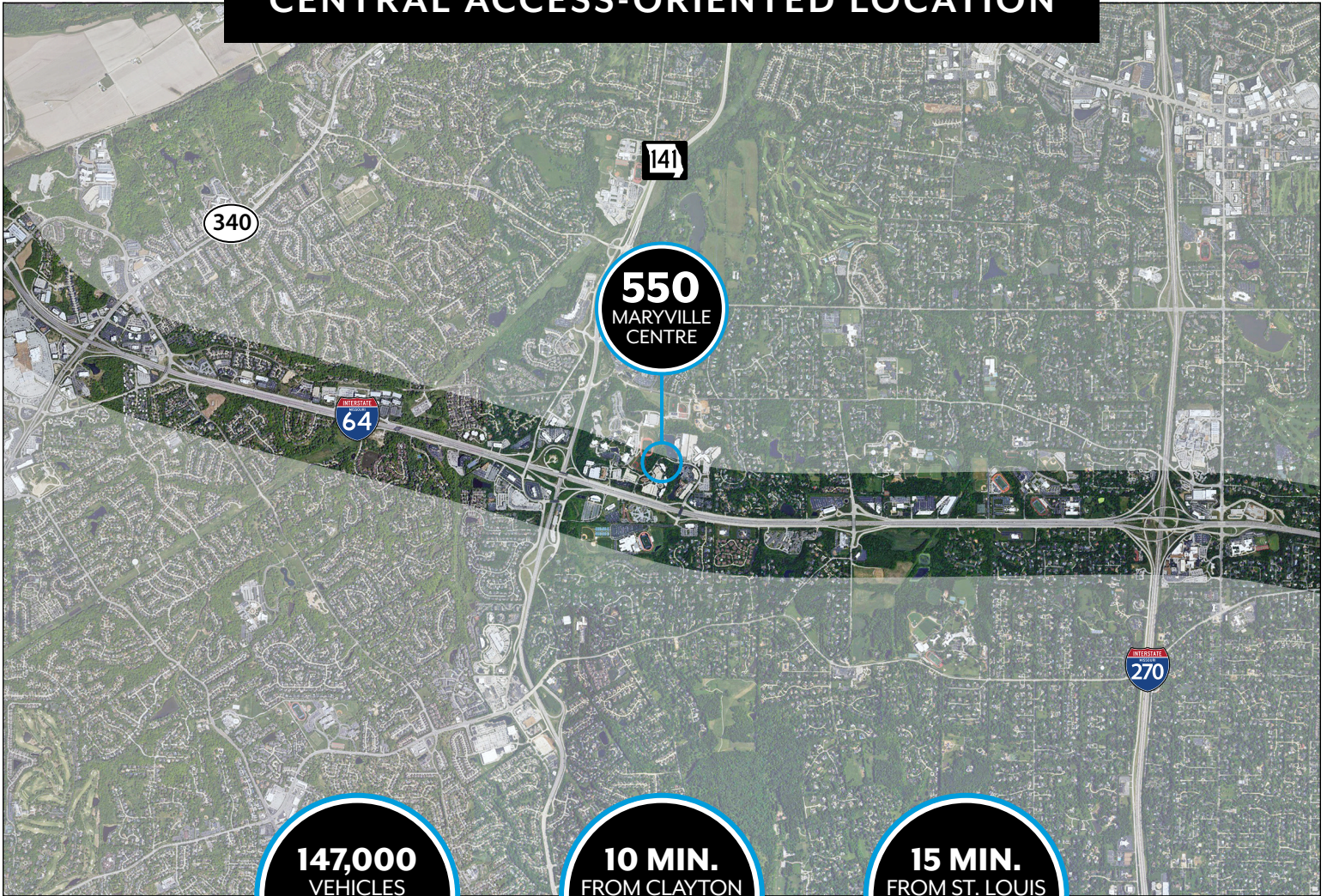
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BUILDING OVERVIEW	
Year Built	1998
Square Feet	97,106
Structure	Four-story, steel frame, granite and reflective glass building
Roofing	Versico 60-mil TPO; Roof replaced in 2017 (cost: \$269,391)
Fire Protection	Fully sprinklered + monitored by NFS-640 Notifier fire panel that is monitored remotely by a fire service company
HVAC	Cooled with VAC system with A/C/ supplied by two Carrier 90-ton rooftop units + two Carrier 65-ton rooftop units; Heat is provided by electric hot water boiler supplied to the space through baseboard perimeter heat
After-Hours HVAC	System has the capability to be set for after-hour overrides
Electrical Service	2,000-amp, 480V/277V 3-phase 4-wire service
Electric Allow	7.9 watts PSF for entire building
Lighting	277-volt, 3-bulb per fixture
Card Access	Lenel
Elevators	Two 3,000 lb. traction passenger elevators
Floor Loading	100 lb. per SF live load
Fiber Optics	AT&T and Charter

