



The Plaza

THE ICONIC PROPERTY
IN CLAYTON



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THE CREATION OF BEAUTY
AND ELEGANCE

Section I

About The Plaza

Unmatched Sophistication

The Plaza is a 340,529 square foot premier Class-A mixed use development located in Clayton. This notable icon in the Clayton skyline has been the home to some of St. Louis' most prestigious companies. Its long-established tenancy has been a testament to the asset's quality and market leading position.

Today, we have an extraordinary opportunity to further define the story of The Plaza in Clayton by redefining workplace excellence. It is our privilege to curate the exceptional next chapter.



WRAPPED IN
STUNNING VIEWS

Section II

The Availabilities

A rare opportunity

Never since The Plaza was built has there been such a significant opportunity to become a tenant of this best-in-class asset. The transformation that is underway recognizes today's evolving office environment by creating a variety of flexible, inspired spaces that foster real-time connection. Upholding the classic feel of the property, these added amenities marry a traditional workplace with thoughtful, innovative spaces where tenants can collaborate, socialize, and meet either in person, or virtually. This redefined environment creates energy in the workday, in a hospitality driven environment, which provides a human-centric experience for employees.



Up to 198,404 RSF of
new space

The Availabilities

6th Floor

AVAILABLE	9,538 RSF
SUITE	SUITE 600
AVAILABILITY	APRIL 1, 2023

Floors 7–12

AVAILABLE	163,662 CONTIGUOUS
SUITE	27,277 RSF PER FLOOR
AVAILABILITY	APRIL 1, 2023

13th Floor

AVAILABLE	6,403 RSF
AVAILABILITY	APRIL 1, 2023

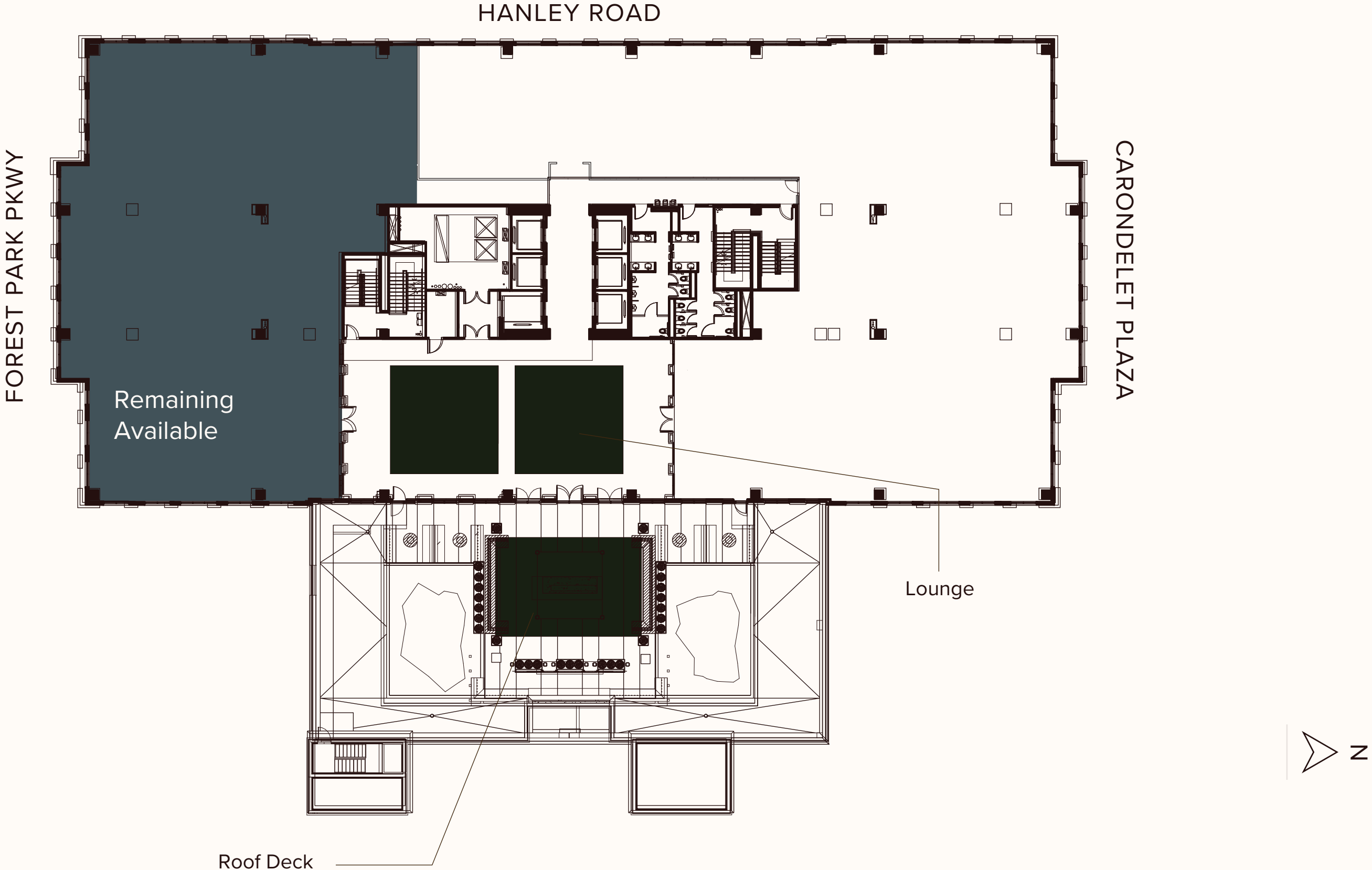
14th Floor

AVAILABLE	18,801 RSF
AVAILABILITY	APRIL 1, 2023



