



**Sabina A Holtzman, CCIM**

314-863-3700

SHoltzman@stlcre.com

**Sandy Meyer**

314-863-3700

SMeyer@stlcre.com



# UNIVERSITY TOWER

1034 S Brentwood Blvd | St. Louis, MO 63117



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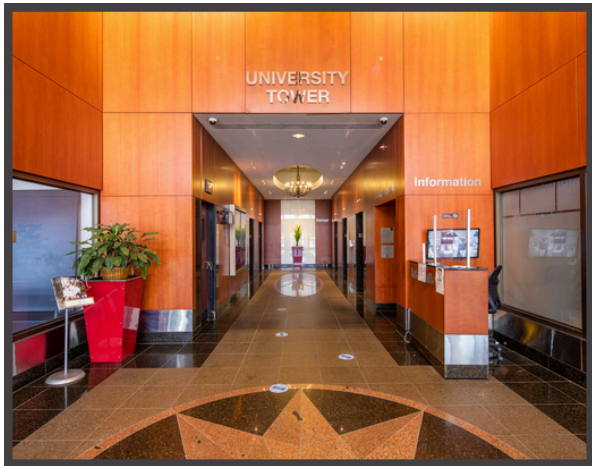
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## PROPERTY HIGHLIGHTS

University Tower is a centrally located office property that offers amenities to tenants such as an on-site property ownership and management, easy access to public transportation, Coma Coffee, VUE 17 Event Center, as well as general food vending and 24-hour card reader access security. Both AT&T and Charter provide fiber to the building. The property 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-64, I-170, and US 67, leading to all parts of the surrounding area.



## BUILDING INFORMATION

### UNIVERSITY TOWER AT-A-GLANCE

Net Rentable Area	262,132 SF
Divisible?	Yes
Floors	23
Parking Ratio	3.2/1,000 SF

### Amenities & Features

- Completed Common Area renovations include new flooring, wall covering, updated lighting & modernized restrooms.
- 2018 & 2021 saw the completion of garage renovations.
- Access to the tenant gym with his & her shower facilities provided free of charge for the first year.
- The conference room is available at no charge for 4 hours per calendar month.
- Lease rates start at **\$25.50/RSF** for traditional office space Full Service Gross and start at **\$27.50** for Medical space build-out. Any TI is amortized into the rate.



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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## SPACE AVAILABLE

SUITE	SQUARE FEET	SUITE	SQUARE FEET
450	4,237 RSF	946	1,149 RSF
505	481 RSF	970	2,335 RSF
678	1,481 RSF	1615	2,097 RSF
750	1,386 RSF	1620	902 RSF
760	644 RSF	1660	705 RSF
800	7,791 RSF	1900	5,313 RSF
900	3,020 RSF		