550 Maryville Centre Drive offers an opportunity to acquire a high-quality building at a fraction of replacement costs. Construction costs for new assets, including structured parking, are approximately \$450 per square foot. To accommodate the cost of such new developments, rental rates would be between \$40.50 – \$45.00 per square foot. These above-market rates make **550 Maryville Centre Drive** an ideal alternative for both Owners and Owner/Users.

REPLACEMENT COST SUMMARY	LOW	MID	HIGH
Required Yield on Cost	0.09	0.095	0.10
Estimated Replacement Cost (\$/SF)	\$450	\$450	\$450
Estimated Replacement Net Rents (\$/SF)	\$40.50	\$42.75	\$45.00
Weighted Average Market Rent (\$/SF)	\$28.14	\$28.14	\$28.14
550 MVC Replacement Rents Premium to Market	44%	42%	60%

CENTRAL ACCESS-ORIENTED LOCATION



147,000
VEHICLES
PER DAY ON
I-64/40

10 MIN.
FROM CLAYTON
BUSINESS
DISTRICT

15 MIN.
FROM ST. LOUIS
LAMBERT
AIRPORT

10 MINUTE DRIVE

POPULATION

91,453

HOUSEHOLDS

36,571

MEDIAN HOUSEHOLD INCOME

\$126,616

