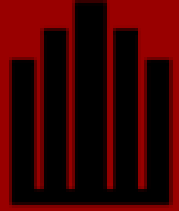


FOR LEASE

970 NW Plaza Drive · St. Ann MO · 63074





PROPERTY HIGHLIGHTS

- The Crossing at Northwest is a mixed-use development featuring approximately 850,000 square feet of office space and more than 325,000 square feet of retail.
- A former Value City Furniture box is currently available for lease in St. Ann.
- Up to 42,000 square feet is available.
- The space can be demised to accommodate smaller tenant footprints.
- The retail component of the development is anchored by Menards, Bob's Discount Furniture, Edge Fitness, and numerous other shop and pad-site retailers.
- The property is located at the intersection of St. Charles Rock Road and Lindbergh Boulevard, a major retail corridor with traffic counts exceeding 52,000 vehicles per day.
- The site offers convenient access to both I-270 and I-70.
- The development is located just minutes from St. Louis Lambert International Airport.

FOR LEASE: Contact Broker for Pricing

Nick Bahn
Partner

Office: 314.849.5858

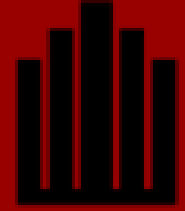
Cell: 314.322.2020

Nick@bahnrealty.com



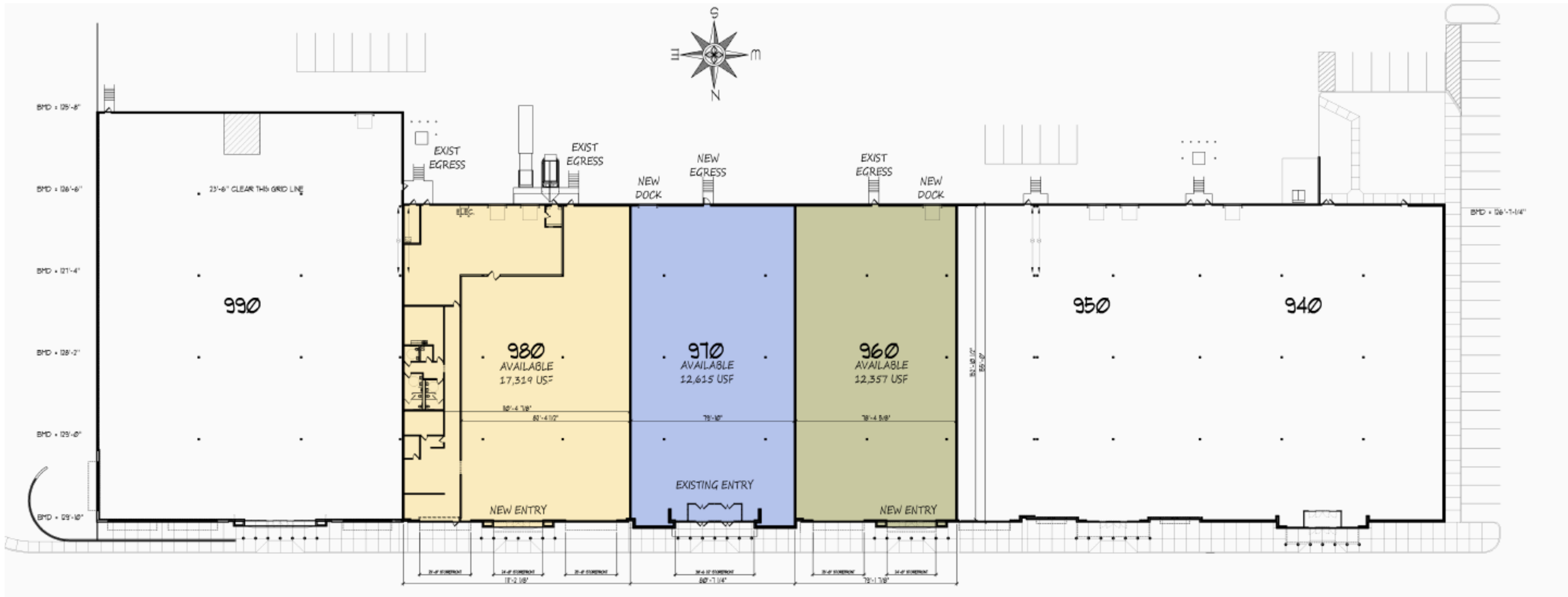
LOCATION

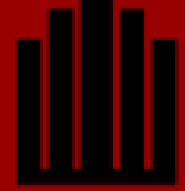




FLOOR PLAN

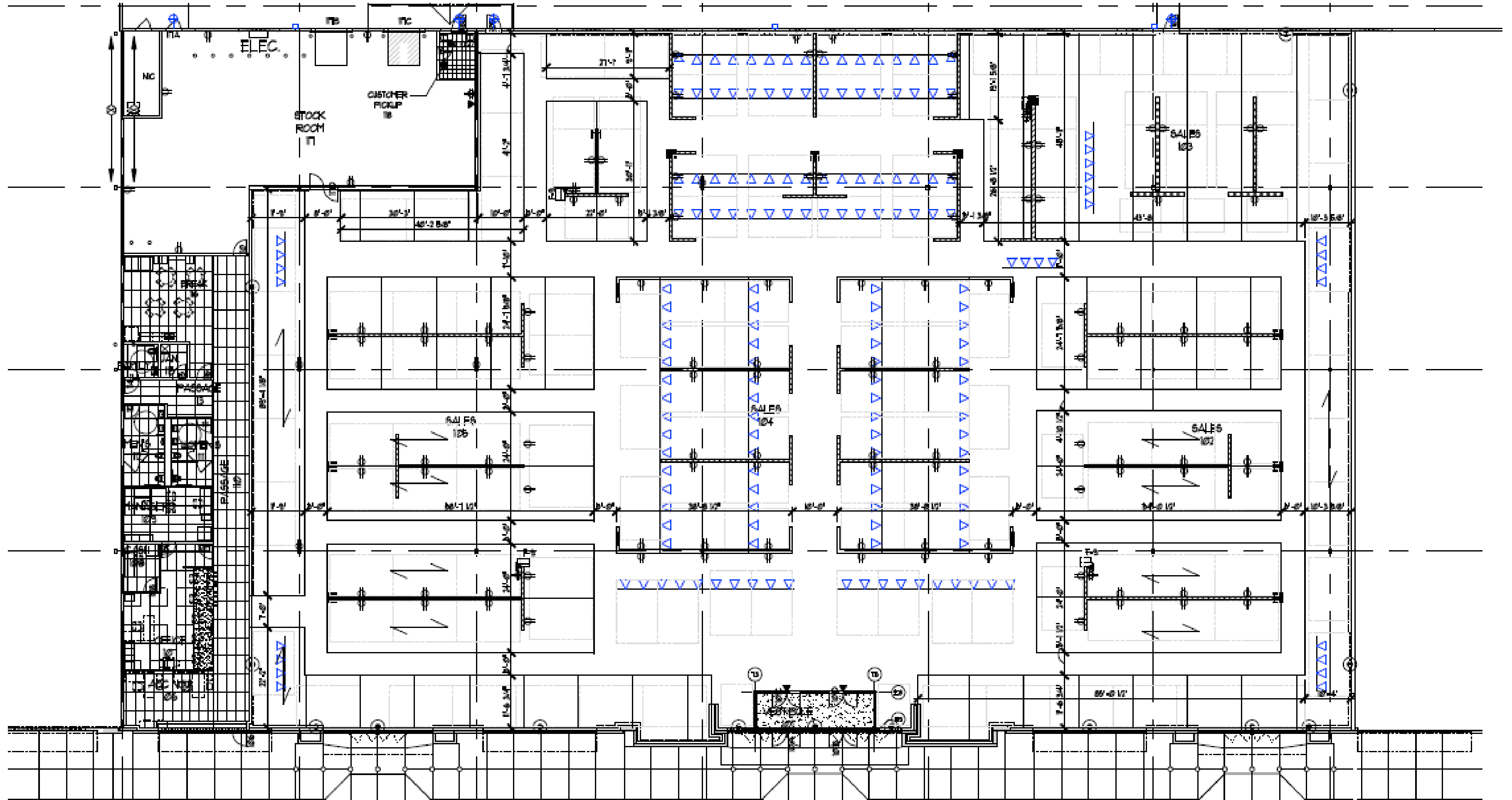
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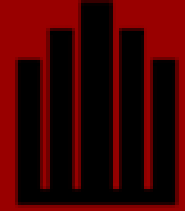




