

FOR LEASE | OFFICE/MEDICAL SPACE

University Tower

1034 S. Brentwood Blvd.,
St. Louis, MO 63117



PROPERTY OVERVIEW

1034 S. Brentwood Blvd.

PROPERTY DETAILS

- 262,132 SF, 23-Story Office Building
- 3.2/1,000 SF Parking Ratio
- Amenities such as an on-site property ownership & management, Coma Coffee, VUE 17 Event Center, general food vending, and 24-hour card reader access security
- Completed Common Area renovations include new flooring, wall covering, updated lighting & modernized restrooms
- 2018 & 2021 saw the completion of garage renovations
- Access to the tenant gym with his & her shower facilities provided free of charge for the first year
- The conference rooms are available to tenants at no charge for 4 hours per calendar month
- Lease rates start at **\$25.50/RSF** for traditional office space Full Service Gross and start at **\$27.50** for Medical space build-out. Any TI is amortized into the rate

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SPACE AVAILABLE

SUITE	SQUARE FEET	SUITE	SQUARE FEET
*450	4,237 RSF	970	2,335 RSF
505	481 RSF	*1000	3,707 RSF
760	644 RSF	1615	2,097 RSF
*800	7,791 RSF	1630	902 RSF
*900	3,020 RSF	*1900	5,313 RSF
946	1,149 RSF		