6th Floor Plan

9,538 RSF



13th Floor Plan

6,403 RSF

HANLEY ROAD

FOREST PARK PKWY

CARONDELET PLAZA

Remaining
Available



14th Floor Plan

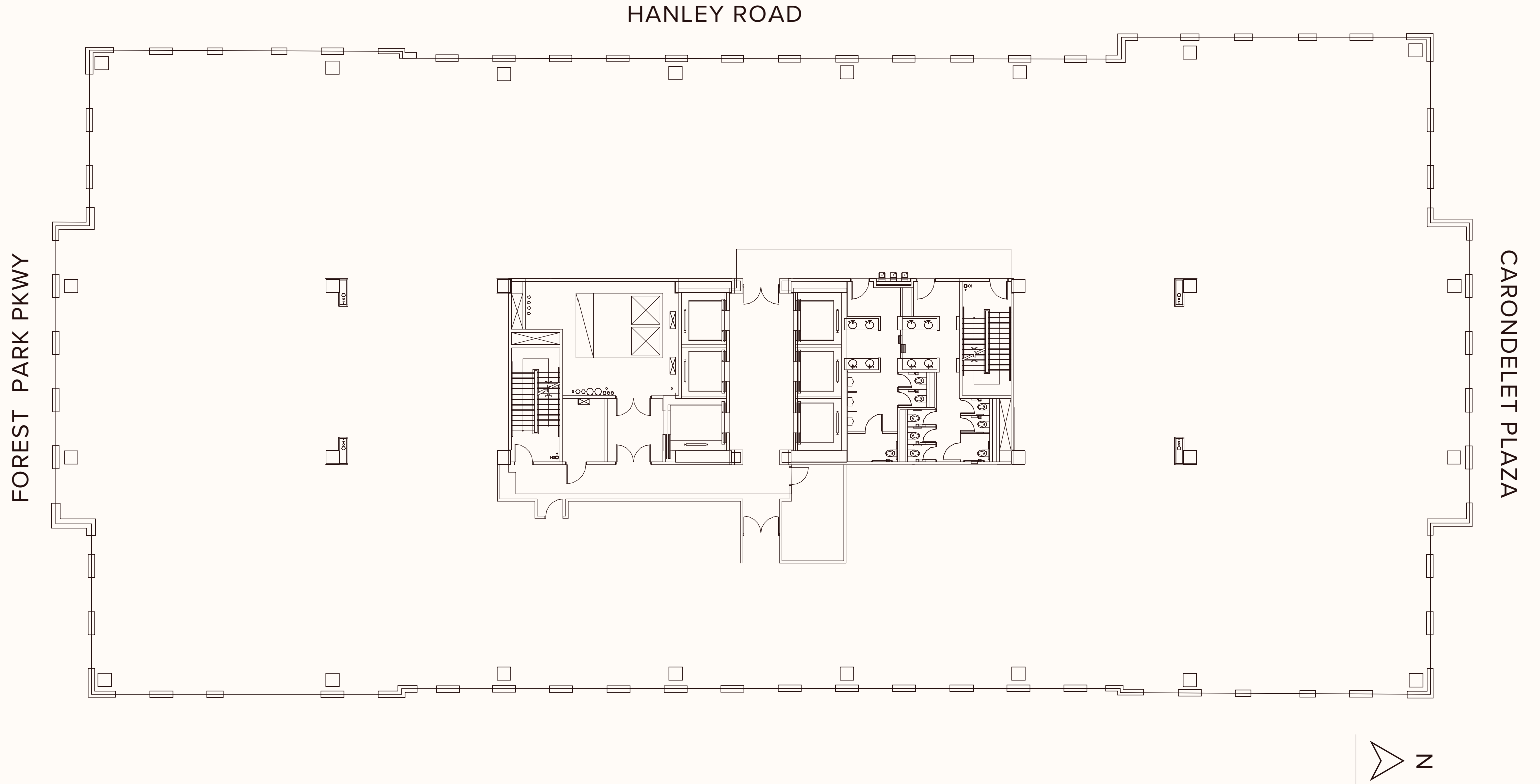
18,801 RSF



Standard Floor Plan

Floors 7–12

27,277 RSF

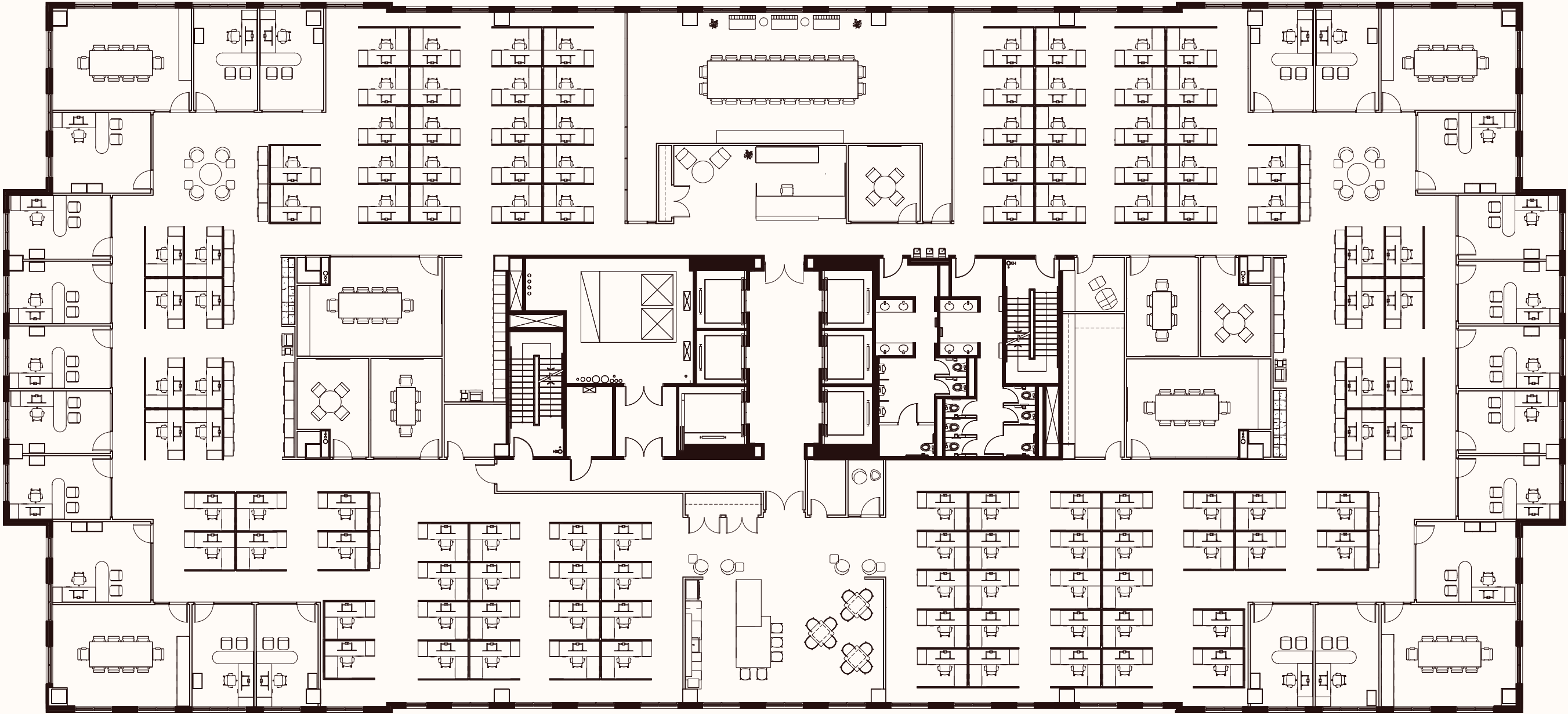


Full Floor Test Fit 1

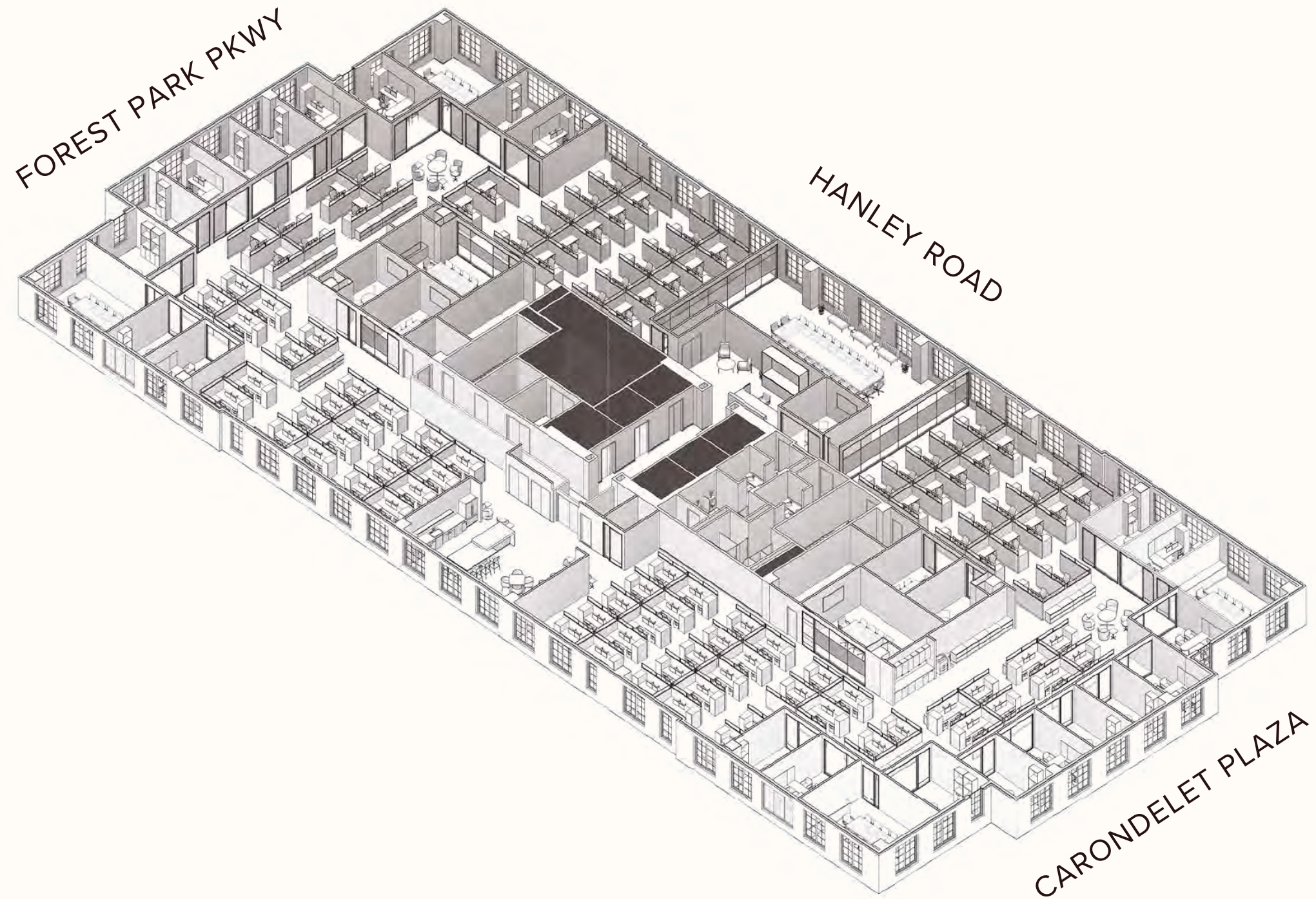
HANLEY ROAD

FOREST PARK PKWY

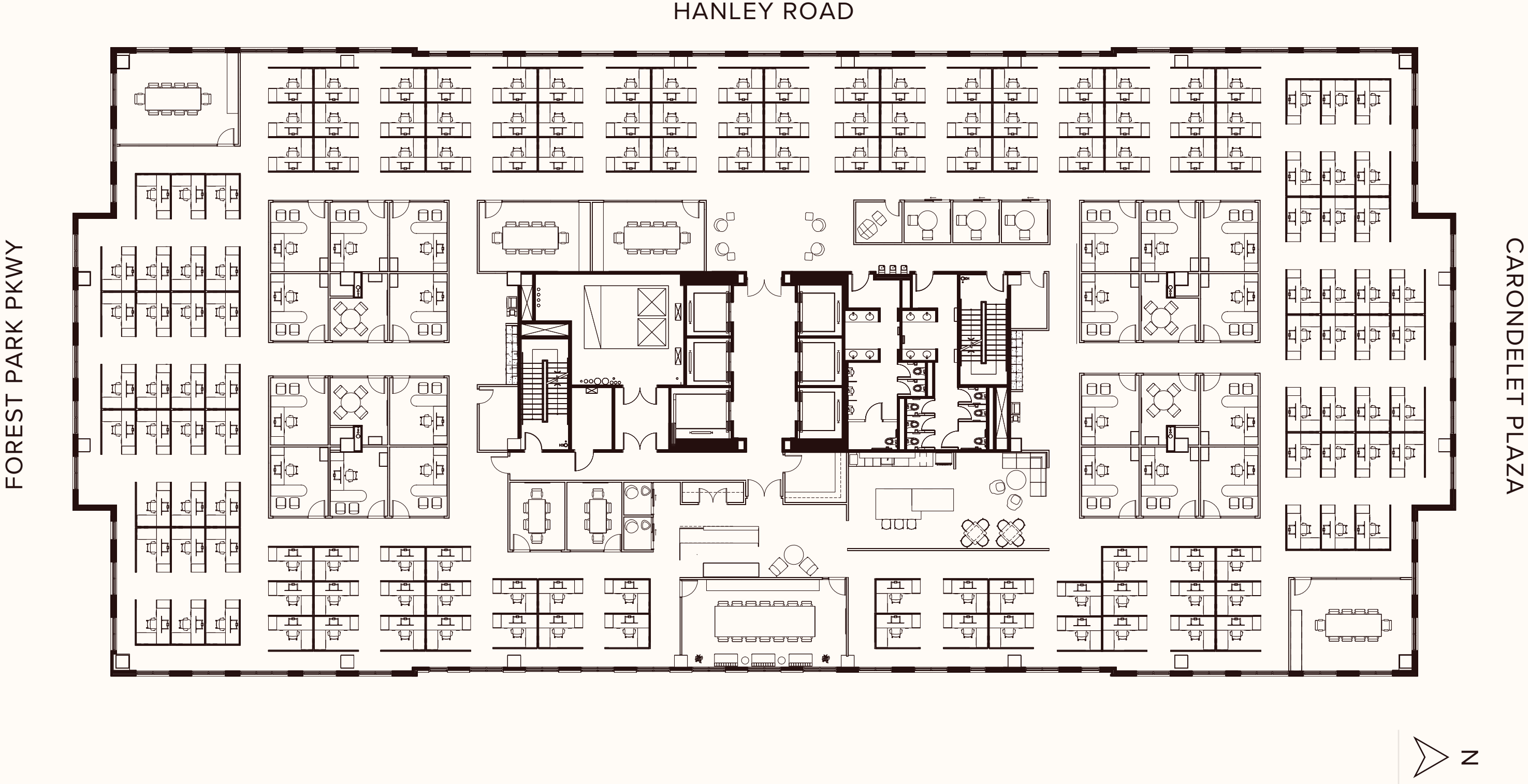
CARONDELET PLAZA



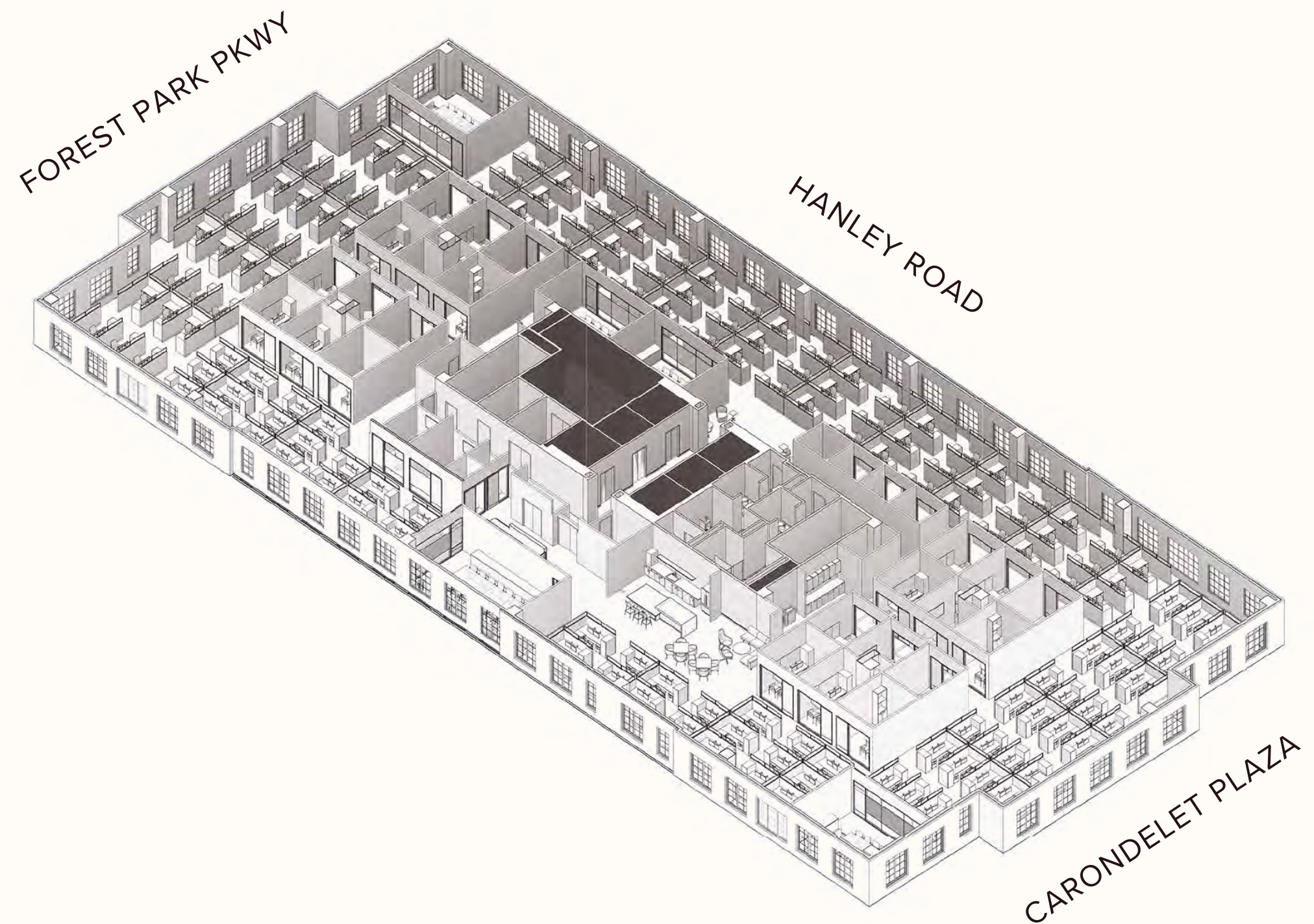
Full Floor Test Fit 1



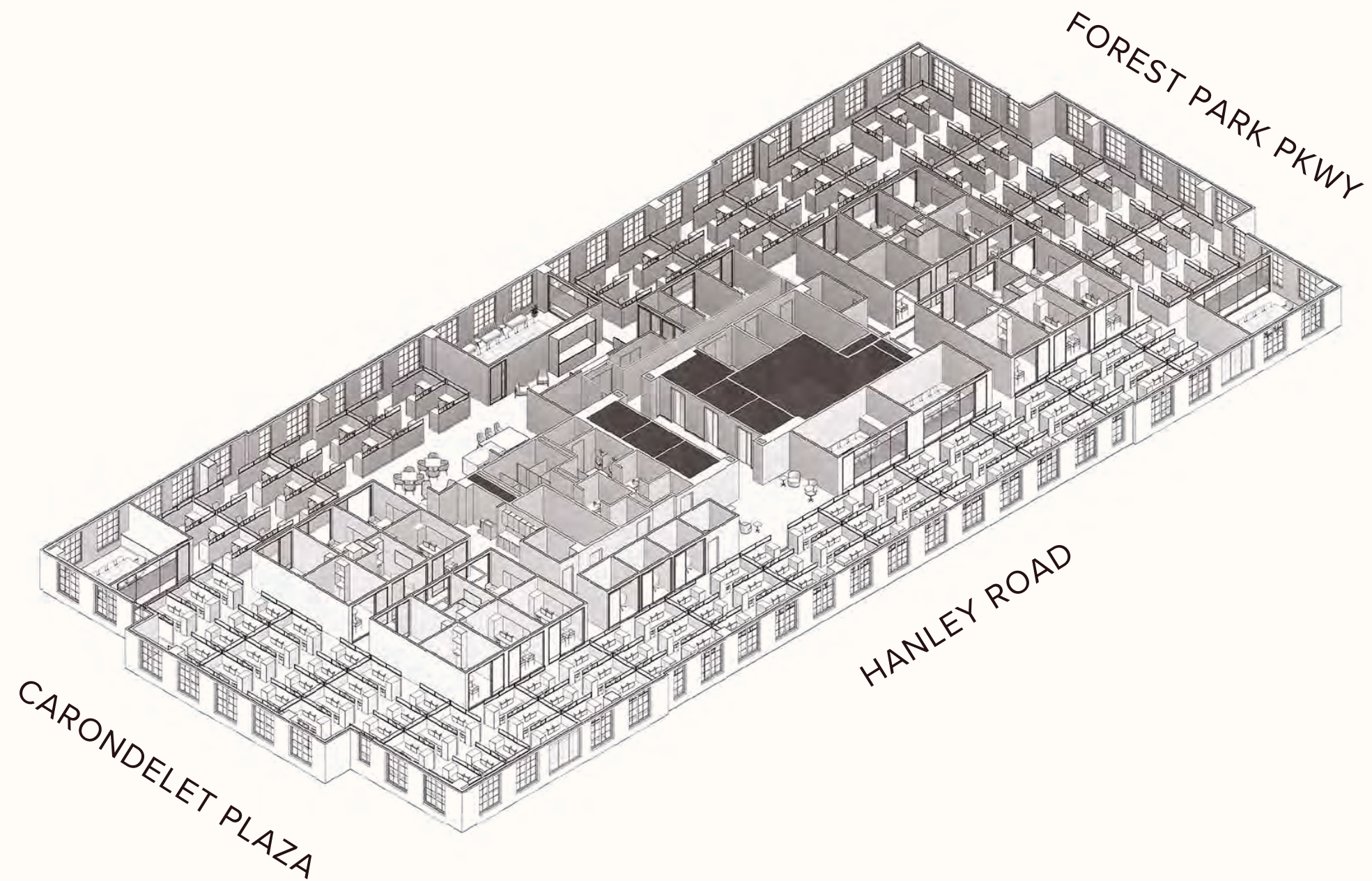
Full Floor Test Fit 2



Full Floor Test Fit 2



Full Floor Test Fit 2



REDEFINING WORKPLACE
EXCELLENCE

Section III

Welcome to The Plaza *SIX*

Franklin Partners has a thematic approach when redeveloping office assets. We have spent time researching the latest concepts for activating space and inserting those ideals into our current playbook of success. The