15 MINUTE DRIVE

POPULATION

293,845

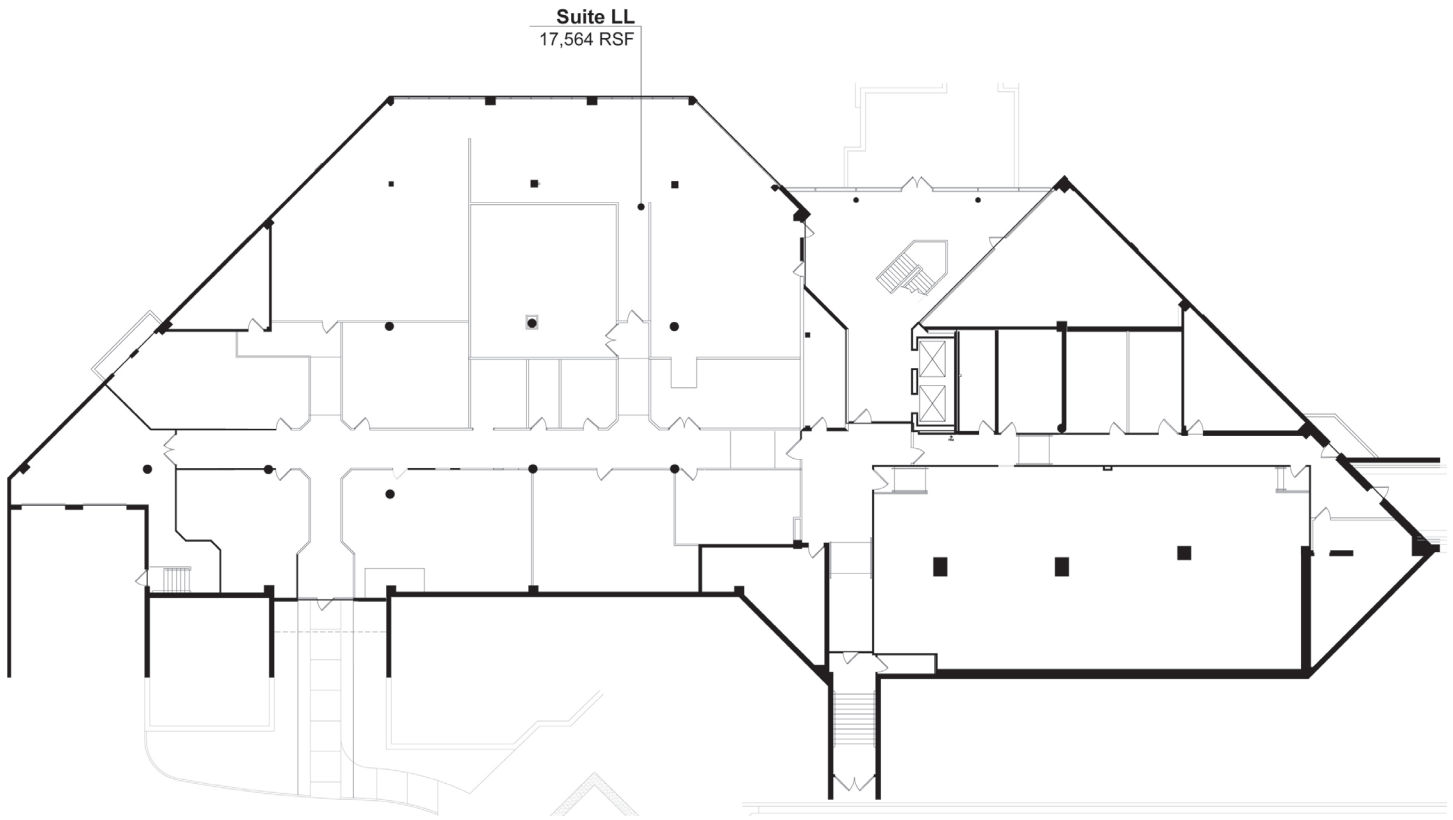
HOUSEHOLDS

123,586

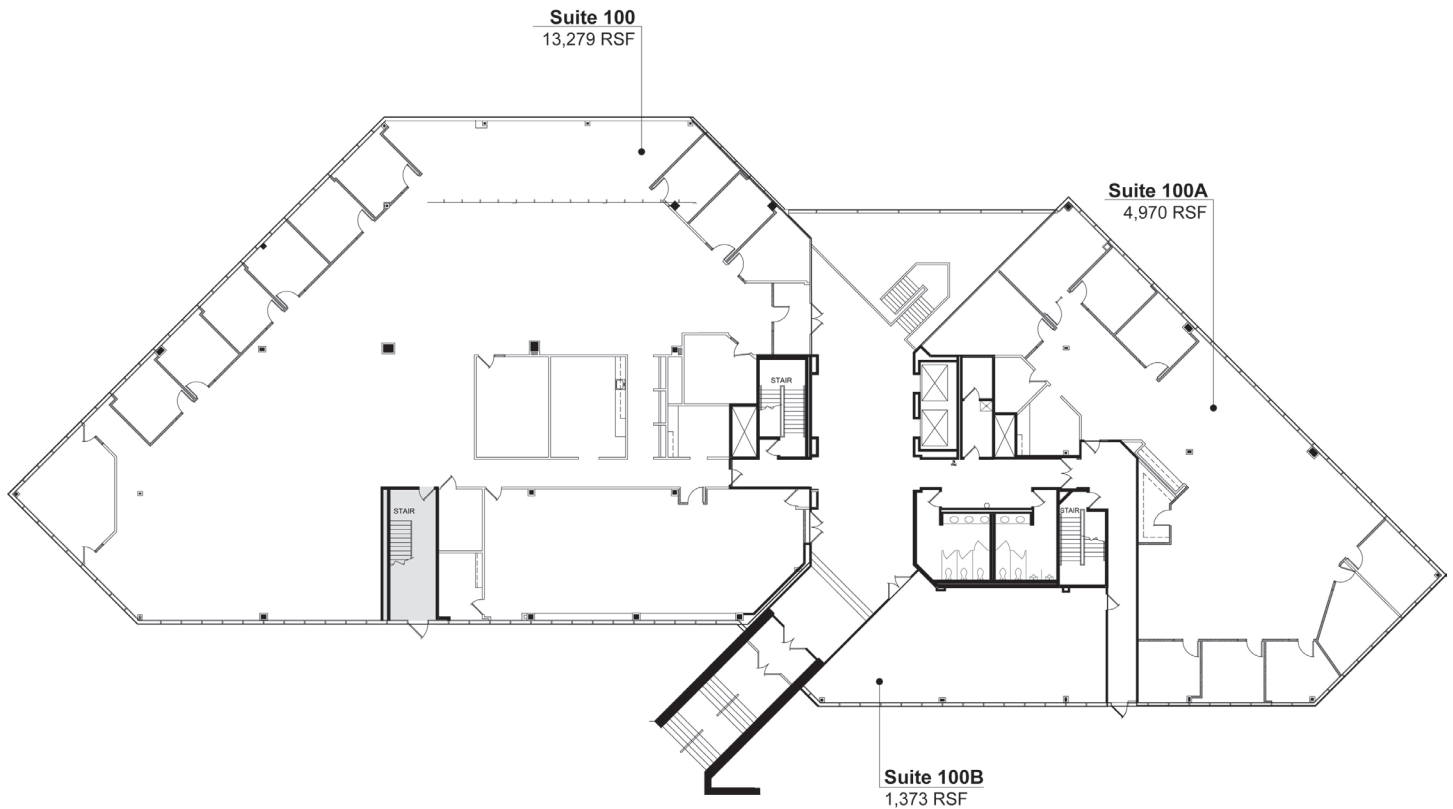
MEDIAN HOUSEHOLD INCOME

\$113,211

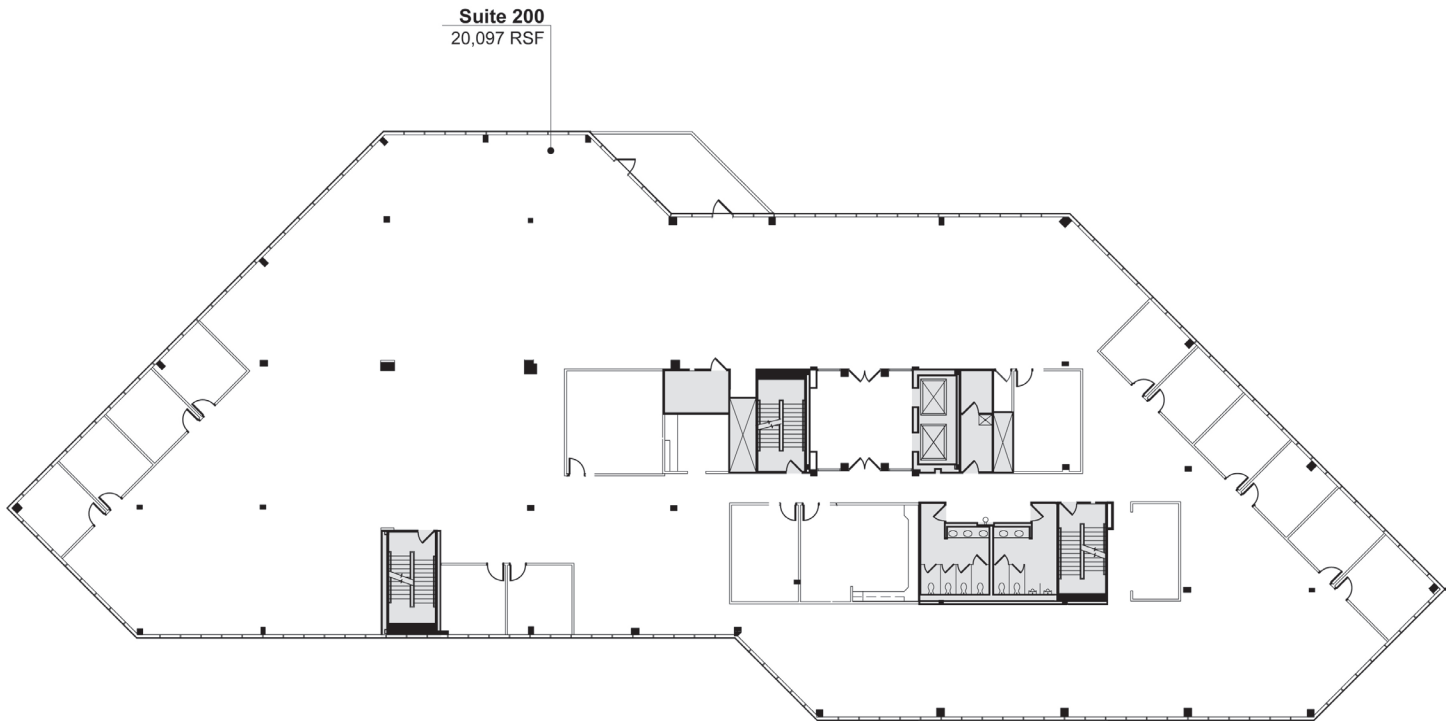
550 MARYVILLE CENTRE – LOWER LEVEL



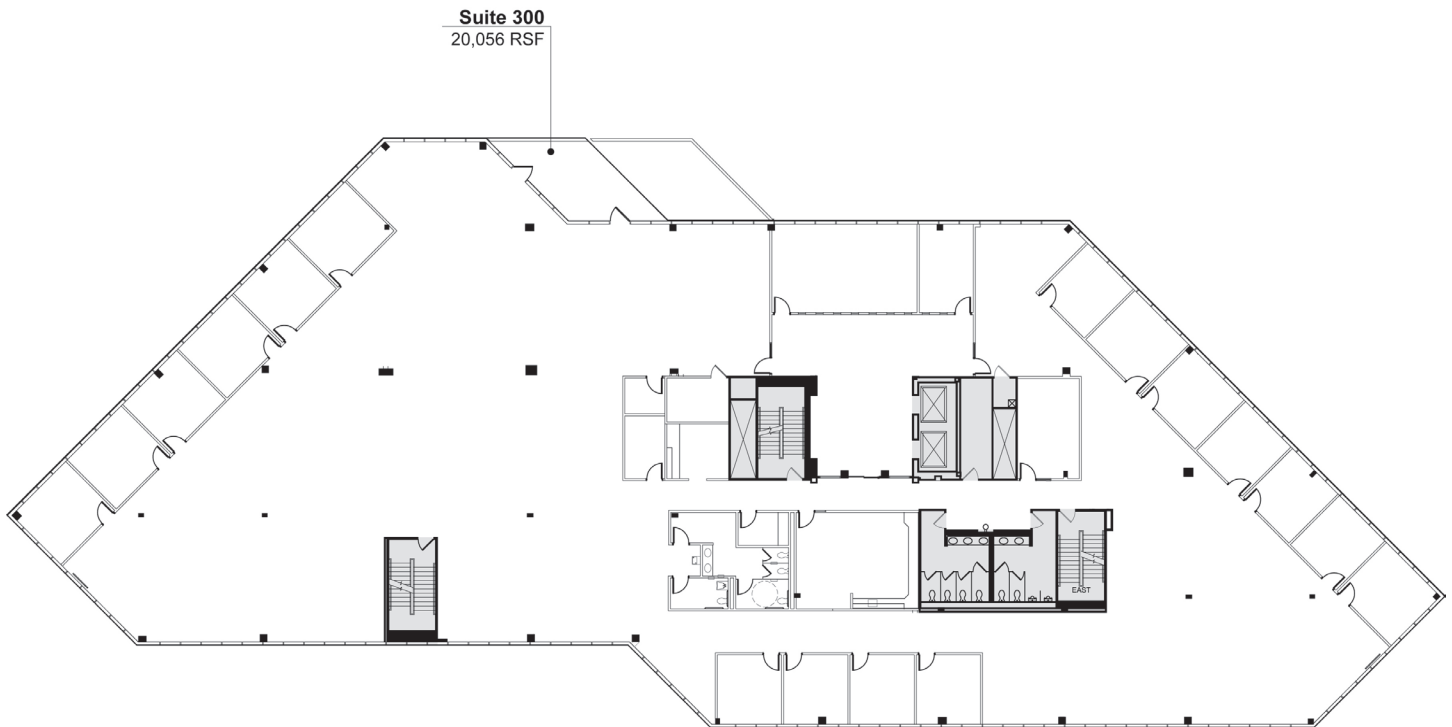
550 MARYVILLE CENTRE – 1st FLOOR



550 MARYVILLE CENTRE – 2nd FLOOR



550 MARYVILLE CENTRE – 3rd FLOOR



550 MARYVILLE CENTRE – 4th FLOOR

Suite 400
19,767 RSF



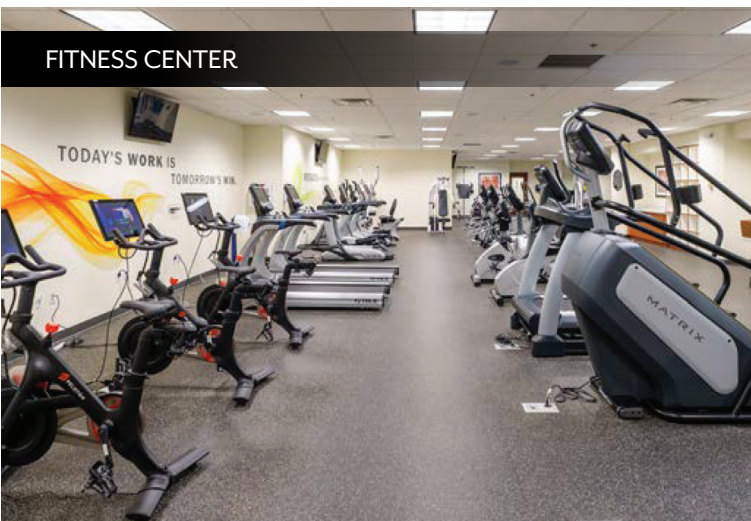
