

H I L A N D
C O M M E R C I A L

800 Northwest Plaza Dr
St. Louis, MO 63074

THE CROSSINGS AT NORTHWEST

Plug & Play
Office Space
For Lease



PROPERTY HIGHLIGHTS

Fully furnished, high-density office space available

From 48,031 up to 129,500 square feet available (expandable to 291,755 sf)

High quality office finish throughout

Efficiently designed single floor plate

Plug and play opportunity with furniture available

Abundant natural light with over 28 foot high ceilings with skylights

Prominent building signage opportunity

Free training, conference center and fitness center

Ample free surface parking - up to 8+/1,000 ratio

High speed connectivity and fiber optic feeds to building

Walkable restaurants/retailers on-site

Over 5 public transportation stops on-site

On-site security and property management



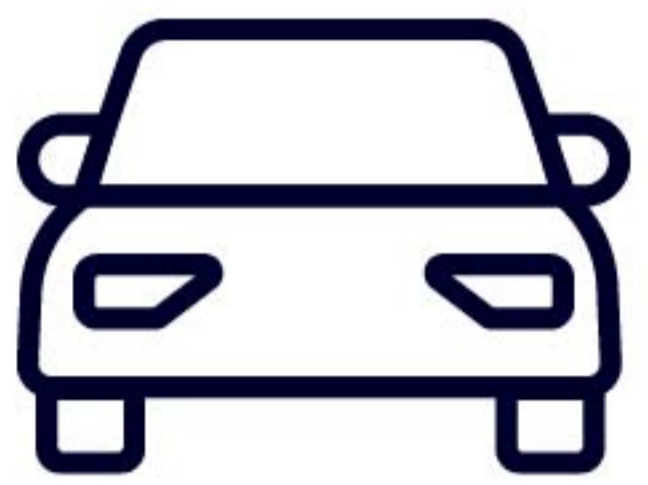


48,031 up to 129,500 RSF

FOR LEASE



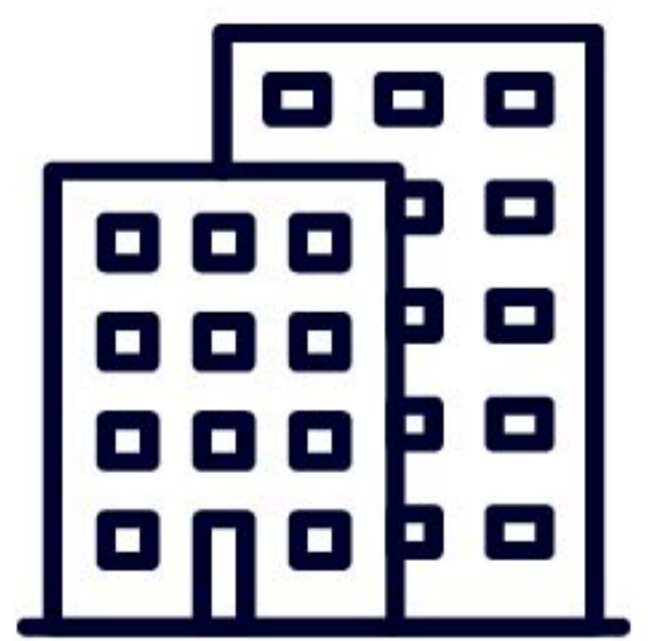
**PLUG &
PLAY**
OPPORTUNITY



8+/1,000
PARKING RATIO

8

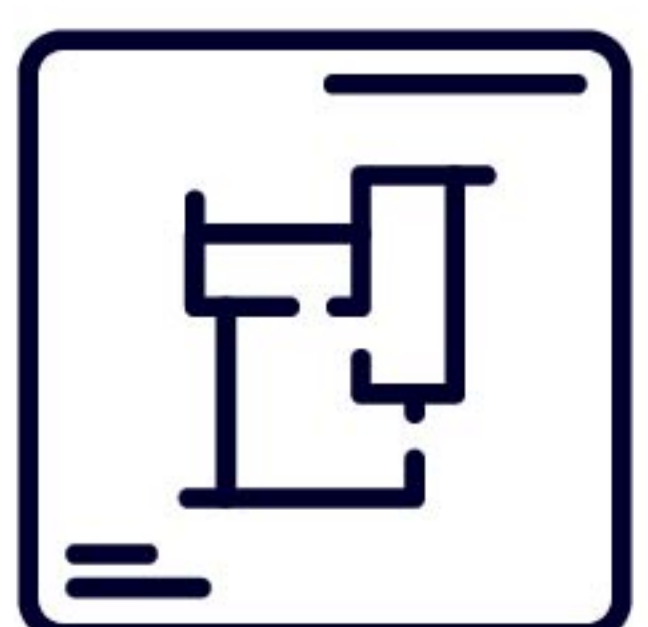
RESTAURANTS
ON-SITE



A
CLASS FINISHES

2019

RENOVATION



48,031
SF MIN AVAILABLE

129,500
SF MAX COMBINED



ALL MY SONS
MOVING & STORAGE

OLD ST. CHARLES ROAD



AVAILABLE

LINDBERGH BOULEVARD
43,800 VPD

NORTHWEST PLAZA DRIVE

NORTHWEST PLAZA DRIVE

ADIE ROAD

ST. CHARLES ROCK ROAD
44,540 VPD

the Spirit Church

NRG
ADVENTURE PARK

DISCOUNT
TIRE

Freddy's
FROZEN CUSTARD
STEAKBURGERS

LOUISIANA
KITCHEN

POPEYES

PANDA EXPRESS
GOURMET CHINESE FOOD

SHERWIN
WILLIAMS

Foot Locker

Commerce Bank
Member FDIC

FirstWatch
THE DAYTIME CAFE

GNC
LIVE WELL

SINCE 1976
Jersey Mike's
Subs

STARBUCKS
COFFEE

QT
QuikTrip

Jack
in the box

Raising
Cane's
CHICKEN FINGERS

Ruler
FOODS
Measure your savings.

Chick-fil-A
COMING SOON

REGIONS

Charter
Spectrum
Saint Louis
COUNTY

Charter
Spectrum

MENARDS

VALUE CITY
Furniture

BOB'S FURNITURE

THE EDGE
FITNESS CLUBS

Save
a Lot

BRC



FITNESS CENTER

Private fitness facility with exclusive card access
Two ADA restrooms with showers and dressing area
Convenient locker storage



CONFERENCE CENTER

150 seats
State-of-the-art technology and wifi
Black out shades
Flexible modular furniture so room can be set up to suit your needs



TRAINING CENTER

30 seats
Upgraded finishes and kitchenette
Dual flatscreens and podium
State-of-the-art technology
Blackout shades
Flexible modular furniture so room can be set up to suit your needs



