

# HIGH VISABILITY OFFICE SPACE

FOR LEASE

11960 Westline Industrial Drive  
Maryland Heights, MO 63146

WESTPORT PLAZA

11960 WESTLINE

BUILDING SIGNAGE  
AVAILABLE

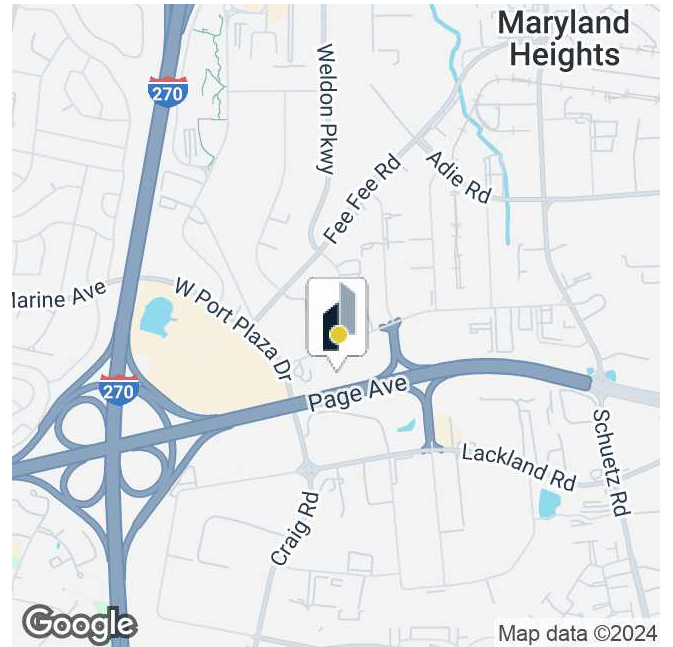
# ABUNDANT POTENTIAL

92,640 SF Class B office building with multiple suites available for lease. Amenities include signage opportunities on Page Avenue, Prime Westport location with Westport Plaza amenities within walking distance, and aggressive tenant improvement allowance.

## Potential Uses for this Property:

- Office
- Education/Training Center
- Call Center

The building is located in the city of Maryland Heights, located just east of I-270 and south of Page Avenue in the Olive-270/Westport submarket. The Olive-270/Westport submarket contains a total of 7.5 million square feet of office space. Its close location to Westport Plaza accommodates numerous support services, restaurants and hotels. The location provides excellent access to interstates, St. Louis-Lambert International Airport and into St. Charles and St. Charles County.



## ABOUT MARYLAND HEIGHTS

[https://www.marylandheights.com/about\\_us/facts\\_\\_\\_demographics.php](https://www.marylandheights.com/about_us/facts___demographics.php)

**28,284**

Population

**11,980**

Households

**\$70K**

Avg. HH Income

**13K**

Housing Units

**23.43**

Square Miles

# PROPERTY FEATURES



- Prime Westport location
- Aggressive tenant improvement allowance
- Signage opportunity facing Page Avenue with 67,474 VPD
- Owner/broker



- Shops and restaurants in Westport Plaza within walking distance
- Central location with easy access to major highways and Lambert International Airport



- Modern tenant build outs
- Fiber internet served

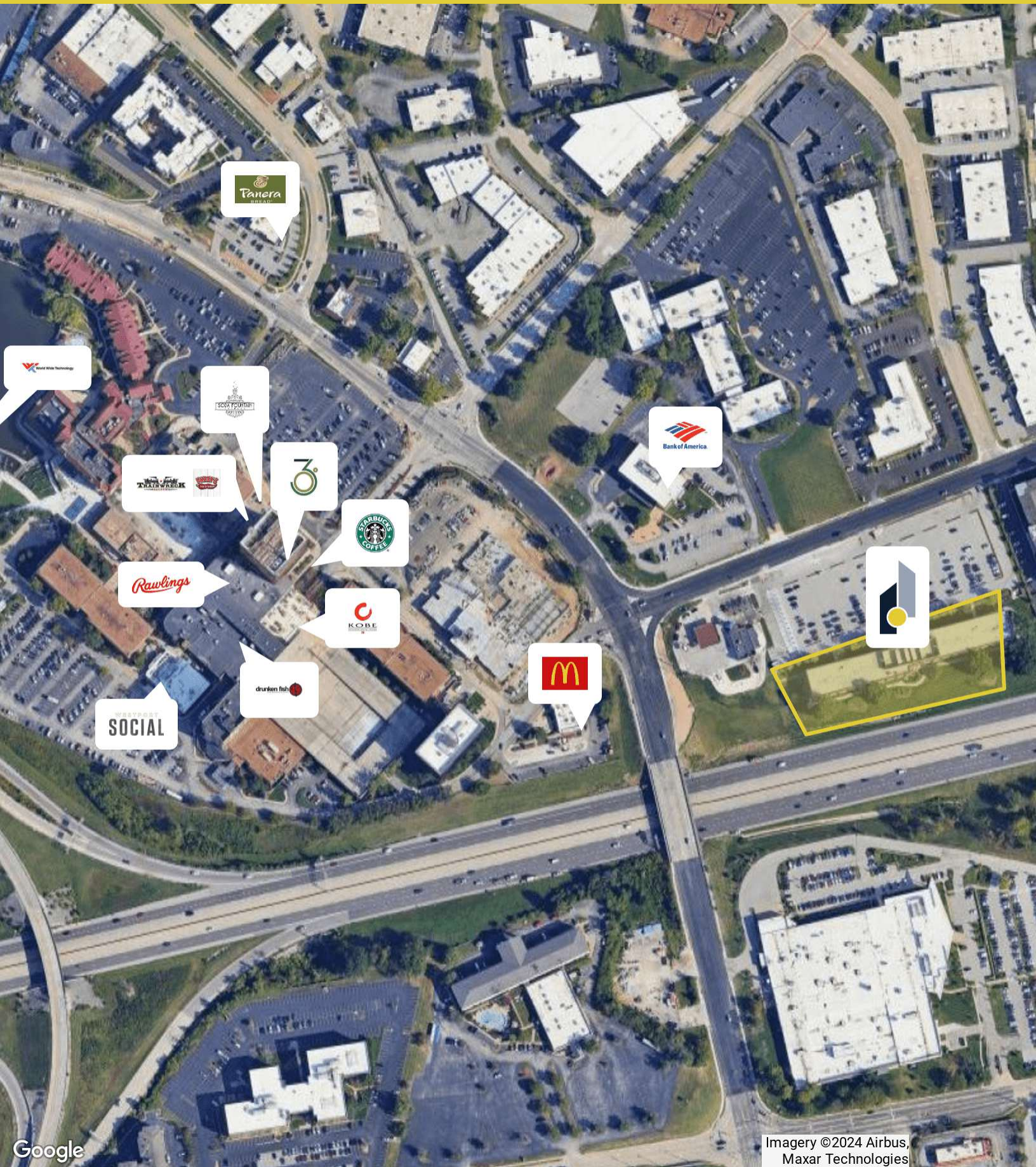


**For Lease:**  
**\$18.00 SF/yr**  
**(Full Service)**

# ADDITIONAL PHOTOS



# RETAILER MAP





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