



HIGH-DENSITY, HIGH-TECH
OFFICE SPACE AVAILABLE WITH
ON-SITE RETAIL, RESTAURANTS
AND AMENITIES

YOUR PATH TO EFFICIENCY

www.thecrossingsatnorthwest.com



Charter
Spectrum

**MEET YOUR
FUTURE
NEIGHBORS**

**save
lot**



**THE CROSSINGS AT
NORTHWEST**

**HIGHLY CREDIBLE TENANTS
IN DESIREABLE PREMIER
MIXED-USE CAMPUS**

The Crossings at Northwest
Northwest Plaza Drive
St. Ann, MO 63074

www.thecrossingsatnorthwest.com

**ST. LOUIS COUNTY
GOVERNMENT CENTER NORTHWEST**

**AMERICAN FAMILY
INSURANCE**

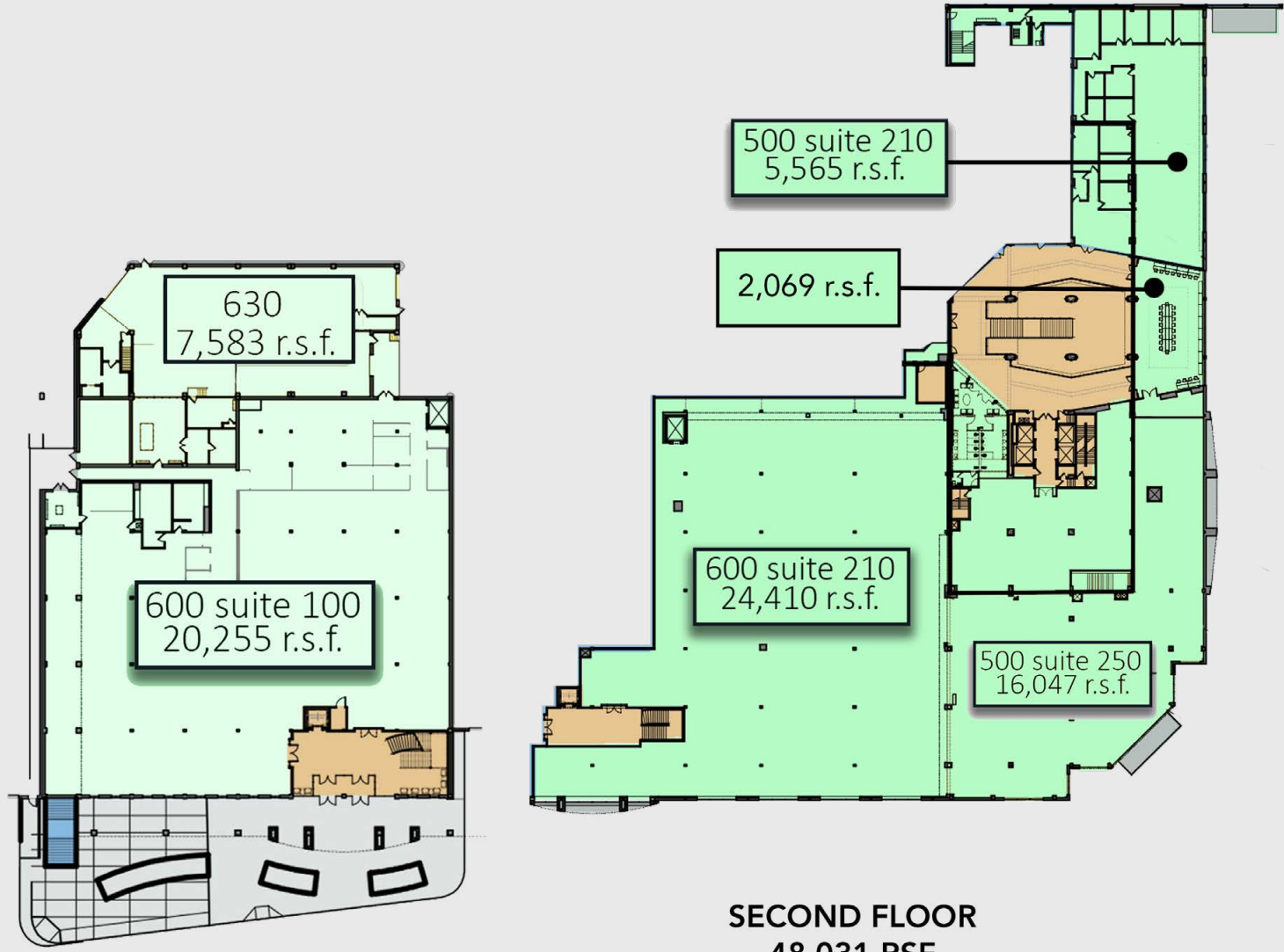
YOUR PATH TO EFFICIENCY.