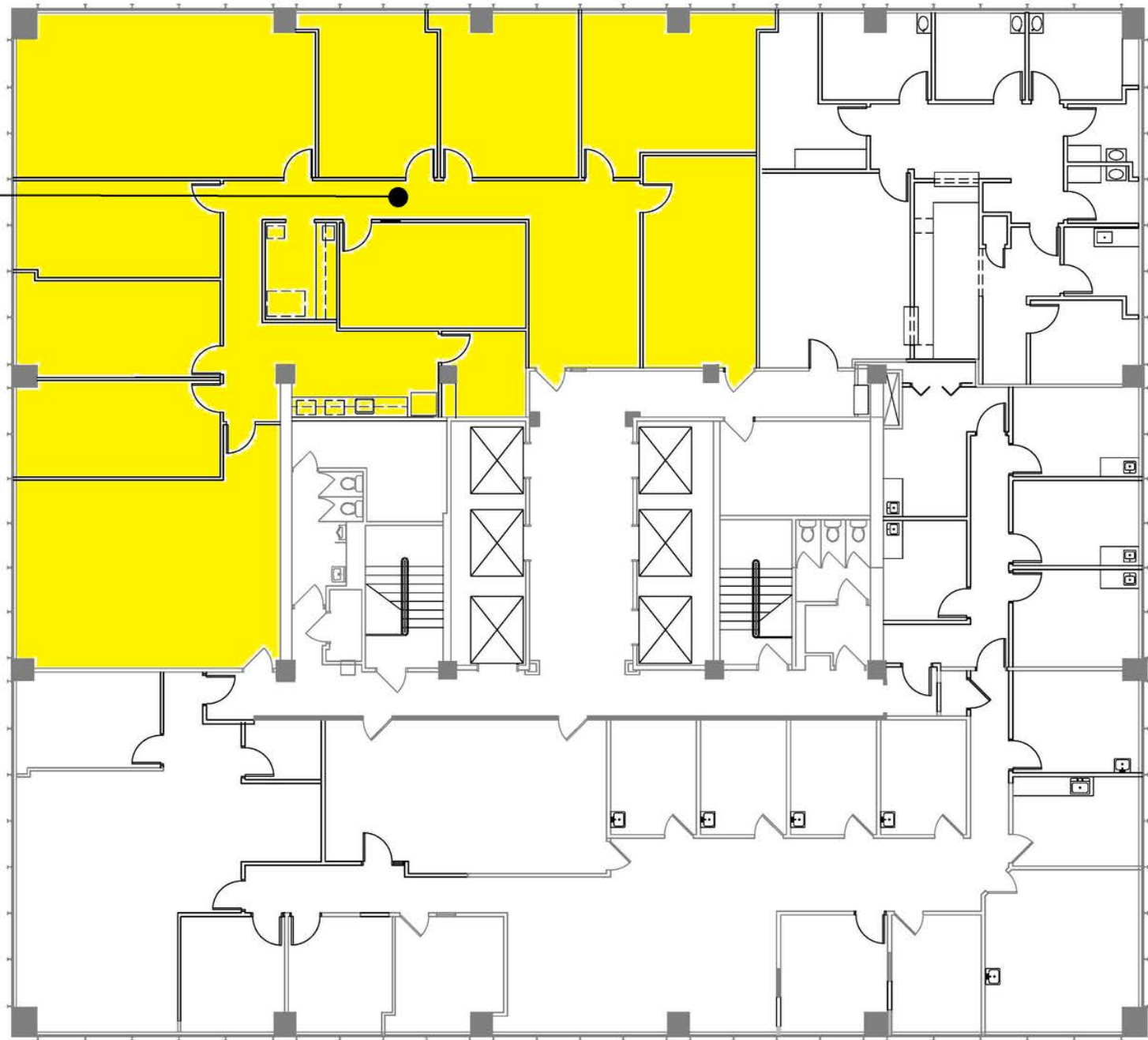
*Divisible



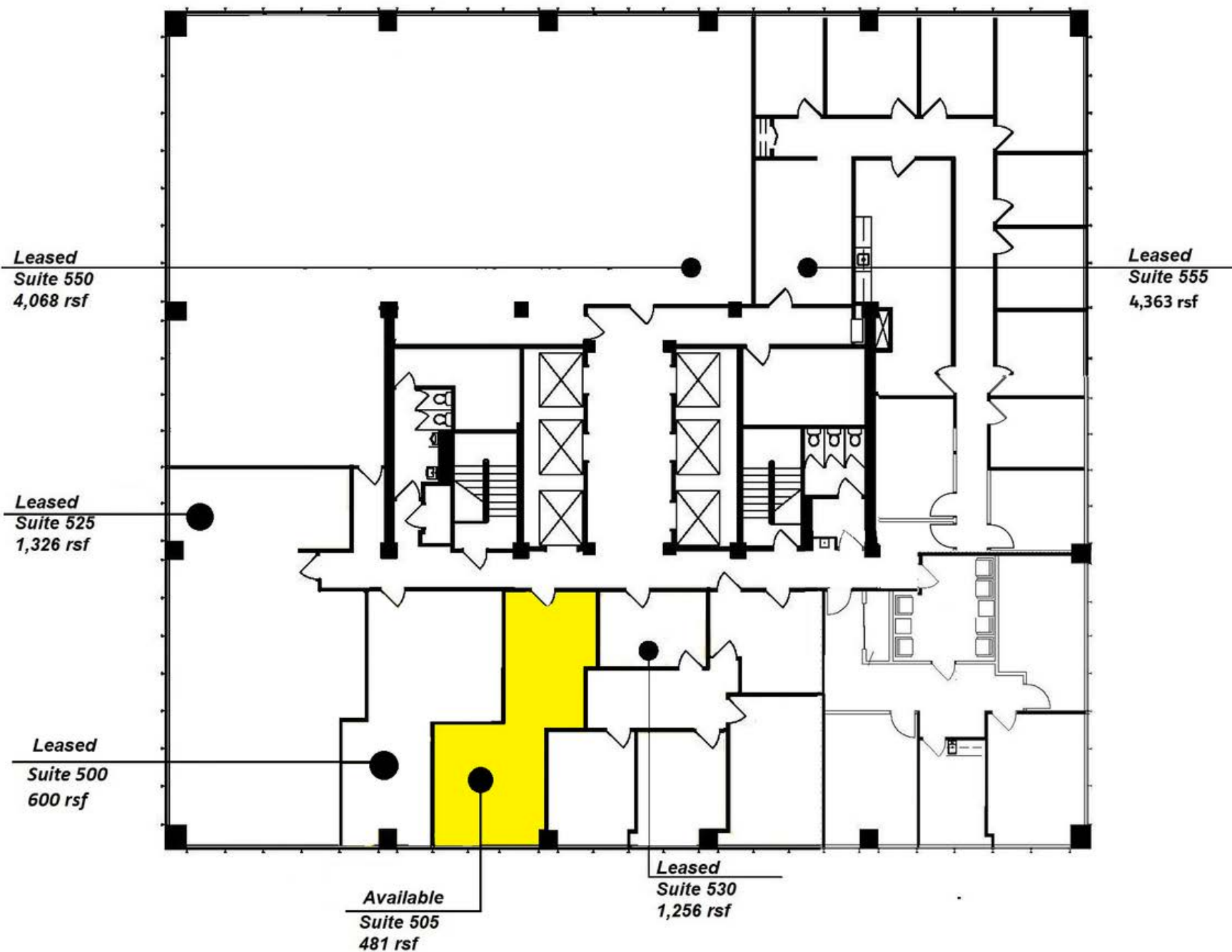
