

# BUILDING 500

Up to 19,333 sf Available:

1st Floor 13,768 sf

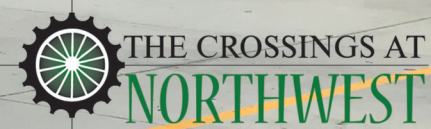
2nd Floor 5,565 sf

*NORTHWEST PLAZA DRIVE*

*ST. ANN, MO 63074*

**SIGNAGE**

**YOUR PATH TO EFFICIENCY**



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THE CROSSINGS AT NORTHWEST: NORTHWEST PLAZA DRIVE, ST. ANN, MO 63074

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### PROPERTY DESCRIPTION

- High-density, high-tech office space
- Perfect for call centers, educational, medical and government users
- Premier mixed-use development
- Large, efficient open floor plate
- Ample, free on-site surface parking
- 10/1,000 sf parking ratio
- High ceilings and abundant natural light
- Heavy power and back-up generator
- High speed connectivity and fiber optic feeds to building
- Variety of on-site restaurants and retailers
- Over 6 public transportation stops on-site
- On-site security and property management
- Excellent location at two major thoroughfares and strategically located within the St. Louis region
- For Lease: \$10.00 psf, NNN



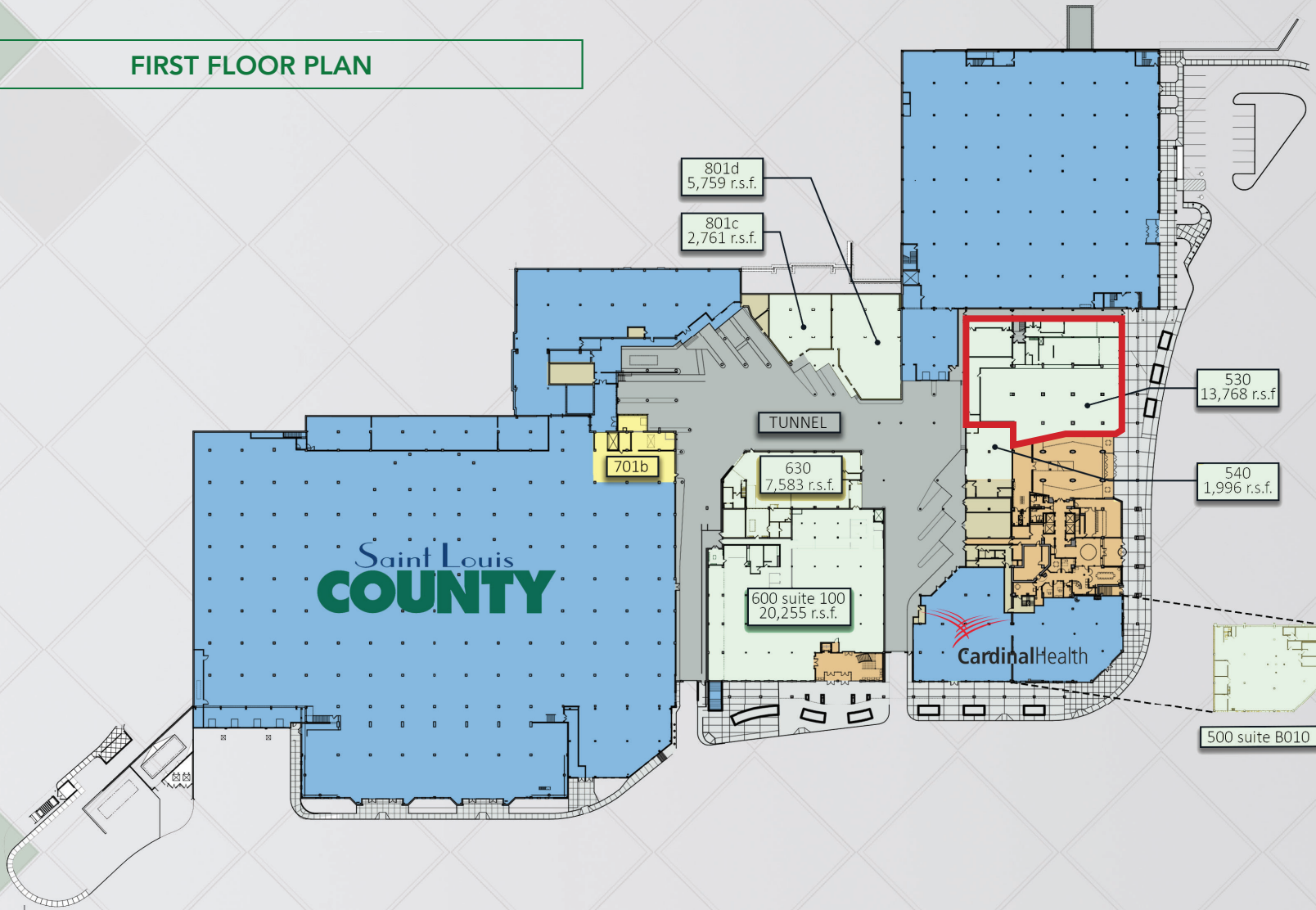
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### FIRST FLOOR PLAN



