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# 3771-3797 Corporate Center Drive

St. Louis, MO 63045

Building Size: 73,200 SF | 54,840 SF of Flex/Office Space Available for lease

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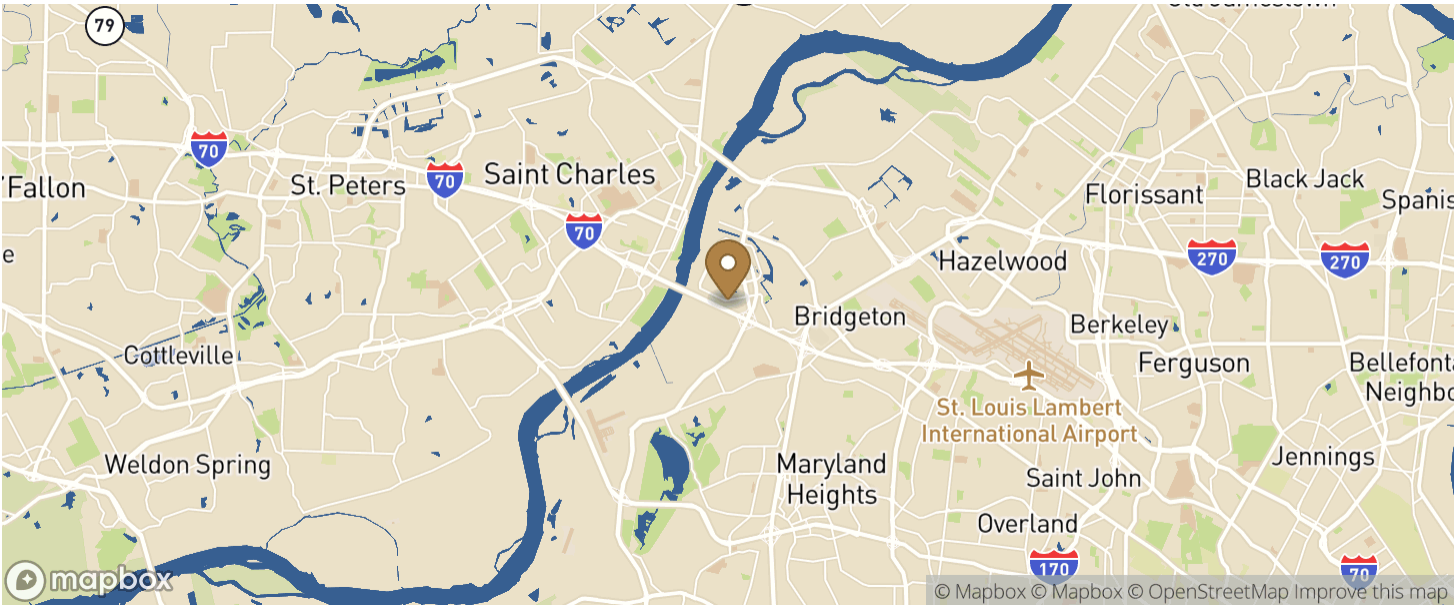
Building Size: 73,200 SF | Building Availability: 54,840 SF

## Building Specifications

- 54,840 SF of contiguous flex/office space available
- Suite 3771: 43,440 SF
  - Available 3/1/24
  - Currently 100% office finish (can convert to warehouse/production space)
  - 6+ loading doors can be added
- Suite 3787: 11,400 SF
  - Available immediately
  - Currently 95% office finish (can convert to warehouse/production space)
  - 1 existing loading dock (expandable by 1 door)
- 4.7/1,000 SF parking ratio
- 16' clear height
- Year Built: 2001
- Excellent visibility/signage from I-70 in Earth City Business Park (100K+ vehicles per day)



## Location



## Access

CITY	POPULATION	MILES	DRIVE TIME
Indianapolis	887,642	255	4 h 08 m
Memphis	633,104	299	4 h 43 m
Chicago	2,746,388	308	4 h 59 m