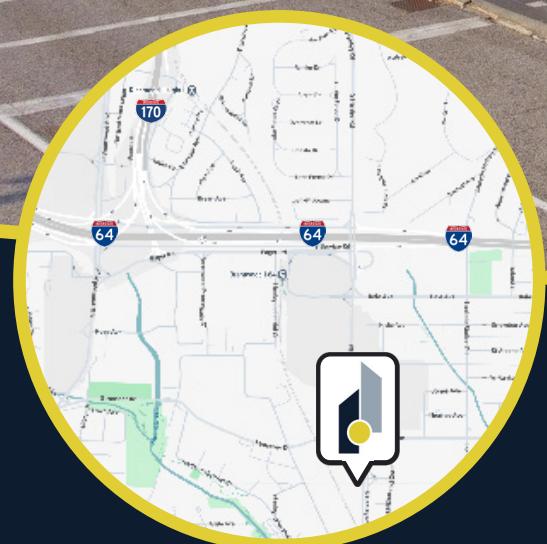


# HANLEY POINTE

FOR LEASE



2001 S. Hanley Rd  
St. Louis, MO 63144

 INTELICA

# NEWLY RENOVATED CREATIVE OFFICE SPACE

AFTER



BEFORE



BEFORE



## PROPERTY FEATURES

- Creative office spaces just south of Clayton & free parking
- Great frontage on Hanley Rd., building & monument signage available
- Centrally located with easy access to I-64 & I-170
- Dozens of nearby shops & restaurants

## COMPLETED/UPCOMING IMPROVEMENTS

- Remodeled exterior, new facade, new awnings, building signage & new roof
- New parking lot, landscaping & common area lighting



# AT THE CENTER OF IT ALL



DIRECT GATEWAY TO



Clayton  
2 Miles



Cortex  
Innovation  
District  
6 Miles

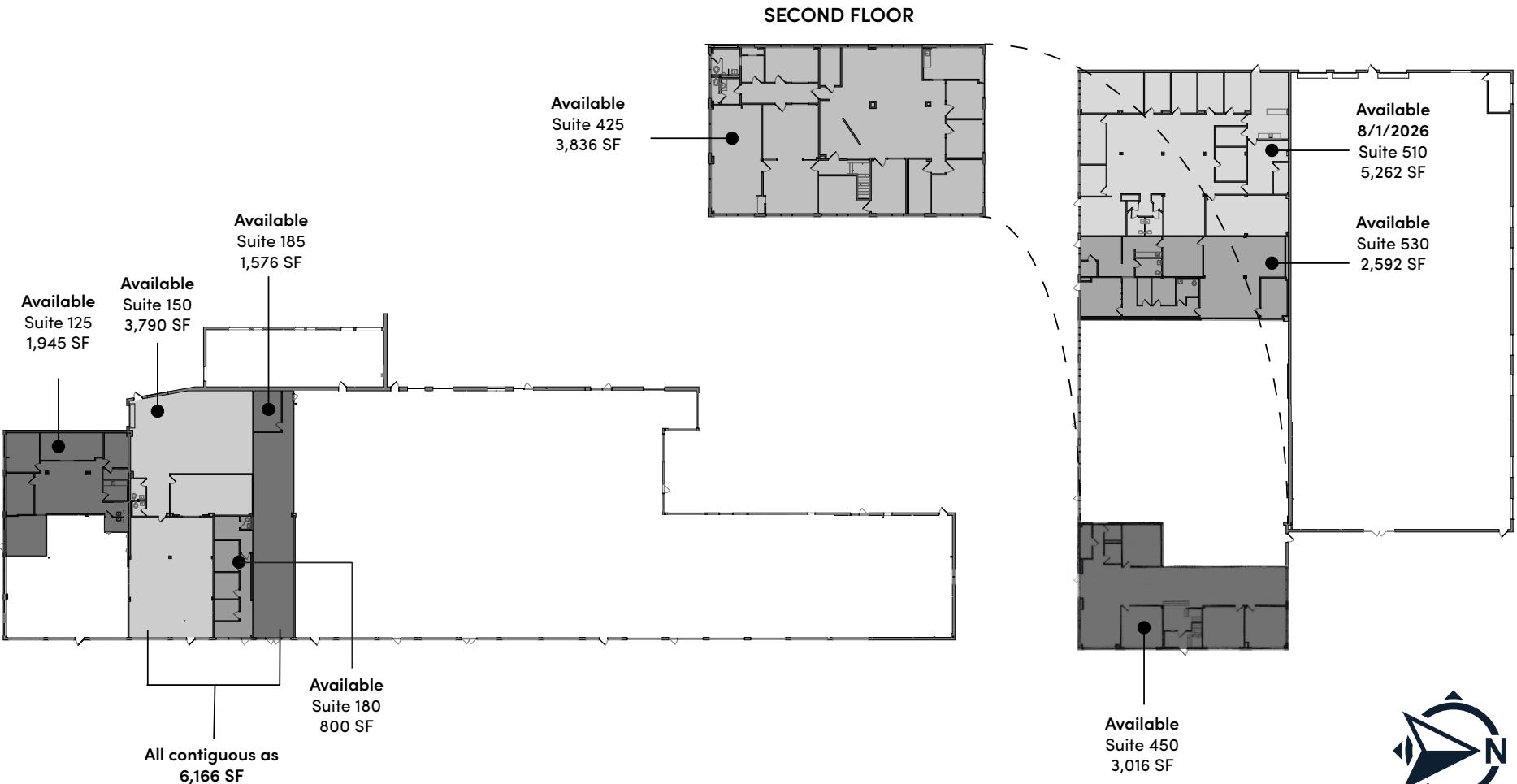


Downtown  
St. Louis  
9 Miles



Lambert  
International  
Airport  
10 Miles

# FLOOR PLANS



HANLEY ROAD

# CREATIVE DESIGN

## Unique Architectural Features

2001 S Hanley was formerly the home of the Wallace Pencil Factory. It's since been converted into Hanley Pointe, a beautiful multi-tenant, creative style building perfect for office and retail users. Some of its unique architectural features include:

- Wooden Beams
- Extensive Window Lines
- Exposed Brick
- Exposed Ceilings
- Clerestories & Skylights





Founded in 2010, Intelica Commercial Real Estate was created from a desire to offer services catered specifically to the needs of the St. Louis region, rather than the "dot on a map" approach of national brokerages.

Over the course of 13+ years, Intelica has grown service lines in private equity, construction management, occupier services, architecture, and marketing.

The founders and team members remain committed to the economic development of the region through strategic partnerships, philanthropy, and thousands of volunteer hours with local nonprofits every year.

## Leasing Contacts



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