Spec Space

FOURTH FLOOR PLAN

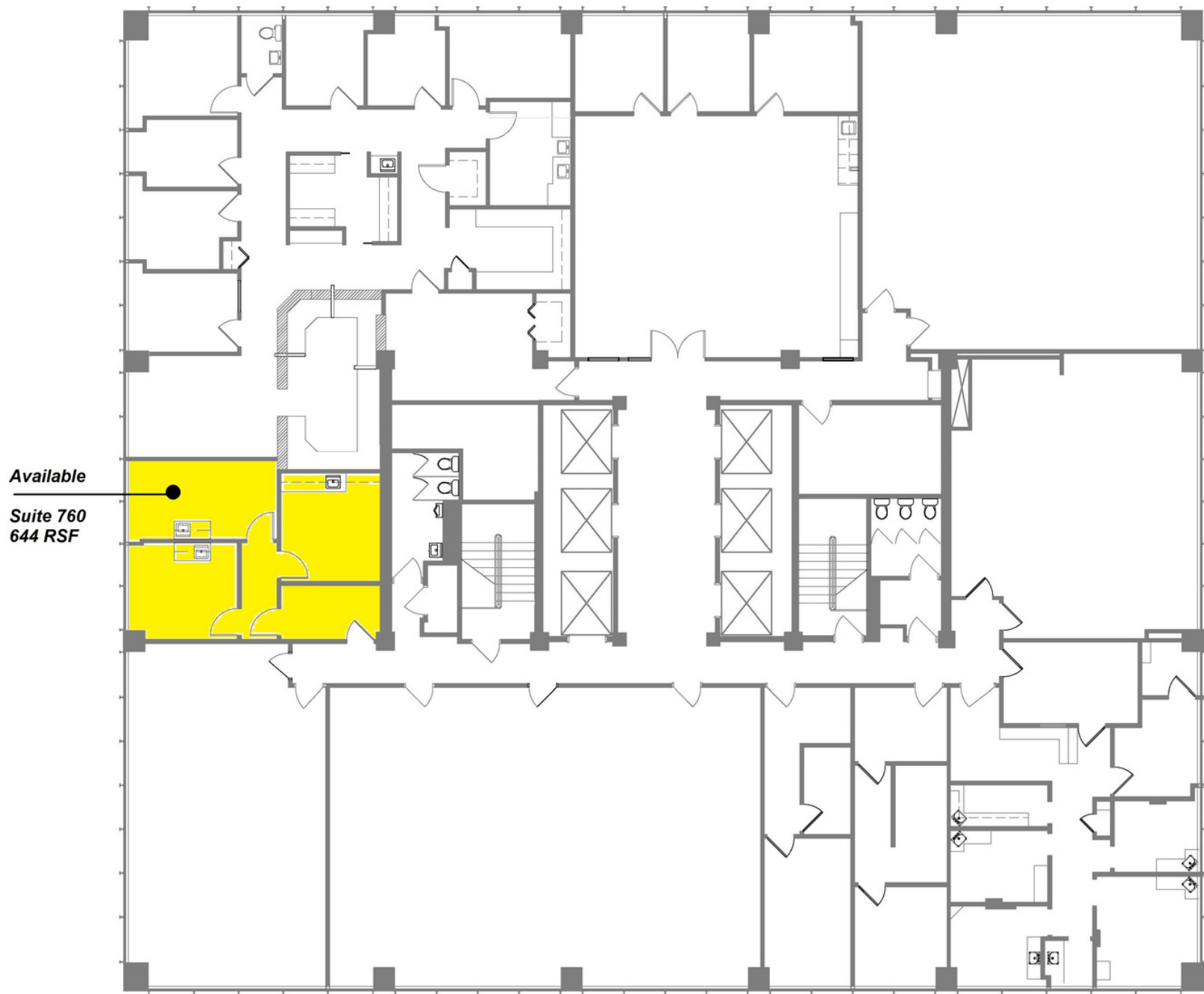
Suite 450
4,237 RSF