FLOOR PLAN

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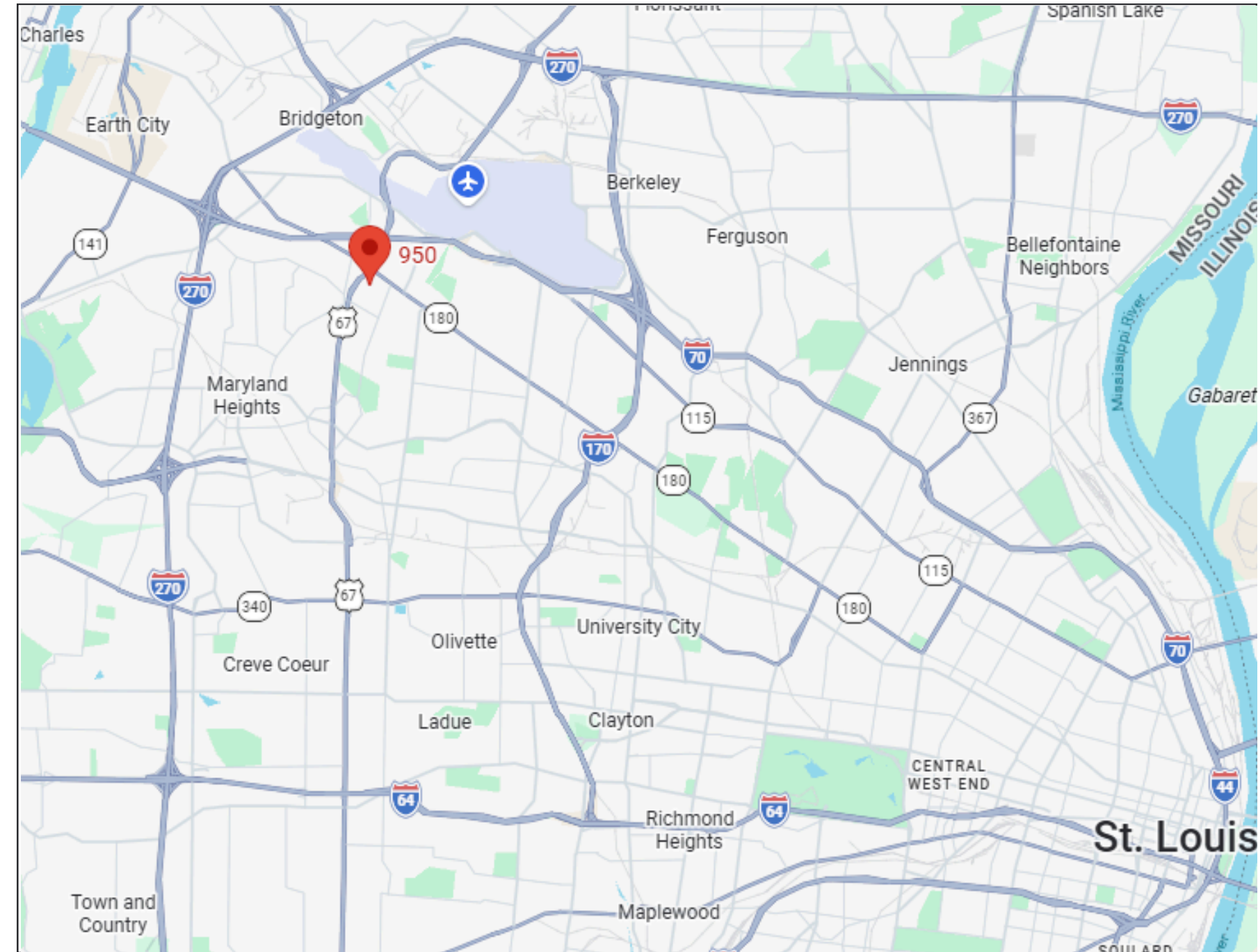
2024 DEMOGRAPHICS

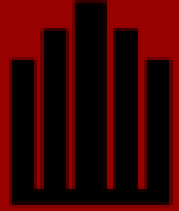
5 MILE RADIUS

 **Population**
| 170,718

\$ Median Household Income
| \$66,571

 **Households**
| 72,412





PROFILE: ST. ANN, MO



Location

Growth & Accessibility

- Northwest suburb of St. Louis, conveniently positioned close to Lambert-St. Louis International Airport.
- Its central suburban setting offers easy driving access to Clayton, Downtown St. Louis, WestPort, and St. Charles, with typical commutes averaging about 19 minutes.

Demographics

Family-Friendly and Connected

- St. Ann is a vibrant, diverse suburb. Family-friendly and well-connected. The community remains active, while median household income and property values show affordability and lifestyle.

Business Friendly

Momentum & Development

- Formerly home to Northwest Plaza, the area has been redeveloped into The Crossings: a modern mixed-use retail and office complex.
- Anchors at the Crossings include a Menards, Charter Communications, employing over 1,000 people; and Save-a-Lot, which has established its corporate headquarters there.

Community

Close-Knit and Safe

- Close-knit and well-situated: St. Ann spans just over 3 square miles and is nestled in northwest St. Louis County, making it a compact suburban gem.
- Convenient commuting: Just a quick drive from Interstate 70 and Lambert-St. Louis International Airport, with downtown St. Louis about 16 miles southeast.