

SPACE
FOR LEASE

LEASE RATE
NEGOTIABLE

BANQUET SPACE/KITCHEN *in Comfort Inn*

Comfort Inn St. Louis - Westport Event Center



12031 Lackland Rd, St. Louis, MO 63146



DO NOT DISTURB BUSINESS.

By Appointment Only - Broker Must Be Present



Please call **Mark or Ron** to learn more and schedule a tour.

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Comfort Inn St.Louis - Westport Event Center

Seeking banquet, caterer, full-service restaurant etc.

Comfort Inn® St. Louis - Westport Event Center hotel is located just off Interstate 270 just 10 minutes from the St. Louis Lambert International Airport. A short drive to downtown St. Louis and its many attractions like the Saint Louis Zoo, Missouri Botanical Garden and the famous Gateway Arch.

The hotel provides breakfast options and a fitness center. If guests need to get work done, there is an in-lobby business center and property-wide fast and free premium WiFi.

- **Convenient location off Interstate 270**
- **9 miles from St. Louis Lambert International Airport**



Property Highlights



Location

12031 Lackland Rd, St. Louis, MO 63146

Town Conference Room

17' X 23'

Country Boardroom

31' X 17'



Event Center Size

Bridgeton Bistro

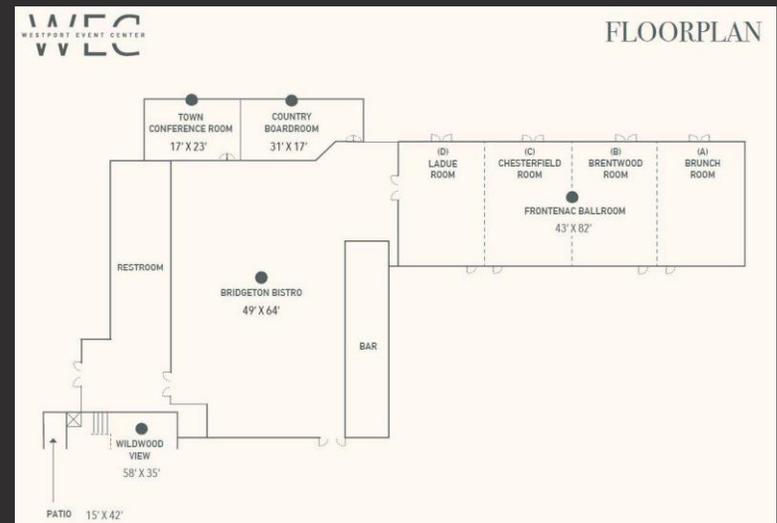
49' X 64'