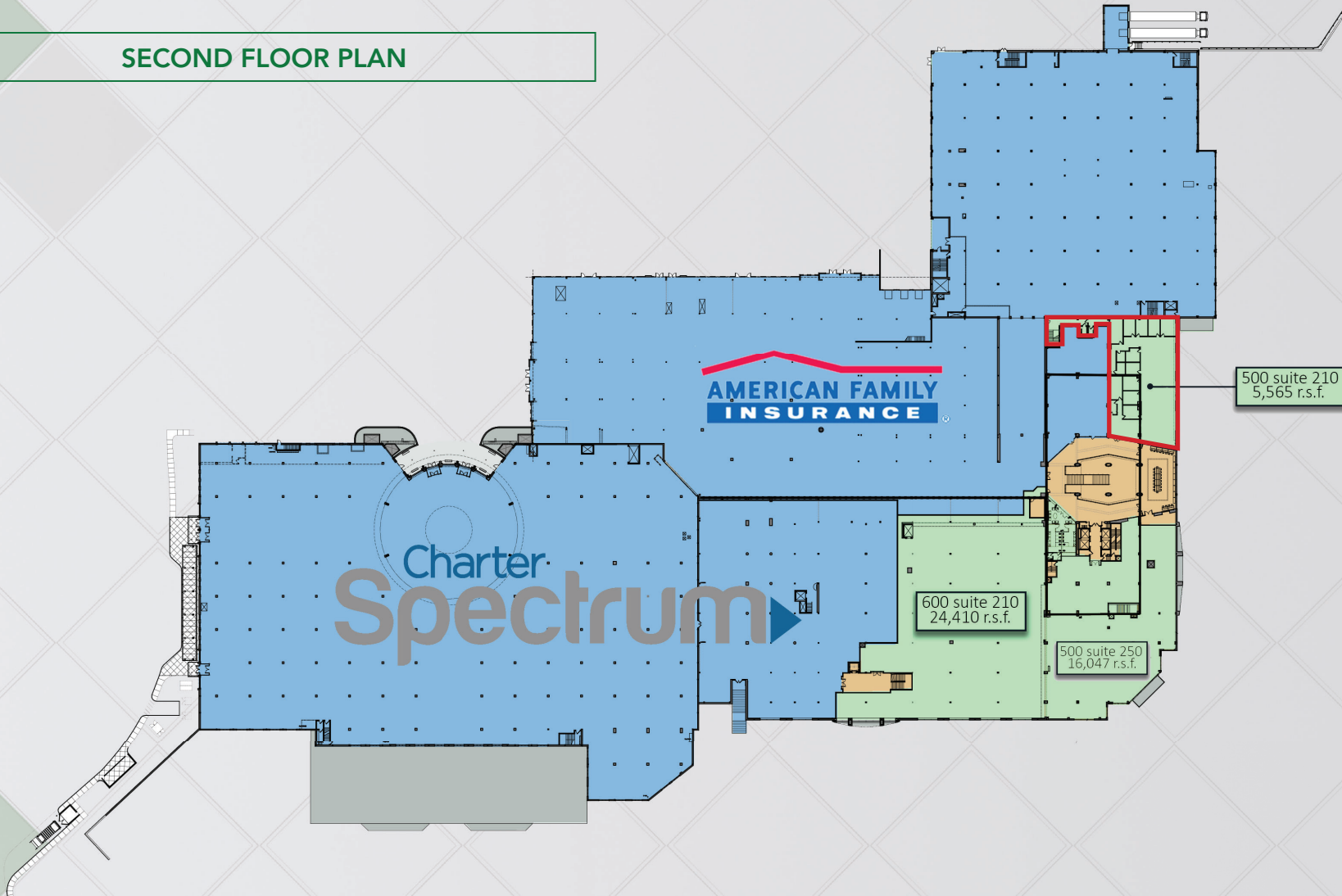
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### SECOND FLOOR PLAN