Plaza amenities are designed to nourish the work experience, starting at our sensory level. We have identified the right team to expedite this strategy that will deliver what we believe is a first class office experience.

Positioned with Purpose

- Club Room
- Fitness Center
- Roof Top Deck
- Game Room
- Ground Floor Lobby and Security
- Conference Center



Roof Top Deck

The Plaza roof top deck can be enjoyed year-round. This outdoor social space offers a variety of seating options and outdoor fire fixtures providing warmth and ambiance. The central wood and steel trellis provides a sense of enclosure over the community table. Lastly, a staging area is also provided to facilitate catered events, offering a seamless location to entertain clients and staff.

Conference Center

The Plaza provides a state-of-the-art conference center for tenants to utilize for in-person or virtual meetings and training sessions. The Plaza conference center can comfortably accommodate up to 70 individuals.

Club Room

The lounges on each level are furnished to provide visual and functional emphasis, accommodating small groups or individuals who desire a respite outside of their daily routine. The furniture has been curated to provide superior comfort, including a number of iconic statement pieces found in luxury hospitality environments. This attention to detail is carried into the selection of accessories and artwork.

Luxury Reception

Located on the Sixth floor you will find a refined reception area, the perfect spot for an informal visit or to simply enjoy the weather during all four seasons. The architectural focal point is the creation of a two-story atrium that contains an elegant cascading walnut clad stair from the sixth to the fifth level below. Designed to provide more than just movement from one level