Wildwood View

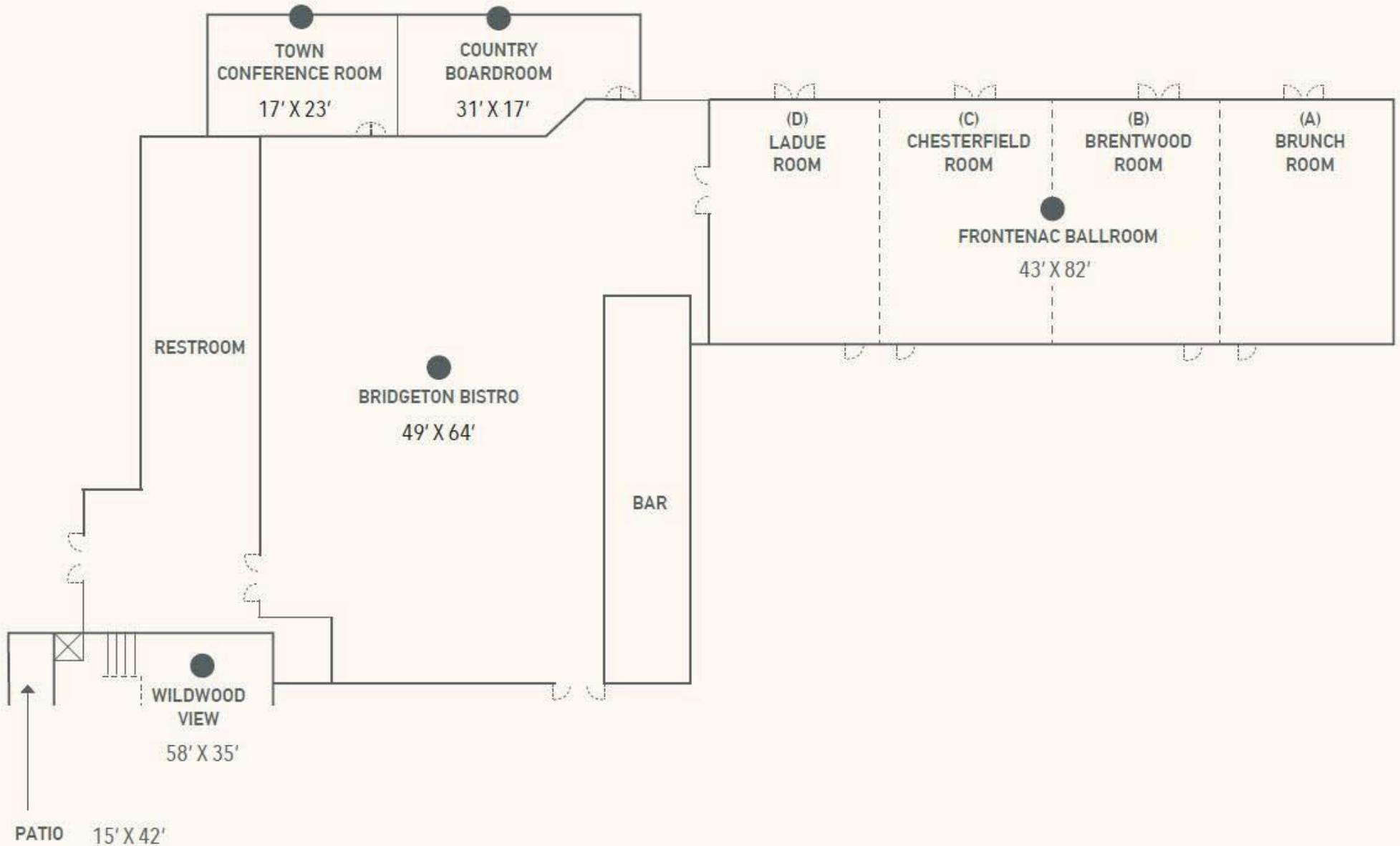
58' X 35'

Frontenac Ballroom

43' X 82'

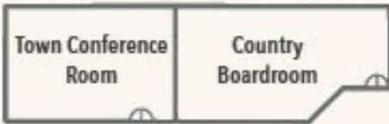


Floor Plan



Event Dimensions & Setup

Seating Diagram



Included Options

- MICROPHONE
- WIRELESS INTERNET
- PODIUM

Additional Audio Visual Available Upon Request

Seating Styles



CLASSROOM



THEATRE



U-SHAPE



HOLLOW SQUARE



BANQUET



CONFERENCE

Room	Square Feet	Dimensions	Classroom	Theatre	U-Shape	Hollow	Banquet	Conference
Brentwood Room (B)	903	43' X 21'	40	90	28	30	60	28
Chesterfield Room (C)	903	43' X 21'	40	90	28	30	60	28
Ladue Room (D)	890	43' X 19'	40	80	24	24	40	28
Brentwood & Chesterfield Rooms (B&C)	1806	43' X 42'	96	150	50	50	120	
Chesterfield & Ladue Rooms (C&D)	1793	43' X 40'	80	125	40	50	120	
Clayton Ballroom (B,C &D)	2696	43' X 61'	140	250			160	
Frontenac Ballroom (Salons A - D)	3599	43' X 82'	145	330			205	
Country Board Room	542	31' X 17'	24	40			40	24
Town Conference Room	402	17' X 23'	16	30	20	23	28	22
Wildwood View	2030	58' X 35'	100	180	18	20	150	40
Outdoor Patio	639	15' X 42'			37	44	35	
Bridgeton Bistro	1769	49' X 64'					100	
Bridgeton Bistro & Wildwood View	3550	96' X 75'					350	