FIFTH FLOOR PLAN



SEVENTH FLOOR PLAN



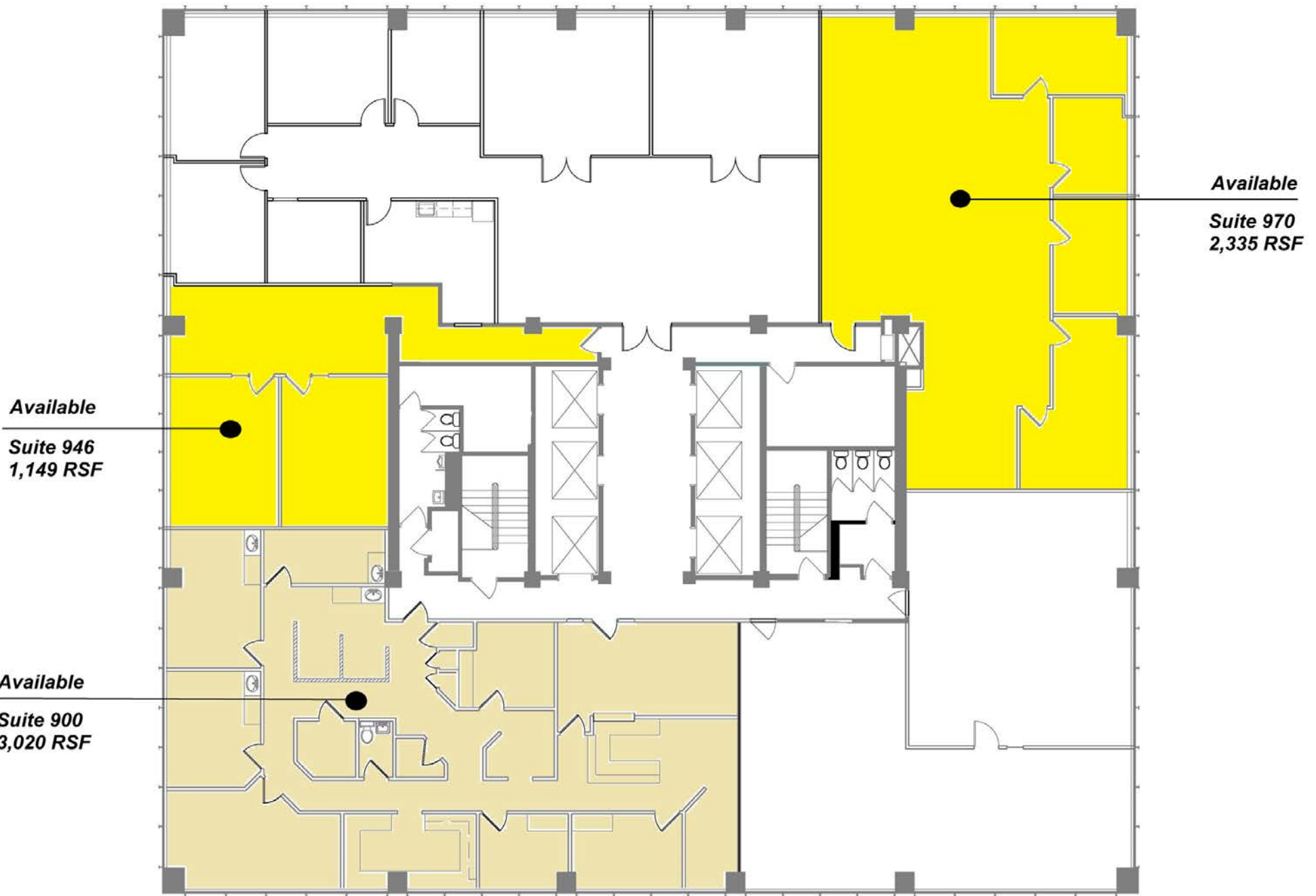