to another, the stair is transformed to include an intermediate platform where one can casually perch and observe activities on both levels.

Game Room

The Plaza Six game room features Finnegan's Fairway, a state-of-the-art golf simulator that will keep your golf game sharp year-round. Challenge a co-worker to shuffleboard or billiards when a break is needed.

Fitness Room

Curated by LifeStart, health and wellness is at the forefront of our state-of-the-art fitness center, providing training rooms equipped with cardio and weights, and private changing rooms with showers.



Luxury Reception



Roof Top Deck

6th Floor



Roof Top Deck



Club Room

5th Floor



Club Room

5th Floor





Game Room

5th Floor



Fitness Room

5th Floor

Unparalleled Building Features

- 1 On-site reserved and public parking with car wash service. Parking ratio of 3.5 cars per 1,000 RSF

- 2 Adjacent to the Ritz Carlton hotel

- 3 Highly efficient, rectangular floor plates of approximately 27,000 RSF that cater equally well to multi-tenant and full floor user configurations

- 4 Immediate connectivity to mass public transportation systems – MetroLink Rapid Transit & MetroBus Public Bus

- 5 Close proximity to fine dining, including 801 Fish, 801 Chophouse, Casa Don Alphonso, Tony's/Anthony's Bar, and The Capital Grille. All of which are just steps away from the property

- 6 Across the street from The Crescent retail shops, including fitness and Kaldi's coffee

- 7 On-site property management provided by CBRE

- 8 One of the premiere office buildings within the Clayton submarket featuring timeless architectural design, all-brick construction, and the highest level of interior finishes

- 9 Close proximity to government and court locations in downtown Clayton, a draw for law firms and professional services firms