FITNESS CENTER ENTRANCE



CAFÉ AT 635 – 645 MARYVILLE CENTRE



FITNESS CENTER



CONFERENCE CENTER



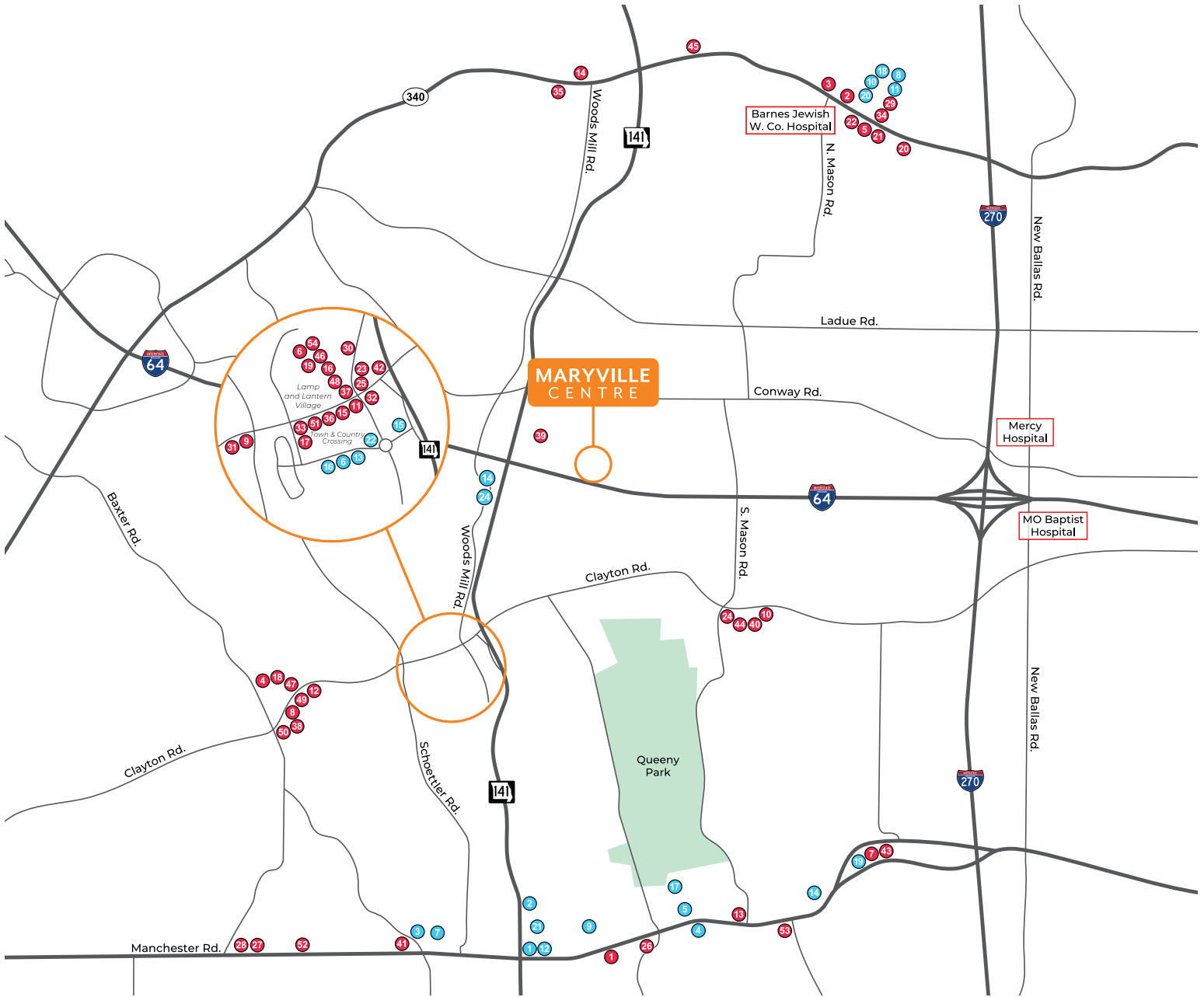
MARYVILLE CENTRE PROPERTY MAP



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AREA AMENITIES



RESTAURANTS & CAFÉS

- | | | |
|-----------------------|--------------------------|------------------------|
| 1 Arby's | 15 First Watch | 29 McAlister's Deli |
| 2 Buffalo Wild Wings | 16 Global Quesadilla | 30 McDonald's |
| 3 Burger King | 17 Goodcents Deli | 31 Mia Sorella |