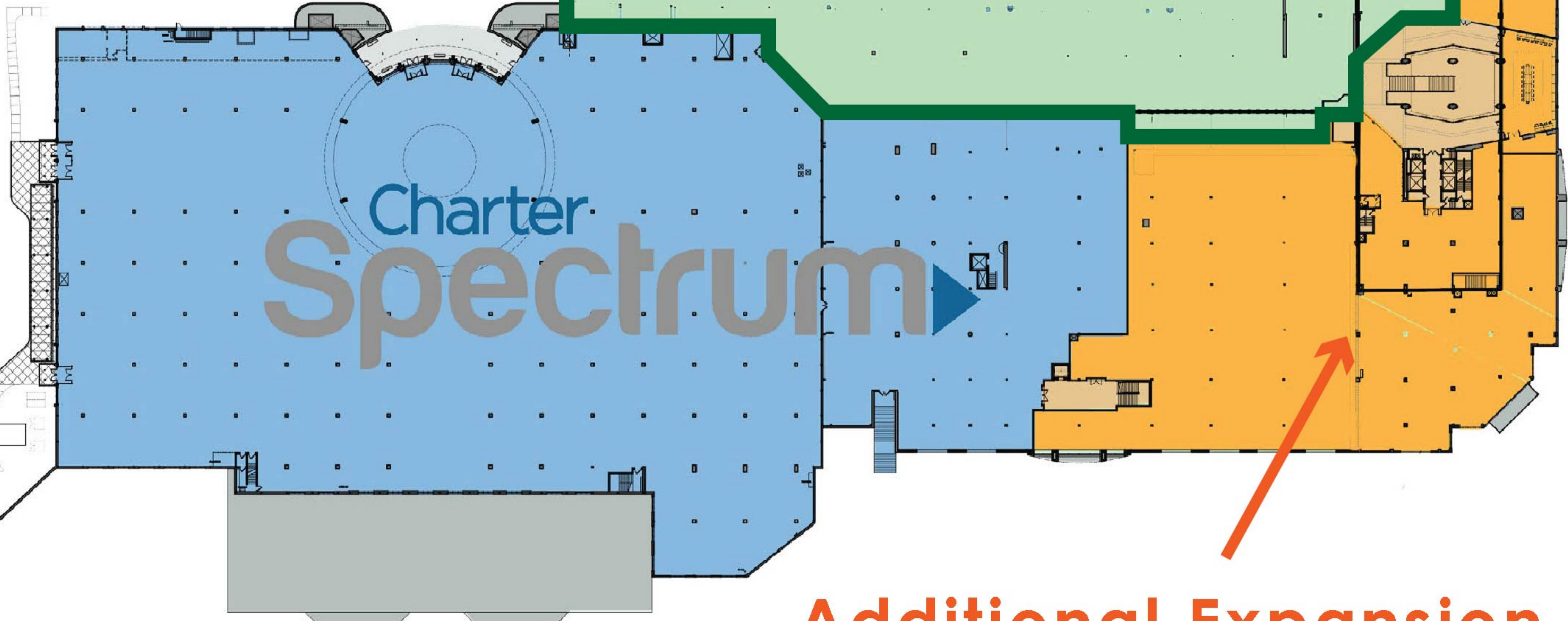