Spaces

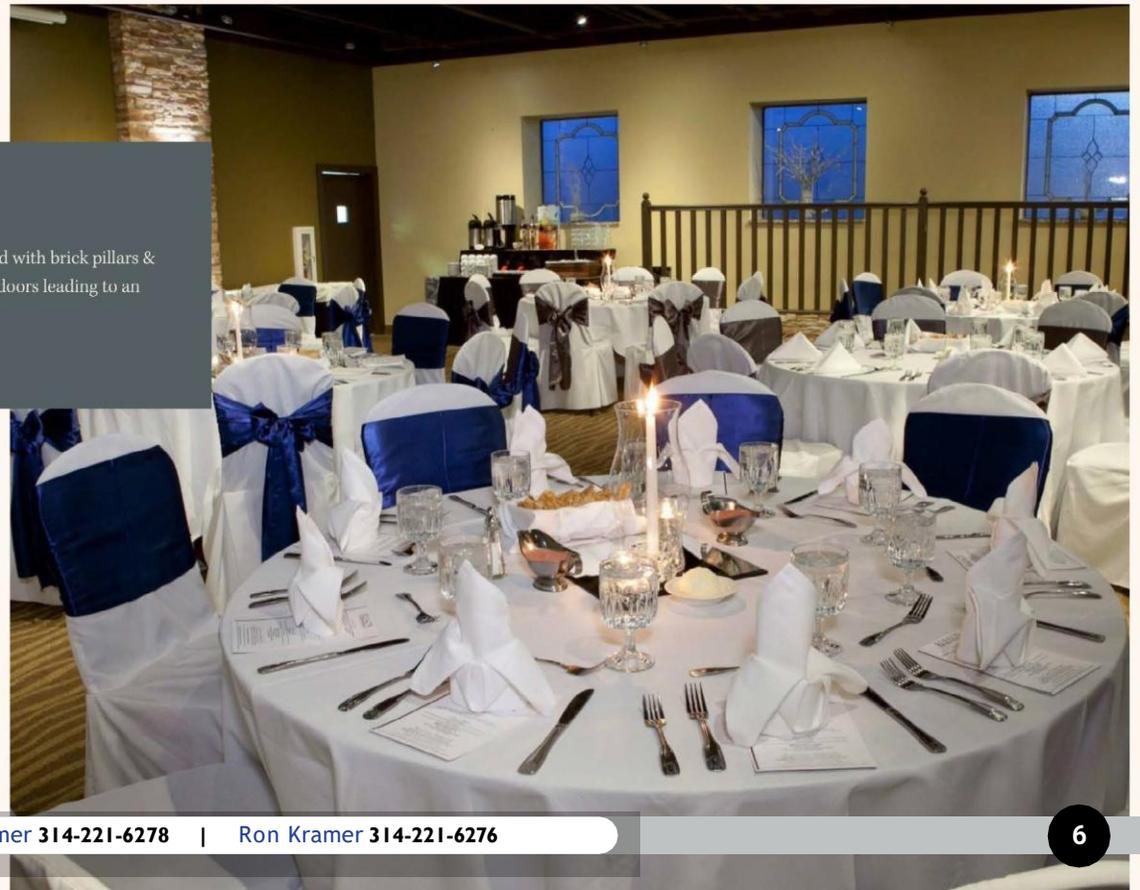


Frontenac Ballroom

The Frontenac Ballroom is a large open room with an intricately designed carpet floor, contrasting crown molding, vaulted recessed lit ceilings, sleek chandeliers & audio/visual throughout. This room has ample seating space for up to 250 guests.

Wildwood View

The Wildwood View is a two-tiered room with a ramp & stairs, accented with brick pillars & trim, audio/visual, stained glass windows, natural lighting, and French doors leading to an outdoor patio area.