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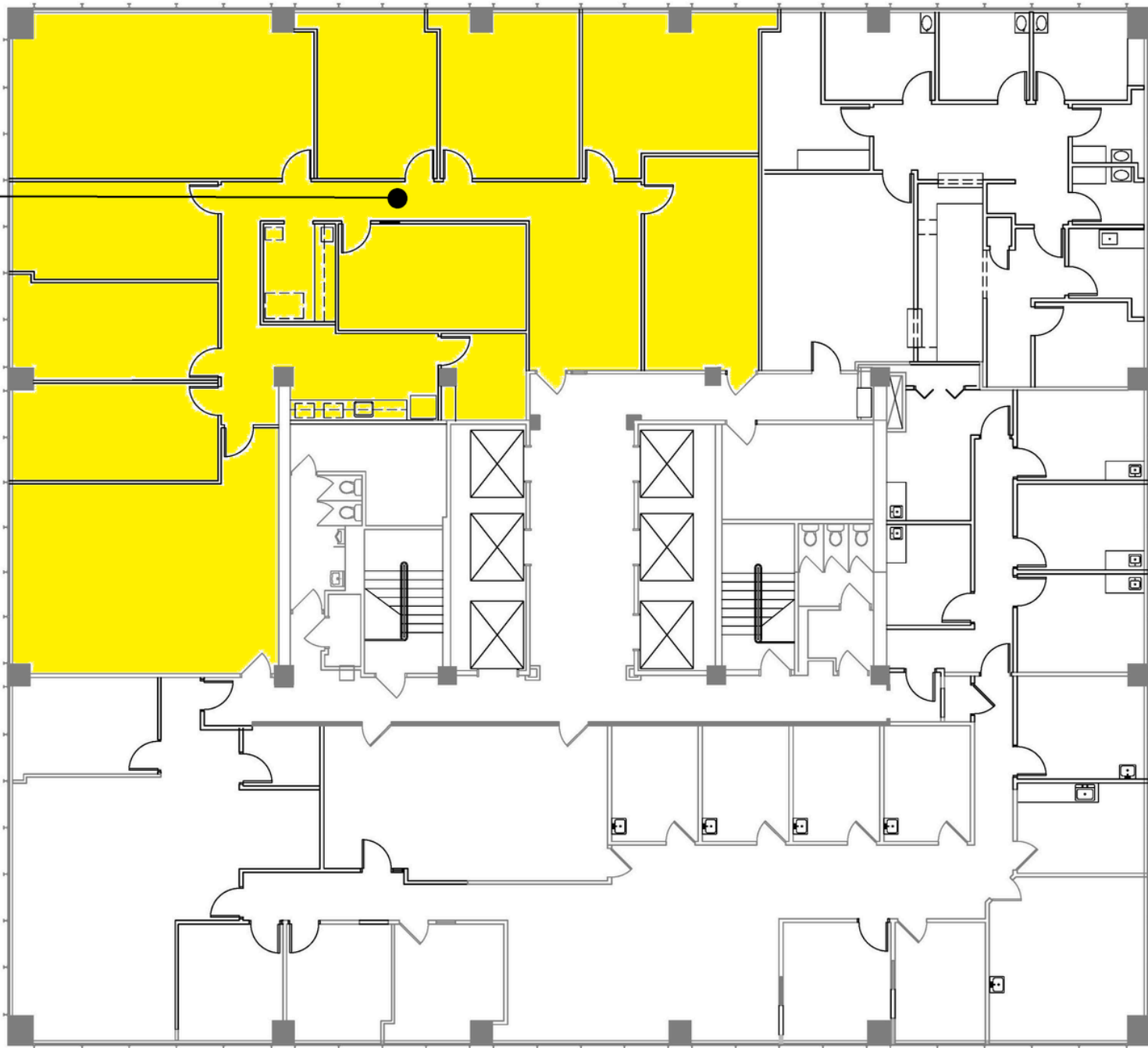
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Suite 450  
4,237 RSF



