



3,950 SF Move-In Ready Suite Available for Sublease

NEWMARK
ZIMMER

900 Walnut St
St. Louis, MO 63102

DOWNTOWN OFFICE SPACE FOR SUBLEASE

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ST. LOUIS, MO 63102

Building Highlights

- Large bandwidth capabilities from more than 70+ providers
- Ample parking directly across the street at Stadium West
- 5,000 kW backup generator
- 24/7 on-site security personnel
- Key card access throughout the entire facility

Space Highlights

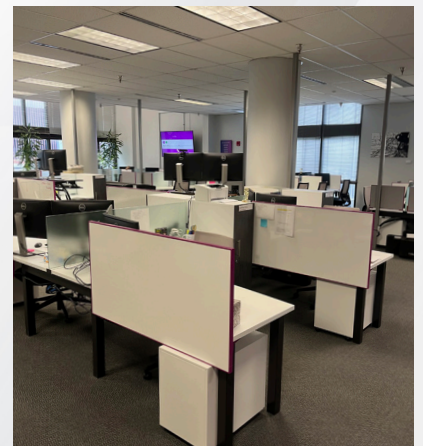
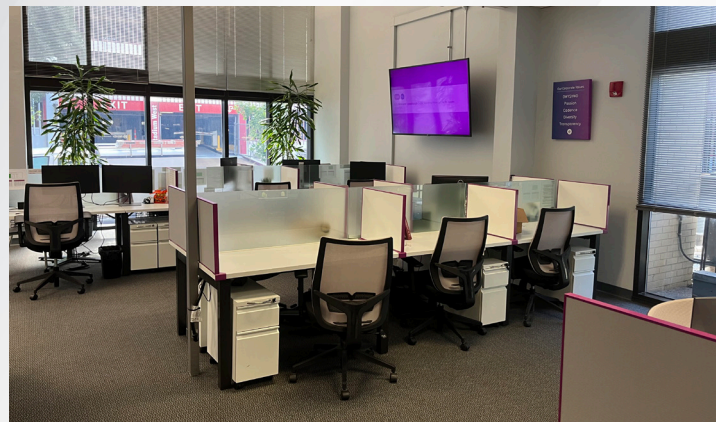
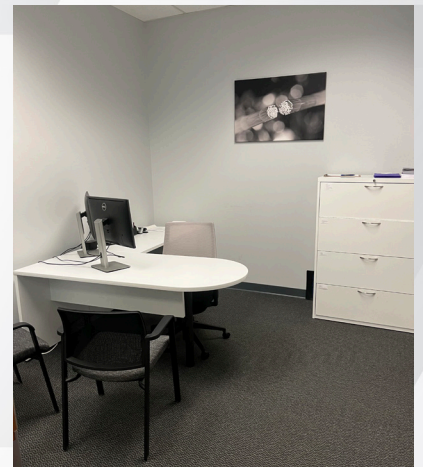
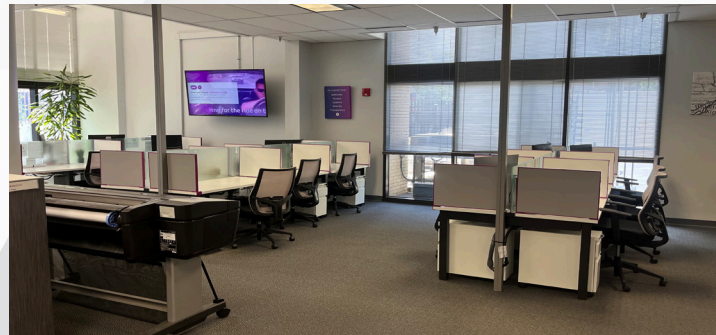
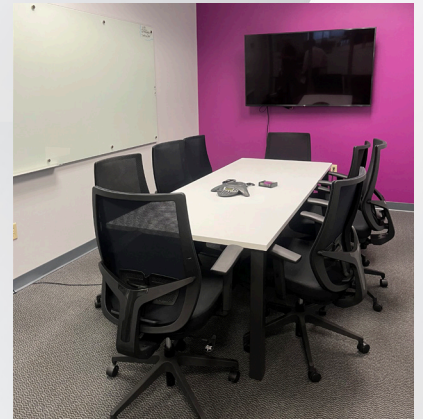
- Suite 150: 3,950 SF
- Move-in ready space with high quality finishes
- Plug & Play opportunity
- 1st floor suite with great window line

Sublease Rate

\$13.00/SF, Full Service

Sublease Expiration

7/31/2030



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This detailed floor plan illustrates the layout of a 10,000 sq ft office space. The plan includes several key areas:

- Waiting Area (01):** Located at the top left, featuring a 30x84 desk, 24x48 return, and a 4H x 36W lateral file. A 65" flat panel TV is mounted on the wall.
- North Office (07):** Adjacent to the waiting area, containing a 4H x 36W lateral file and a 65" flat panel TV.
- North Conf Room (08):** A conference room with a 4' x 8' glass markerboard and a 65" flat panel TV.
- Office (09):** A central office space with a 4' x 8' glass markerboard and a 65" flat panel TV.
- Break Room (06):** Located on the right side, featuring a 2'-0" min. clear area and a refrigerator.
- West Conf Room (02):** A conference room with a 4' x 8' glass markerboard and a 65" flat panel TV.
- Open Workspace (05):** A large central area with multiple workstations and a 65" flat panel TV.
- Copy Room (03):** A room for document reproduction, located near the West Conf Room.
- Office (04):** A room for administrative tasks, located near the Copy Room.

The plan also shows various furniture items, including desks, chairs, and storage units, as well as dimensions for each room and area. The overall layout is designed to provide a functional and efficient workspace.

LOCATION MAP



FOR FURTHER INFORMATION, PLEASE CONTACT:

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