Spaces



The Bridgeton Bistro

The Bridgeton Bistro provides the perfect atmosphere for a rehearsal dinner or hors d'oeuvres & cocktails; can be used alone or in combination with the Wildwood View and Frontenac Ballroom. The Bistro has a modern design with a spanning wooden bar backed with LED TVs & earth-toned tile back-splash, hardwood floor & open ceiling concept.

Town & Country Conference Room

Used separately or in combination, both the Town Conference & Country Boardroom are perfect for small business seminars or private parties.





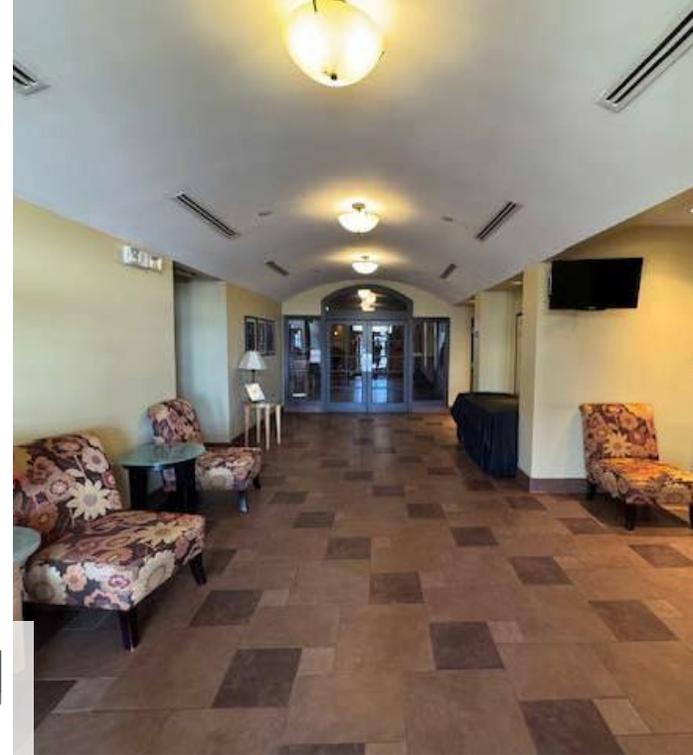
WESTPORT EVENT CENTER



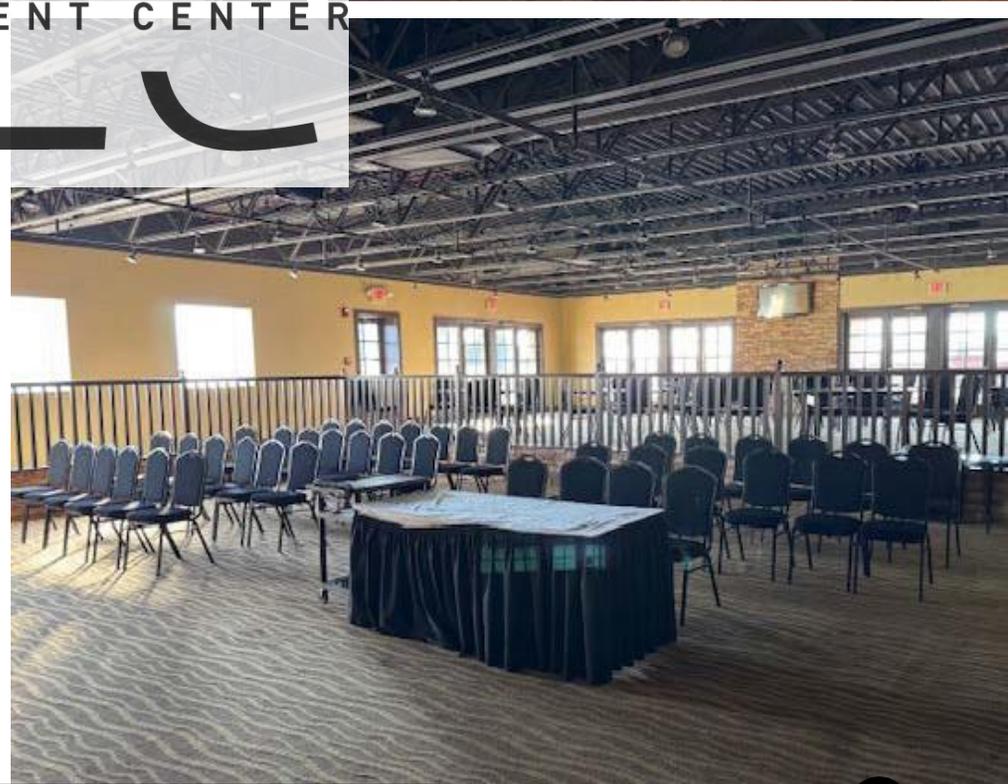
Banquet Space/ Kitchen For Lease

Mark Kramer 314-221-6278

Ron Kramer 314-221-6276



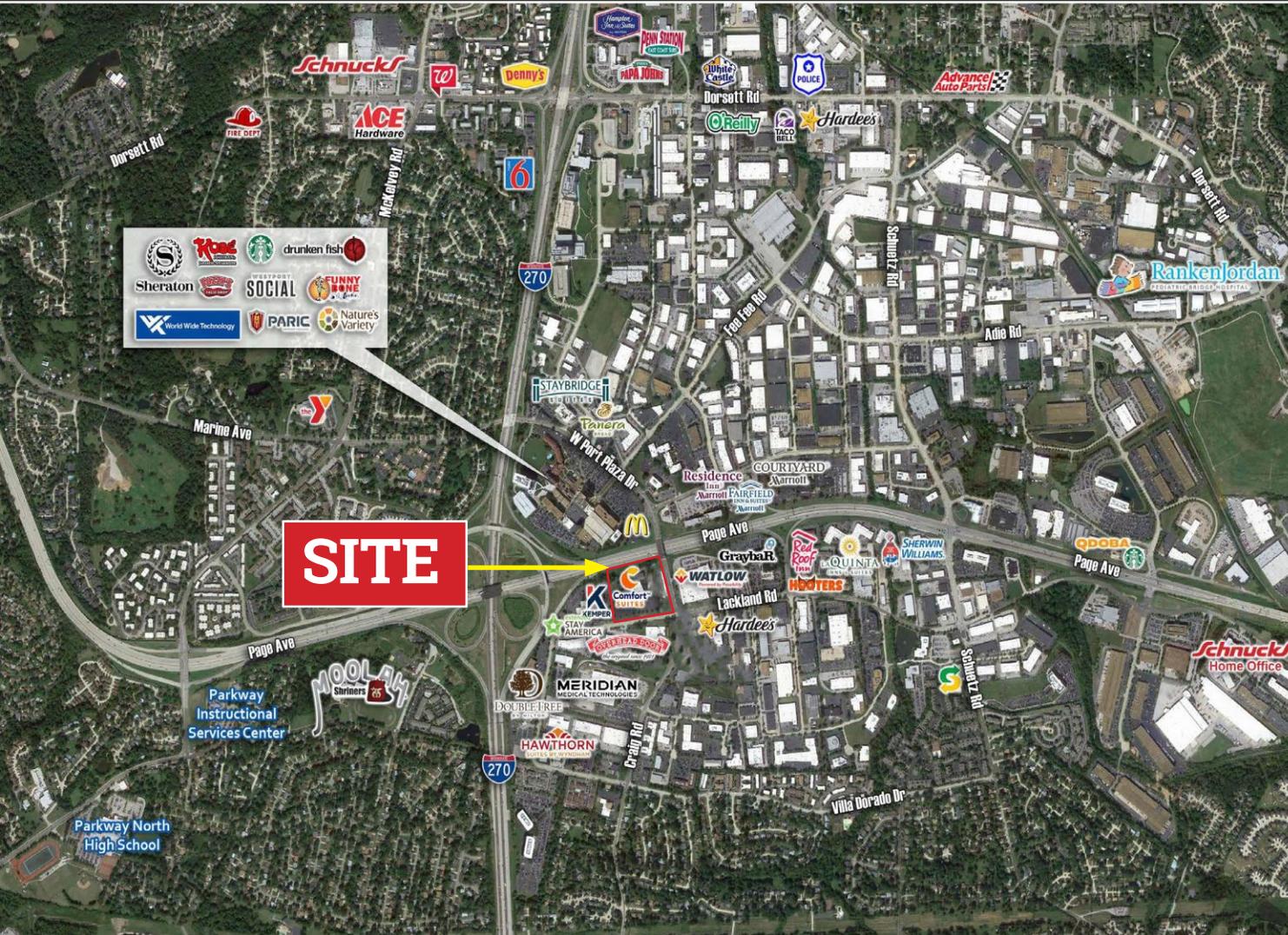
WESTPORT EVENT CENTER



Nearby Retail & Amenities



Retail Trade Area



POPULATION	1-MILE	3-MILES	5-MILES
2022 Population	8,053	76,074	152,409
Daytime Population	17,556	100,625	207,379
HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
Average HH Income	\$81,915	\$102,597	\$104,915

TRAFFIC COUNTS	
Page Ave	83,210 VPD West of Site 69,530 VPD East of Site
Port Plaza Dr	25,030 VPD

Area Retailers