**FOURTH FLOOR PLAN**

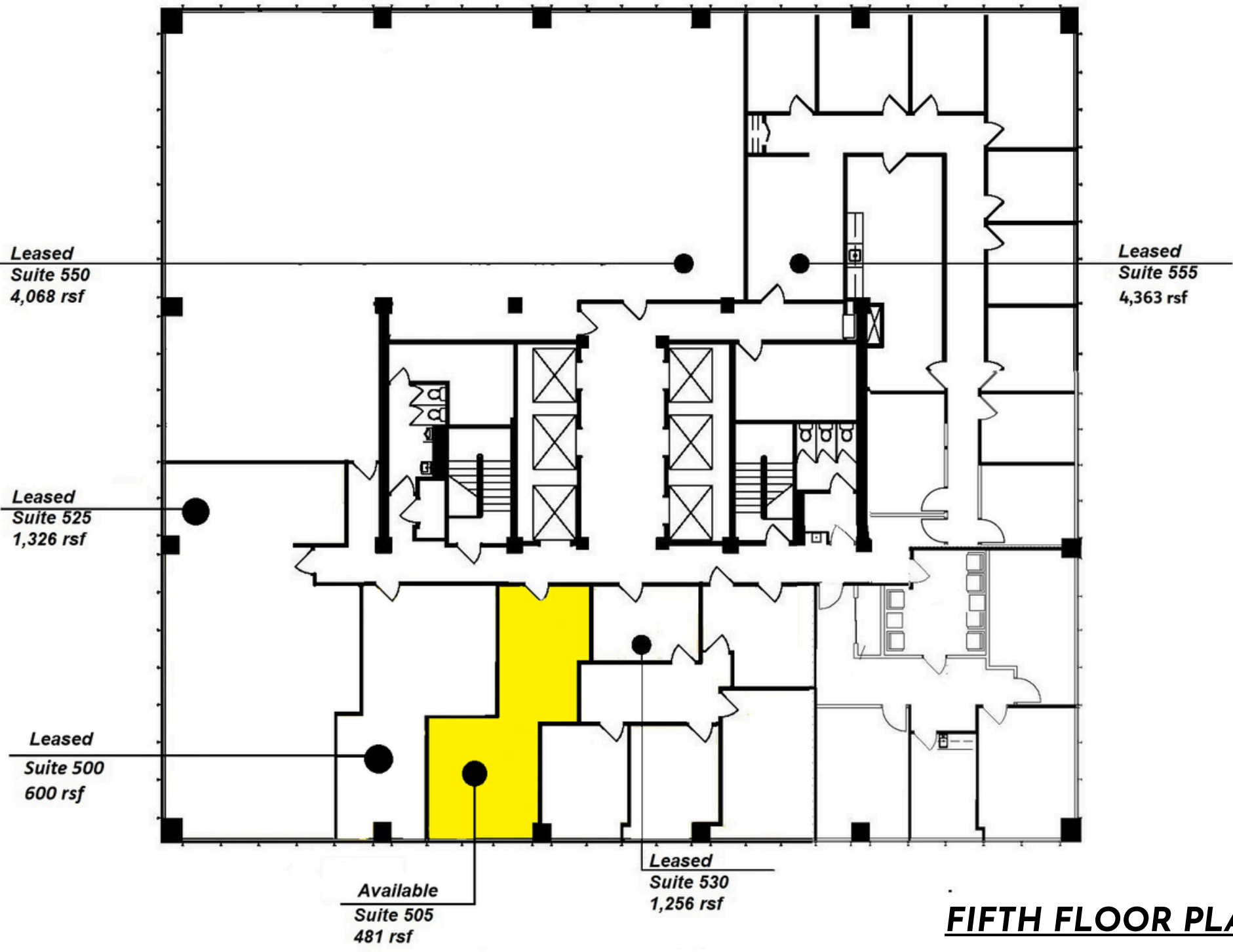
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**FIFTH FLOOR PLAN**