- 10 On-site banking with Busey Bank

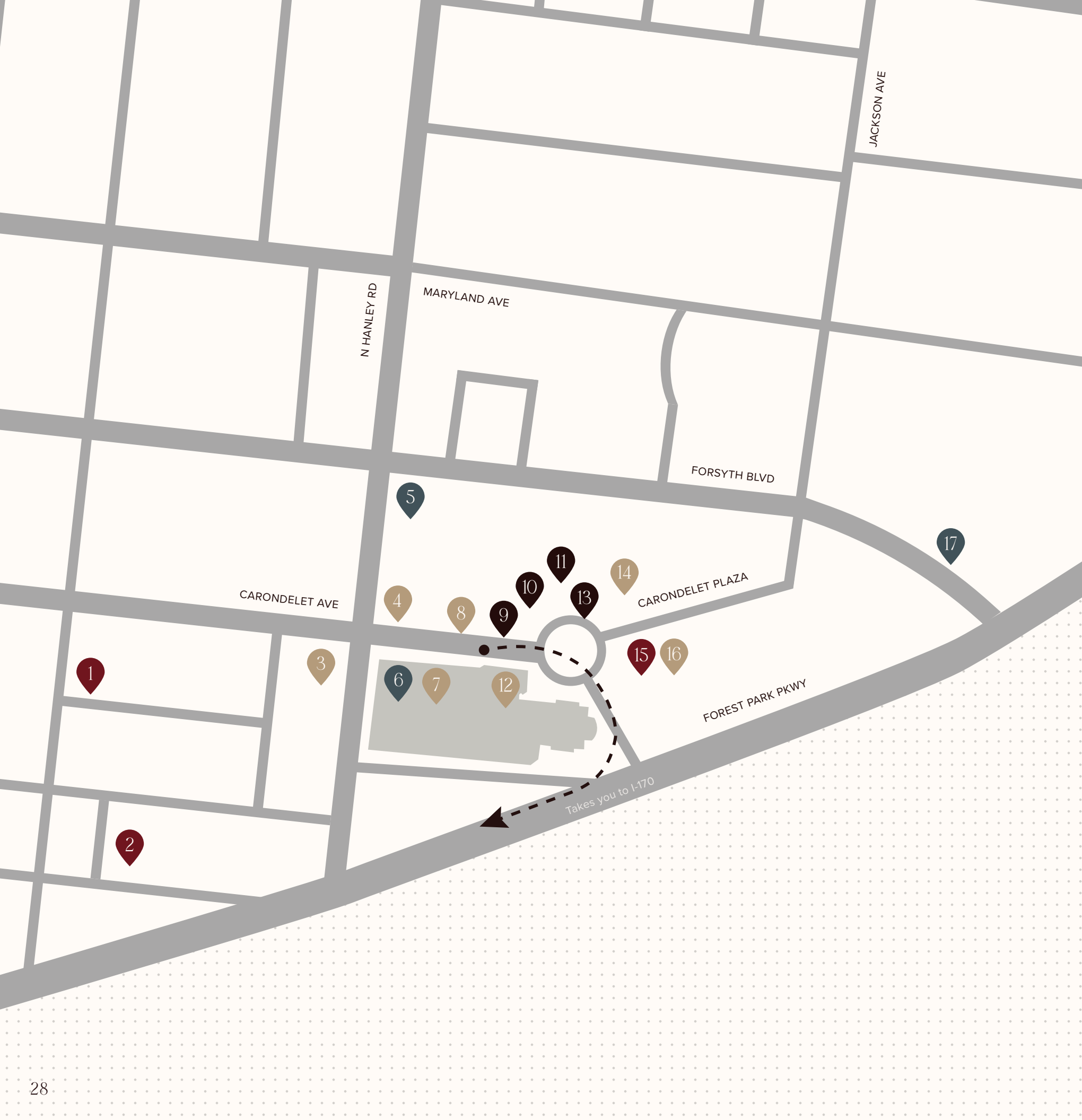
- 11 Metro-market, located just off the main lobby, offers a variety of self-serve food and drink options

- 12 On-site Restaurant (coming October 2022) Rooster is a unique European-style urban cafe specializing in sweet and savory crepes, sandwiches, and delicious brunch fare



CLAYTON'S MOST SUCCESSFUL
MIXED-USE DEVELOPMENT

Section IV



The Location

The Plaza in Clayton is notably one of the most successful mixed-use developments ever to have been constructed in Clayton. The development includes the prestigious, Ritz Carlton, and neighbors some of the finest dining and retail in the City. The comprehensive collection of highend amenities further defines the “live-work-play” environment the Plaza in Clayton offers, placing you, in the center of it all.

Hotels

- 1 Clayton Plaza
- 2 Le Meridien
- 15 The Ritz-Carlton

Banking/Transit

- 5 Chase Bank
- 6 Busey Bank
- 17 Metro - Forsyth Station

Restaurants

- 3 The Capital Grille
- 4 Tony’s
- 7 Rooster (Coming Soon)
- 8 Kaldi’s Coffee
- 12 801 Fish
- 14 801 Chophouse
- 16 Casa Don Alfonso

Retail

- 9 Ethos Aveda Salon & Medusa
- 10 Lusso
- 11 OMEGA Boutique
- 13 Clayton Jewelers

EXPERIENCE DRIVEN DESIGN
AND DEVELOPMENT

Section V

Proven Experience

Since 1995, Franklin Partners has focused on quality and innovation, impacting more than 50-million square feet of commercial real estate development. Our experience allows us to be adaptable across investment, development, property management, and new construction by embracing opportunities. Our portfolio spans, Illinois, Missouri, Michigan, and Ohio with a focus on commercial office, industrial, and land development. We succeed because we respect culture and innovation and this mindset impacts everything we do. We work with the best industry experts and are motivated by what hasn't been done yet, taking great pride in our hospitality-inspired property management to leading-edge development.





Building Contact

Location

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Contact

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