Westport Plaza Map below!



INDOOR PAVILION		OUTDOOR VILLAGE		OFFICE BUILDINGS		PARKING			
1.	FUNNY BONE COMEDY CLUB	10.	360 WEST ROOFTOP	18.	WESTPORT BARBER	26.	BUILDING 55	33.	GARAGE "A"
2.	BACKSTREET JAZZ & BLUES	11.	STARBUCKS	19.	PERFECT BROWS	27.	BUILDING 77	34.	GARAGE "B"
3.	WESTPORT CONFERENCE CENTER	12.	BLOCK ADVISORS	20.	WESTPORT SOCIAL	28.	BUILDING 111	35.	GARAGE "C"
4.	TENANT FITNESS CENTER	13.	FUZZY'S TACO SHOP	21.	MCDONALD'S	29.	BUILDING 320		
5.	HAT-N-STUFF	14.	RAWLINGS EXPERIENCE	22.	SHERATON HOTEL-PLAZA	30.	BUILDING 734		
6.	KOBE JAPANESE GRILL	15.	TRAINWRECK SALOON	23.	SHERATON HOTEL-CHALET	31.	BUILDING 940		
7.	DRUNKEN FISH	16.	JOVICK BROTHERS' DELI	24.	THE PORTER LUXURY APARTMENTS	32.	WORLD WIDE TECHNOLOGY		
8.	WESTPORT PLAYHOUSE	17.	SODA FOUNTAIN EXPRESS	25.	COURTYARD PLAZA				
9.	RAWLINGS EXPERIENCE								

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Market Overview

Outstanding Location & Amenities

More than one million people annually visit or work in the Westport area, which brings a high volume of traffic to Westport Plaza. Additionally, Westport Plaza is comprised of approximately 3,000 employees who regularly reside in a mix of corporate headquarters, investment firms, insurance companies and service organizations throughout the complex.

The newly renovated Sheratons at Westport welcome visitors from all parts of the U.S. and around the world at their on-site Plaza and Chalet properties. The Westport Conference Center is accredited for business meetings. Tenants at Westport Plaza get more than just a professional work environment, they have access to the complex's unmatched conveniences. Benefits include access to two newly renovated Sheraton hotels, outstanding retail, restaurants and entertainment - just steps from your front door!

Location

This landmark destination is conveniently located near the intersection of I-270 and Page Avenue in Maryland Heights. Westport Plaza is easily reached from all parts of St. Louis and St. Charles County and is just minutes from Lambert-St. Louis International Airport. The complex's central location makes Westport Plaza a strategic location for businesses in the St. Louis metropolitan area.





WESTPORT PLAZA



New Courtyard



Rawlings Experience



255 Luxury Apartments



Rawlings Experience



Apartments Now Leasing!

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