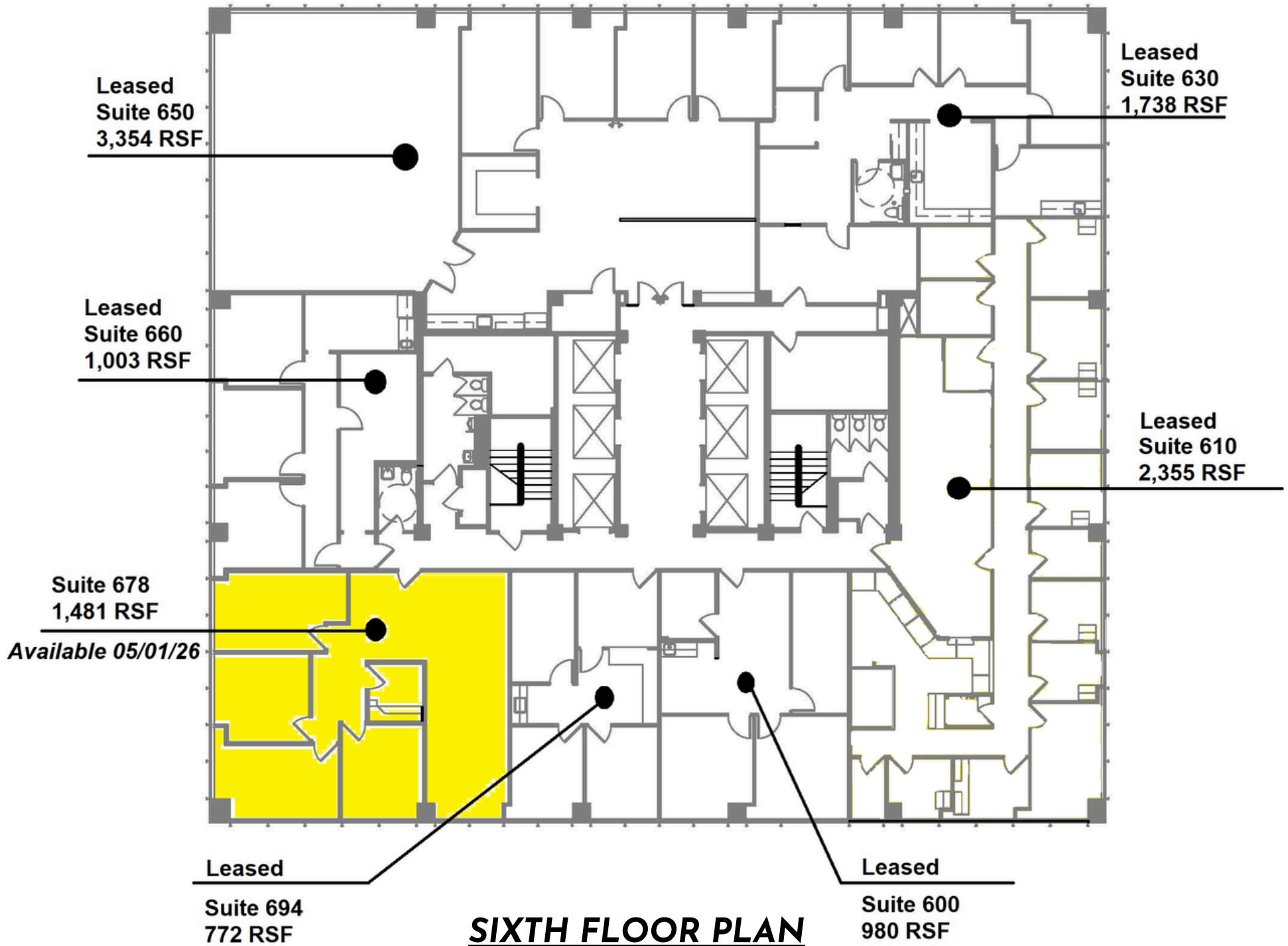
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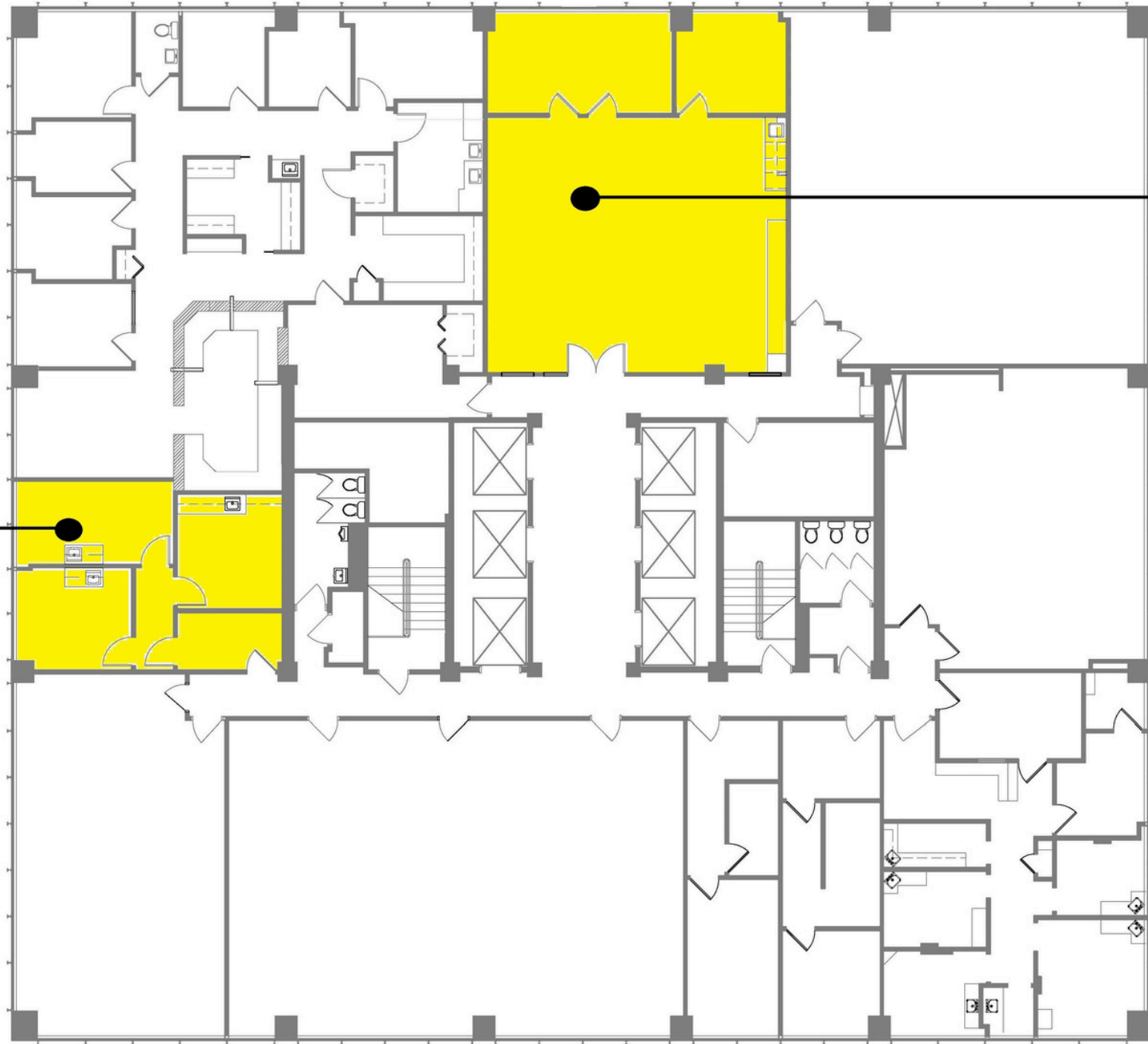
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**Available**  
**Suite 750**  
**1,386 RSF**