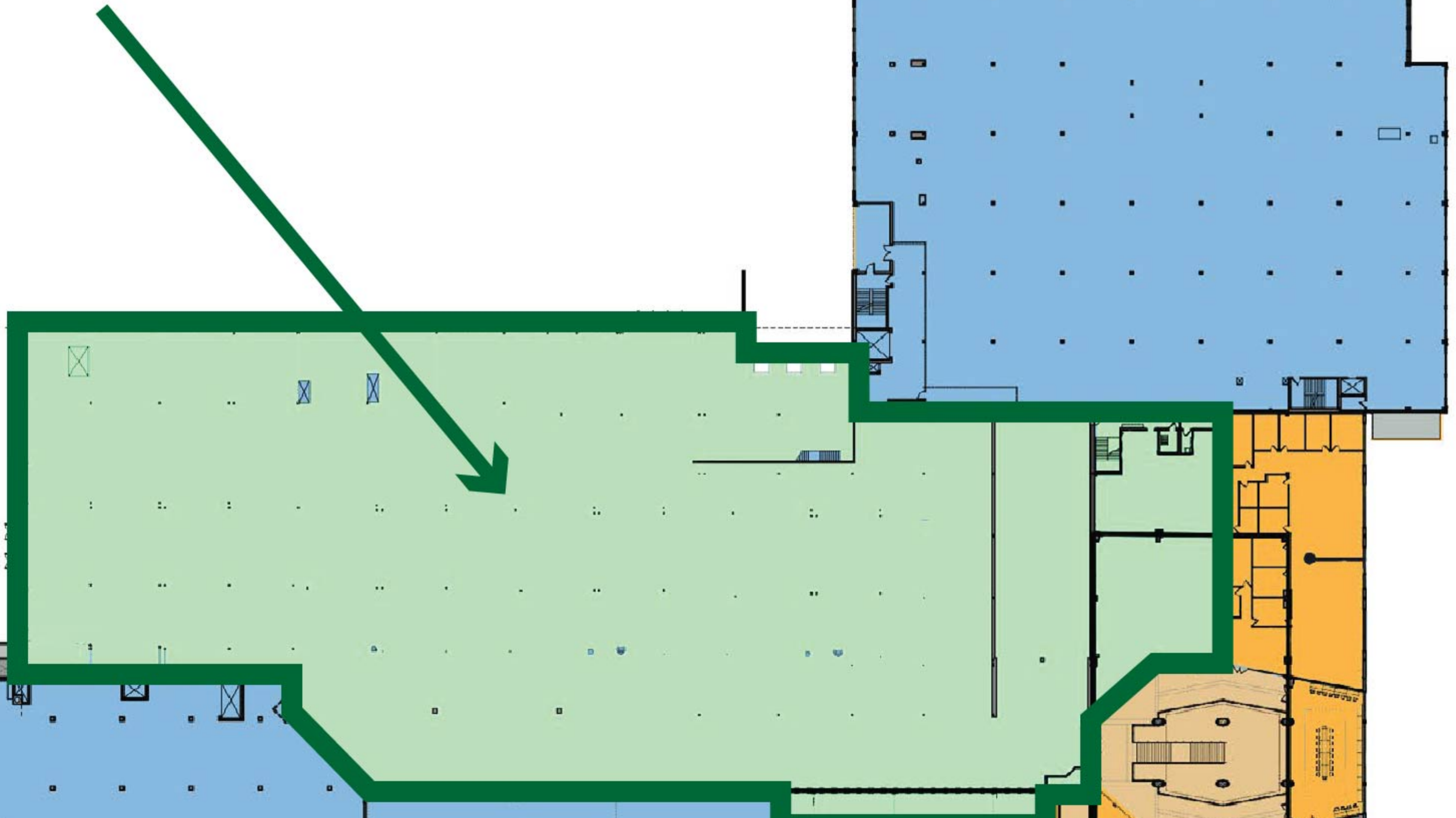
ON-SITE SECURITY & PROPERTY MANAGEMENT

