



REAL  
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# 2033-2043 Westport Center Drive St. Louis, MO

Building Size: 35,000 SF | 35,000 SF of Industrial Space Available

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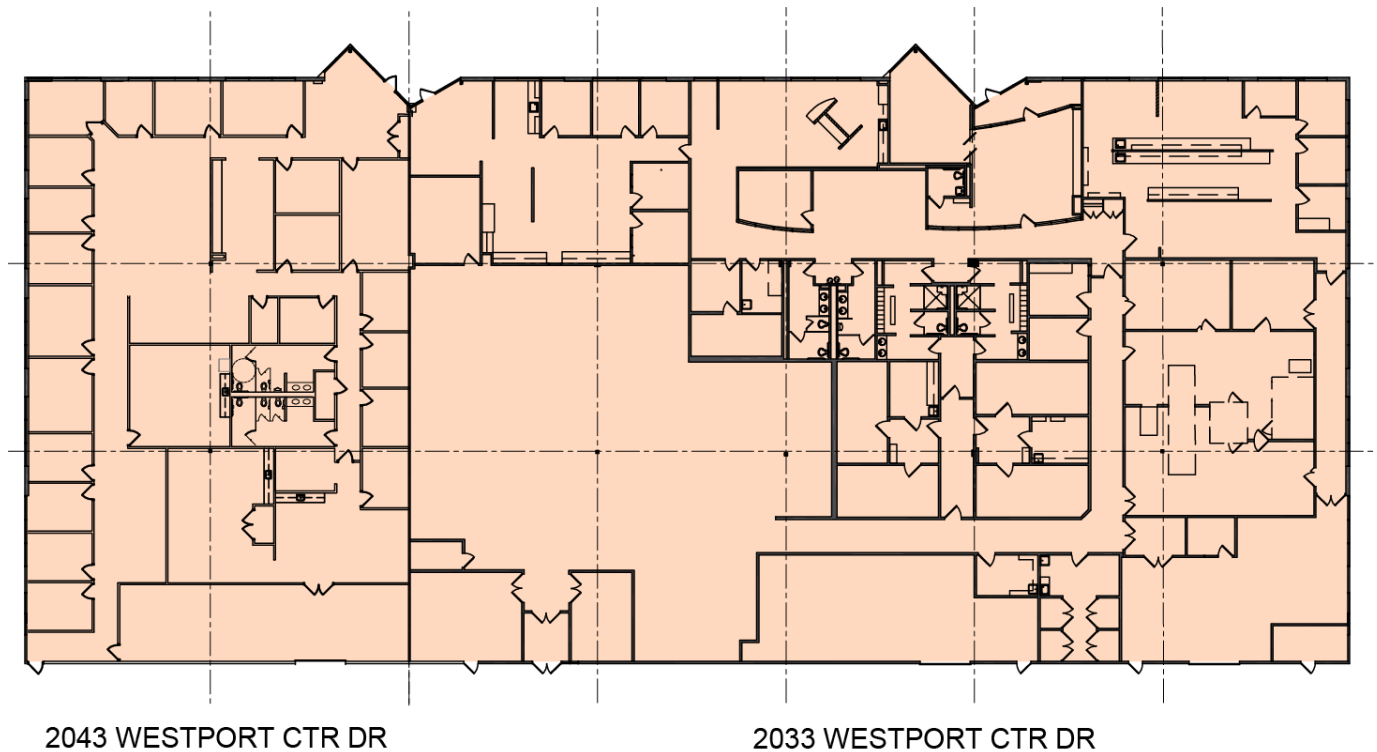
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## Building Specifications

- 35,000 SF Lab / Office / Flex space available for lease
- Full building available
- **Suite 2033: 25,000 SF Available**
  - Lab / vivarium space including 400K diesel generator, 20-ton chiller, steam boiler, air space handlers, 2 cage washes, autoclave, R/O water purifier w/ 300 gallon tank, air compressor, and more
  - Two (2) grade level drive-in loading doors and one (1) scissor lift to accommodate dock high loading deliveries
- **Suite 2043: 10,000 SF Available**
  - Approximately 95% finished office and production space
  - One (1) grade level drive in loading door
- 3.4/1,000 SF parking ratio
- 18' clear height
- 40' x 40' column spacing
- Year Built: 1999



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## Location