**Available**  
**Suite 760**  
**644 RSF**

**SEVENTH FLOOR PLAN**

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*Available*

*Suite 800  
7,791 RSF*

**EIGHTH FLOOR PLAN**

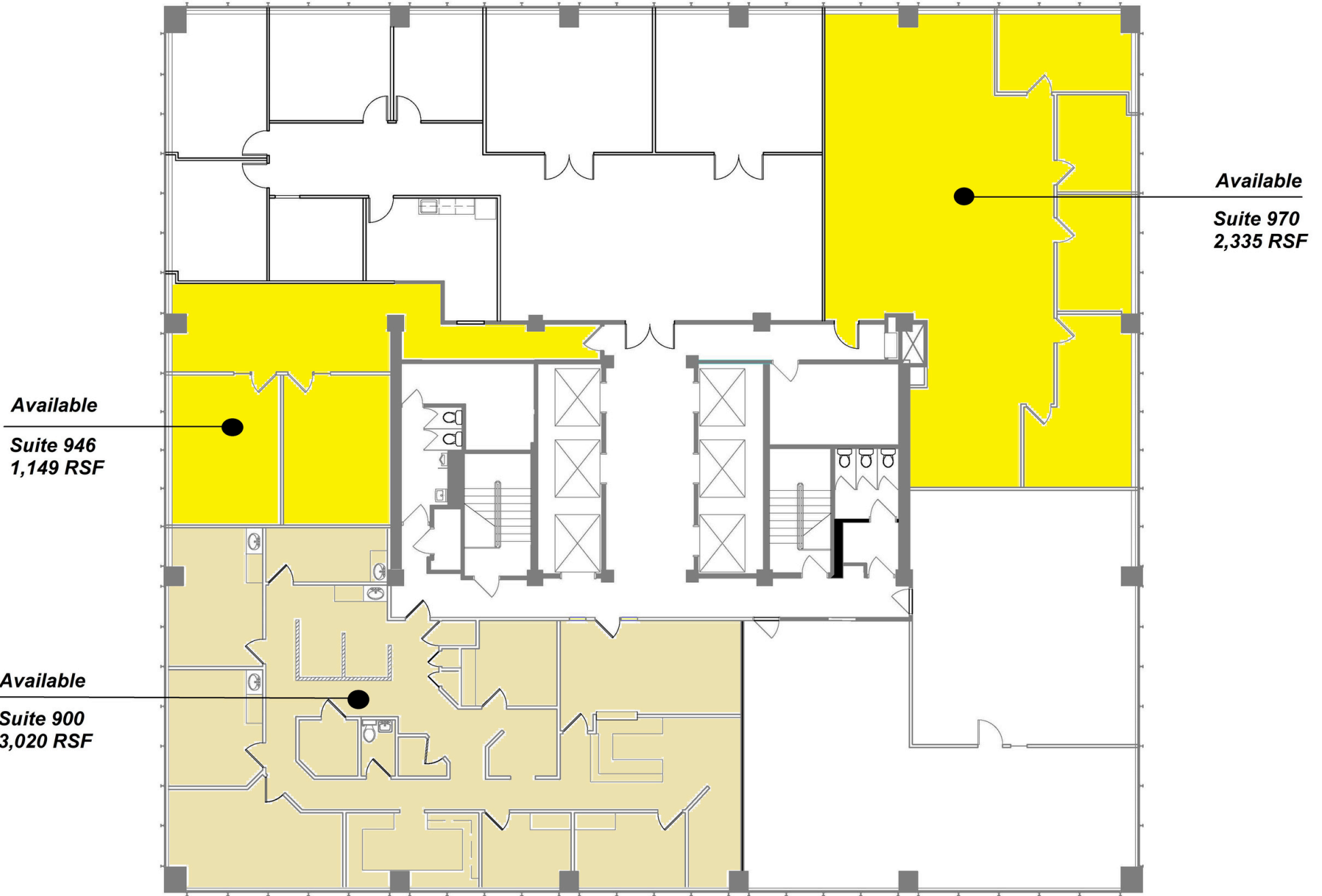
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**NINTH FLOOR PLAN**