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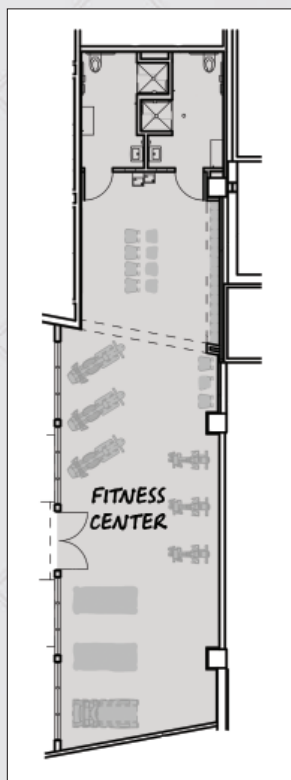
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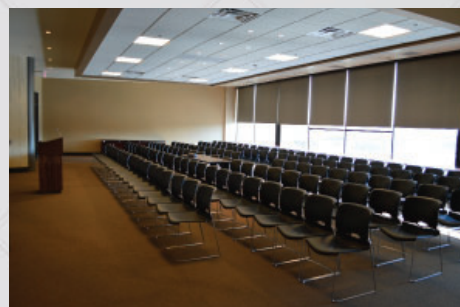
### FITNESS FACILITY



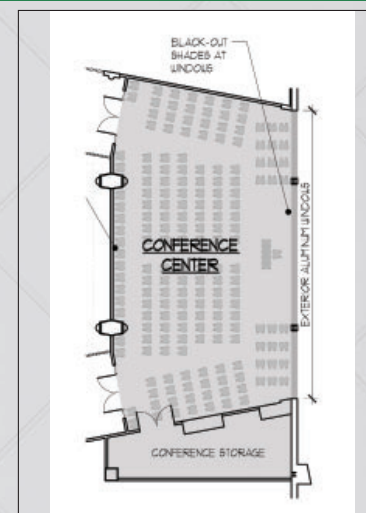
- Private fitness facility with exclusive card access
- Two ADA restrooms with showers and dressing area
- Convenient locker storage



### CONFERCING CENTER



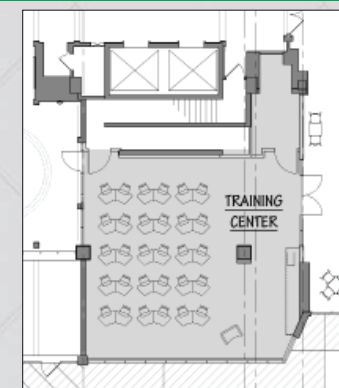
- 150 seats
- State-of-the-art technology and wifi
- Black out shades
- Flexible modular furniture so room can be set up to suit your needs



### TRAINING CENTER



- 30 seats
- Upgraded finishes and kitchenette
- Dual flatscreens and podium
- State-of-the-art technology
- Blackout shades



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