Whelan security desk in office tower and mobile units
Safe and secure campus
On-site property management (direct connect)



SITE PLAN

**Lease Opportunity
Up to 81,469 SF**



**Additional Expansion
Up to 48,031 SF**

Total Contiguous up to 129,500 SF Available

Charter
Spectrum

LOCATION





True Value.
62 Since 1963 **Car Craft**
 YEARS AUTOBODY
ALL STAR

O'Reilly AUTO PARTS
metro by T-Mobile
DUNKIN' **Auto Zone** MITSUBISHI MOTORS

STL ST. LOUIS LAMBERT INTERNATIONAL AIRPORT.

HOBBY LOBBY **McALISTER'S DELI.**
SUBWAY Applebee's

Schnucks
THE HOME DEPOT **PAPA JOHN'S**
DOLLAR TREE **IHOP**

IMO'S PIZZA **JJ**

BW Best Western. Hotels & Resorts

WINGATE BY WYNDHAM



MARRIOTT

Walmart
FLOOR DECOR &

QT QuikTrip.
Walgreens



PATTONVILLE SCHOOL DISTRICT

McDonald's Extra Space Storage
SUBWAY

LOWE'S AT&T
Arby's **PNC**
PET SMART **Wendy's**

SCOTT'S POWER EQUIPMENT

Chick-fil-A

CIRCLE K
WAFER HOUSE
Lee's

Steak 'n Shake

ALDI

DQ QUALITY OF ST. VINCENT & TOMAS ST. LOUIS

Dominos Pizza
SABROSO COCINA MEXICANA



SITE

MENARDS
BOB'S Discount Furniture.
save a lot **Starbucks**
VCF **PANDA EXPRESS** CHINESE KITCHEN
DISCOUNT TIRE

enterprise **Walgreens** **BURGER KING**

Drummond Eleme



AERIAL



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St. Louis, MO 63074**

For Additional Information, Please Contact

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