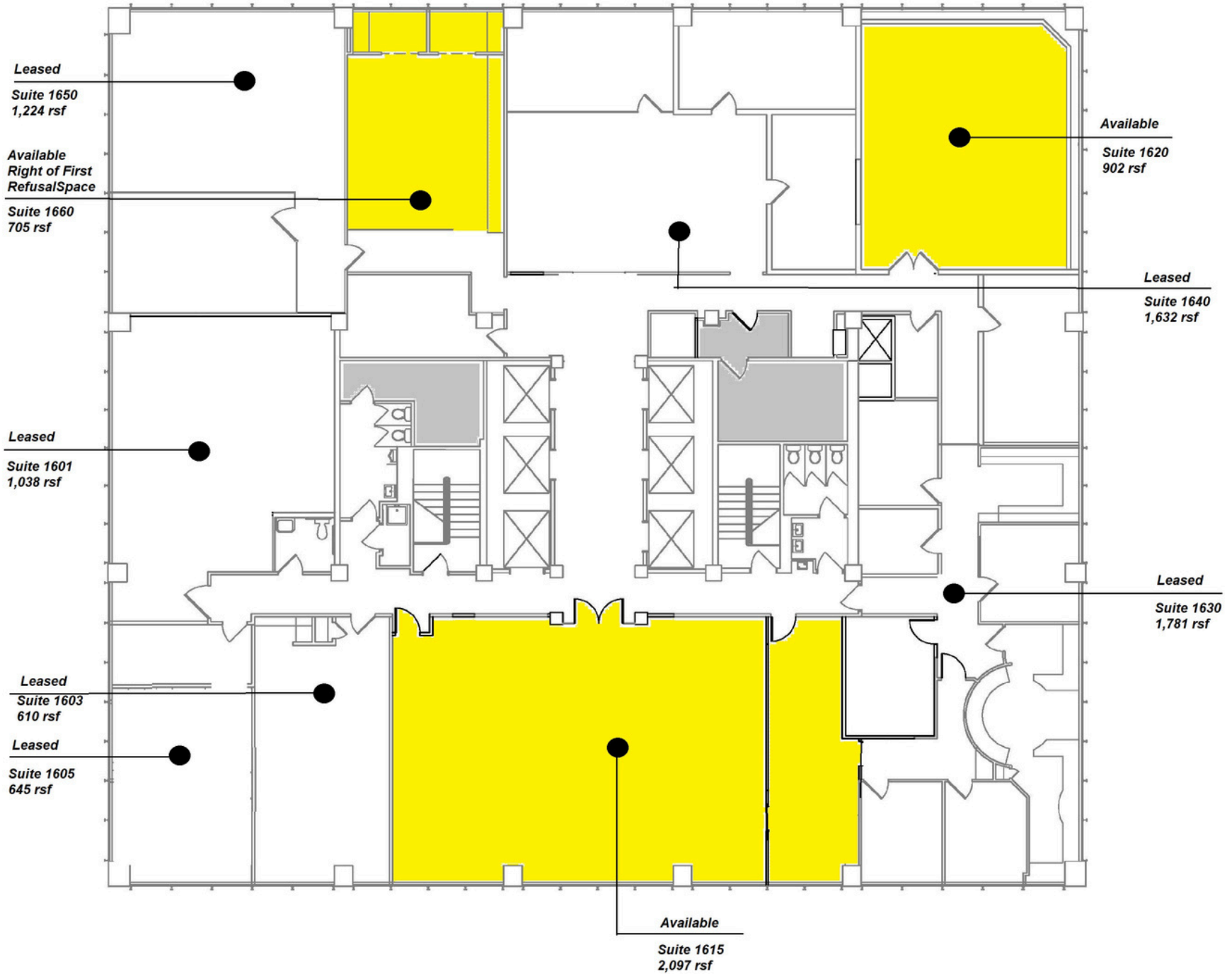
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## **SIXTEENTH FLOOR PLAN**