| 4 Charro Mexican | 18 Grapevine Grill | 32 Mike Duffy's |
| 5 Chicken Salad Chick | 19 Hearth Room Cafe | 33 Napoli 2 |
| 6 China Garden | 20 Imo's Pizza | 34 Penn Station |
| 7 Chipotle | 21 Jersey Mike's | 35 Pizza Hut |
| 8 Chirco's Pizza | 22 Jet's Pizza | 36 Qdoba |
| 9 Circle 7 Ranch | 23 Jimmy John's | 37 Rich & Charlie's |
| 10 Cleaver & Cocktail | 24 John Mineo's | 38 Smitty's |
| 11 Cooper's Hawk | 25 Katie's Pizza & Pasta | 39 Starbucks |
| 12 Domino's Pizza | 26 KFC | 40 Starbucks |
| 13 Dunkin' | 27 Lion's Choice | 41 Smoothie King |
| 14 Firehouse Subs | 28 Marco's Pizza | 42 St. Louis Bread Co. |

RETAIL

- | | |
|-----------------|-------------------|
| 1 Best Buy | 12 PetSmart |
| 2 Costco | 13 REI |
| 3 Dierbergs | 14 Sam's Club |
| 4 Dollar Tree | 15 Schnucks |
| 5 Fresh Thyme | 16 TJ Maxx |
| 6 HomeGoods | 17 Target |
| 7 Kohl's | 18 The Home Depot |
| 8 Marshalls | 19 Trader Joe's |
| 9 Menard's | 20 ULTA Beauty |
| 10 Office Depot | 21 Walmart |
| 11 Petco | 22 Whole Foods |