BUILDING 600

- High-density, high-tech office space
- Perfect for call centers, educational, medical and government users
- Premier mixed-use campus
- Large, efficient open floor plates
- Ample, free on-site surface parking
- High ceilings and abundant natural light
- Plug and play options available with over 300 workstations in place
- Prominent building signage available
- Heavy power and back-up generator locations
- High speed connectivity and fiber optic feeds to building (Charter, AT&T and Windstream)
- 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



BUILDING 600

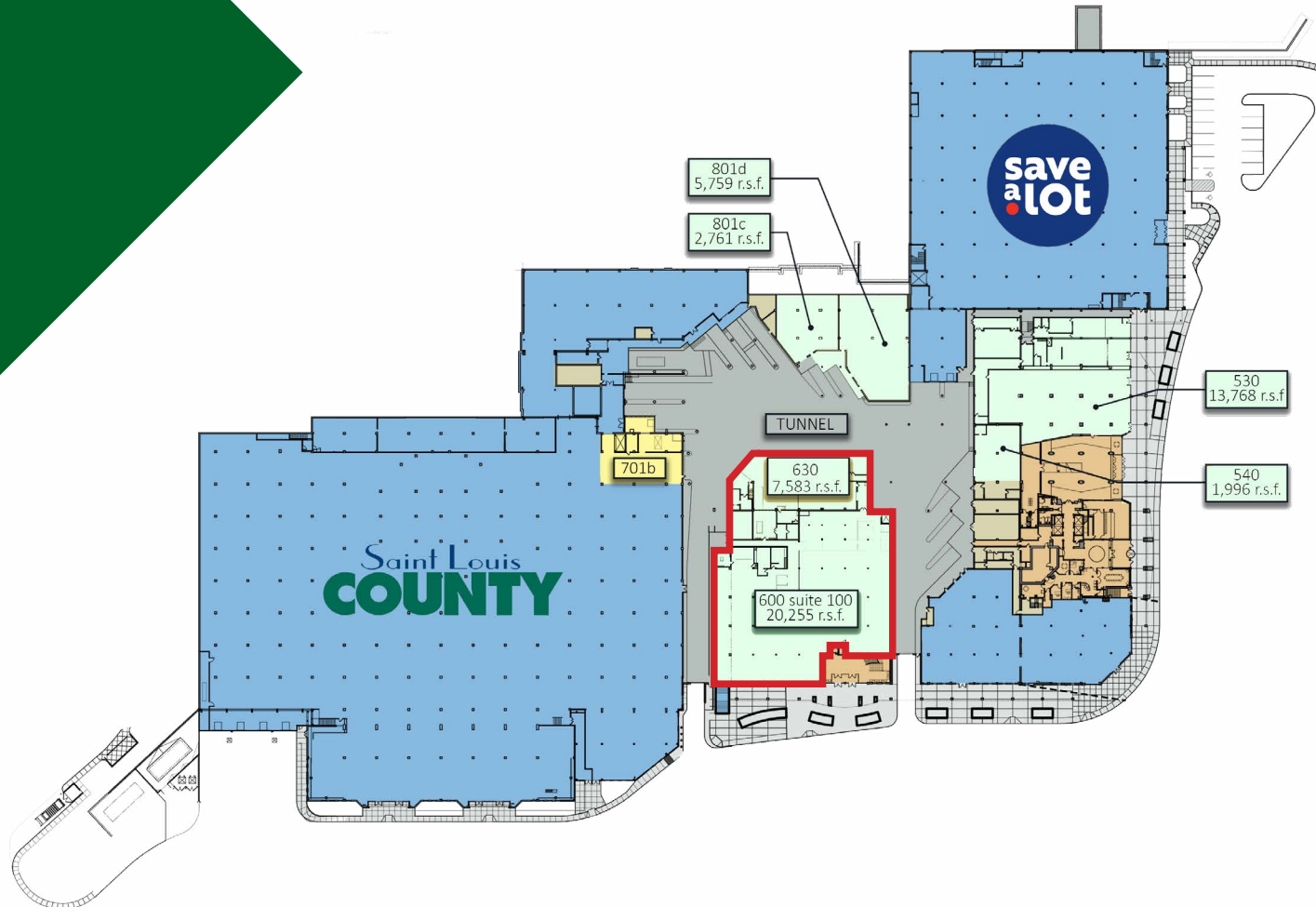


FIRST FLOOR
27,838 RSF

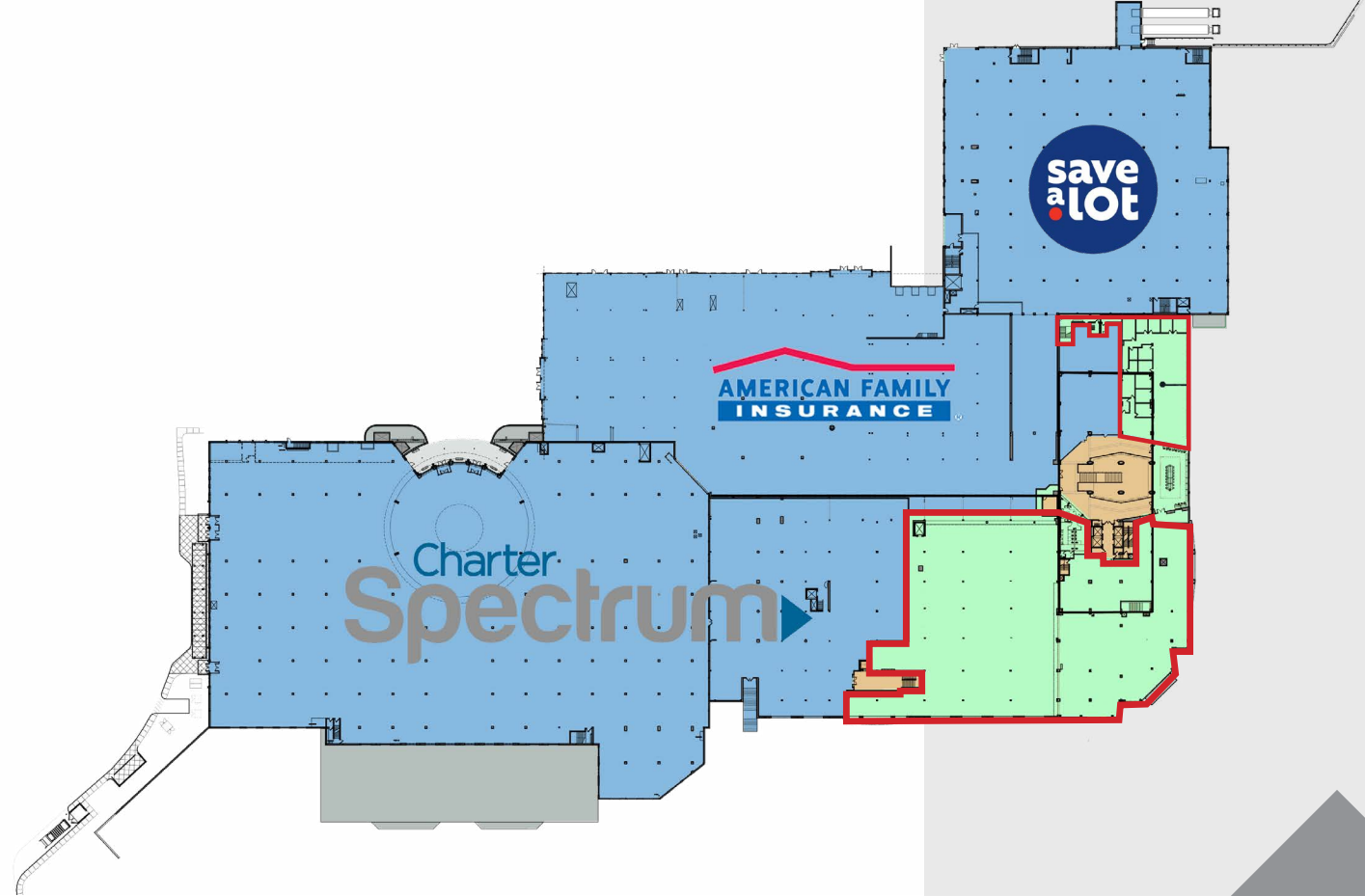
SECOND FLOOR
48,031 RSF

**UP TO 75,869 SF
CONTIGUOUS
AVAILABLE!**

BUILDING 600



FIRST FLOOR PLAN



SECOND FLOOR PLAN



OFFICE
TOWER

1,000 - 60,000 SF
AVAILABLE

- High-density, high-tech office space
- Recently renovated 12-story office tower
- Premier mixed-use campus
- Office and medical suites available
- Plug and play options available with over 300 workstations in place
- Large blocks and small suites available
- Ample, free on-site surface parking
- Free training/conference center and fitness center
- Variety of on-site restaurants and retailers
- High speed connectivity and fiber optic feed to building (Charter, AT&T and Windstream)
- 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



BUILDING AMENITIES



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)



VIEW
360°
PHOTO

VIEW
360°
PHOTO



THE CROSSINGS AT
NORTHWEST

HILAND
COMMERCIAL

RAVEN
DEVELOPMENT LLC



WWW.THECROSSINGSATNORTHWEST.COM



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