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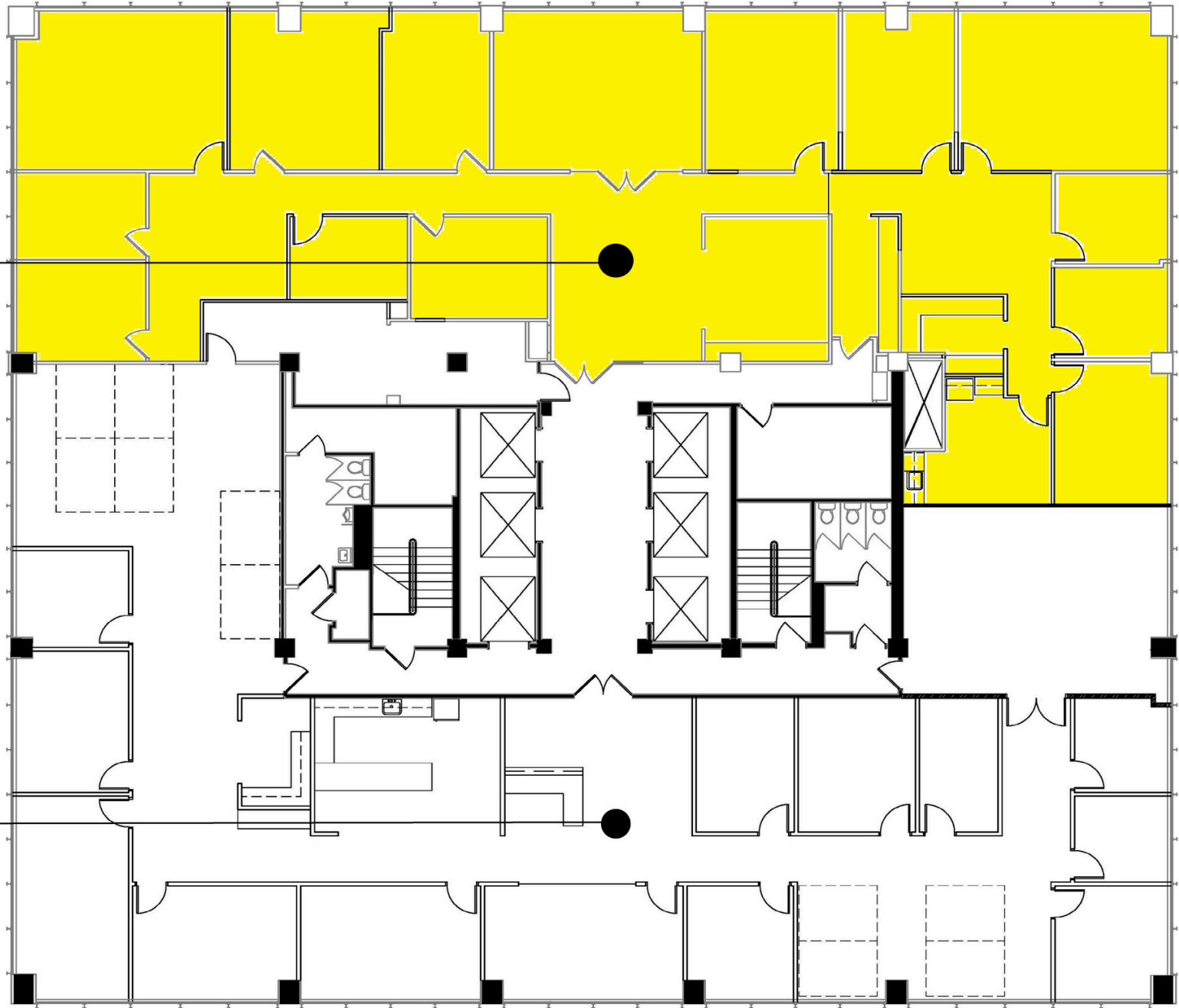
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*Available in 60 days*  
**Suite 1900**  
**5,313 RSF**



*Leased*

**NINETEENTH FLOOR PLAN**

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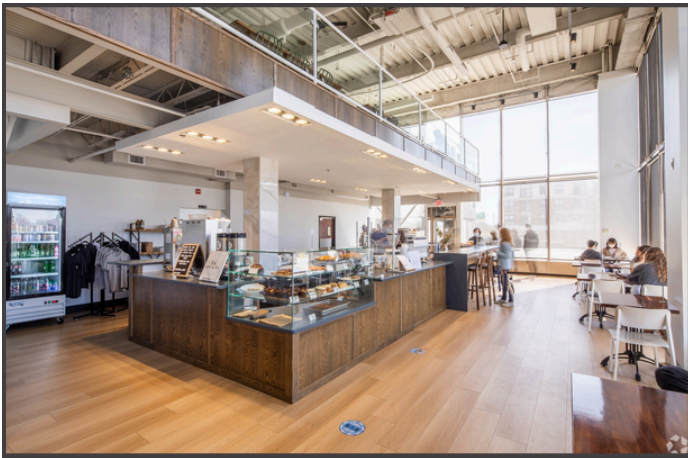
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University Tower



Coma Coffee



Spec Space



VUE 17 Event Center



Spec Space