EIGHTH FLOOR PLAN

Available

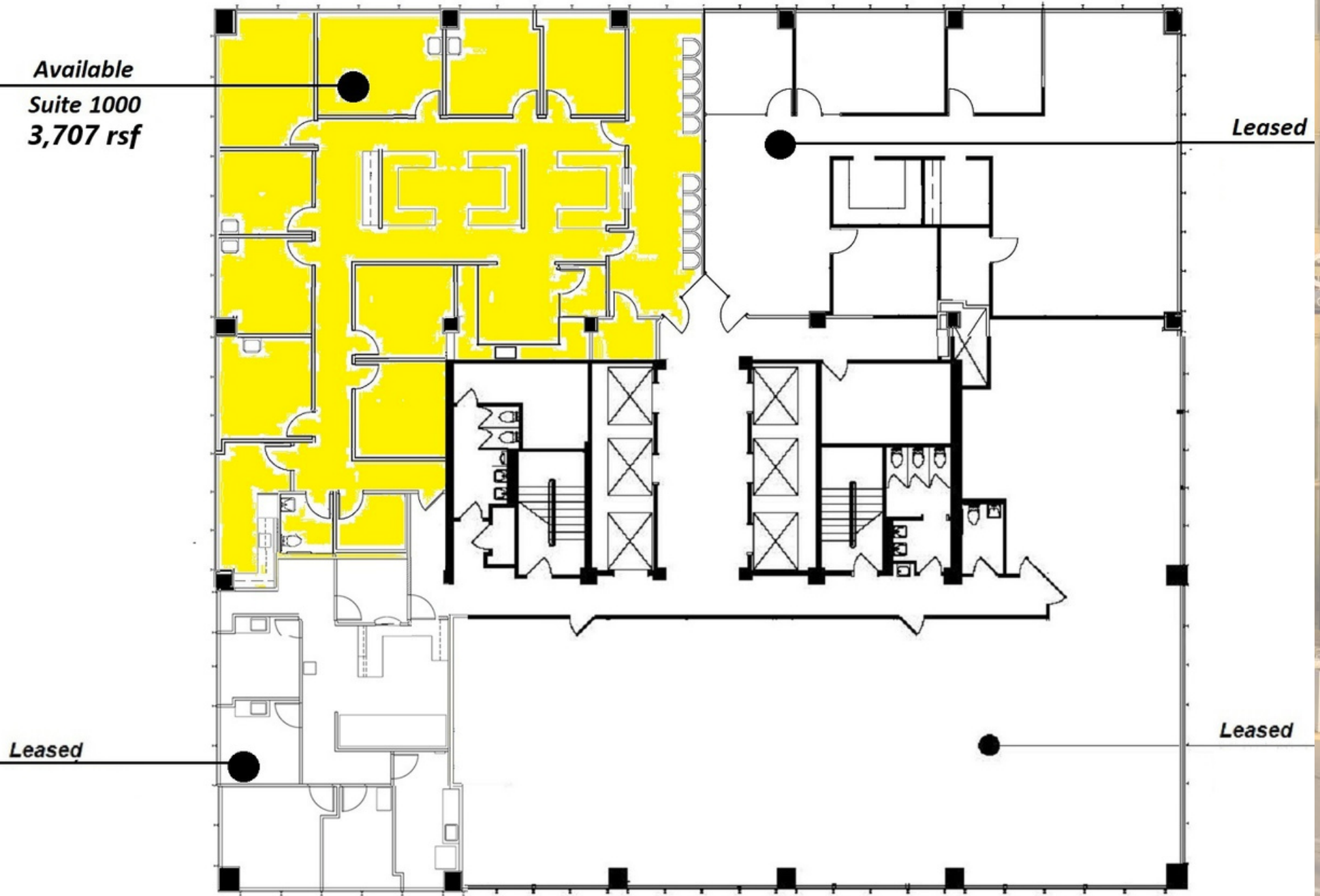
***Suite 800
7,791 RSF***



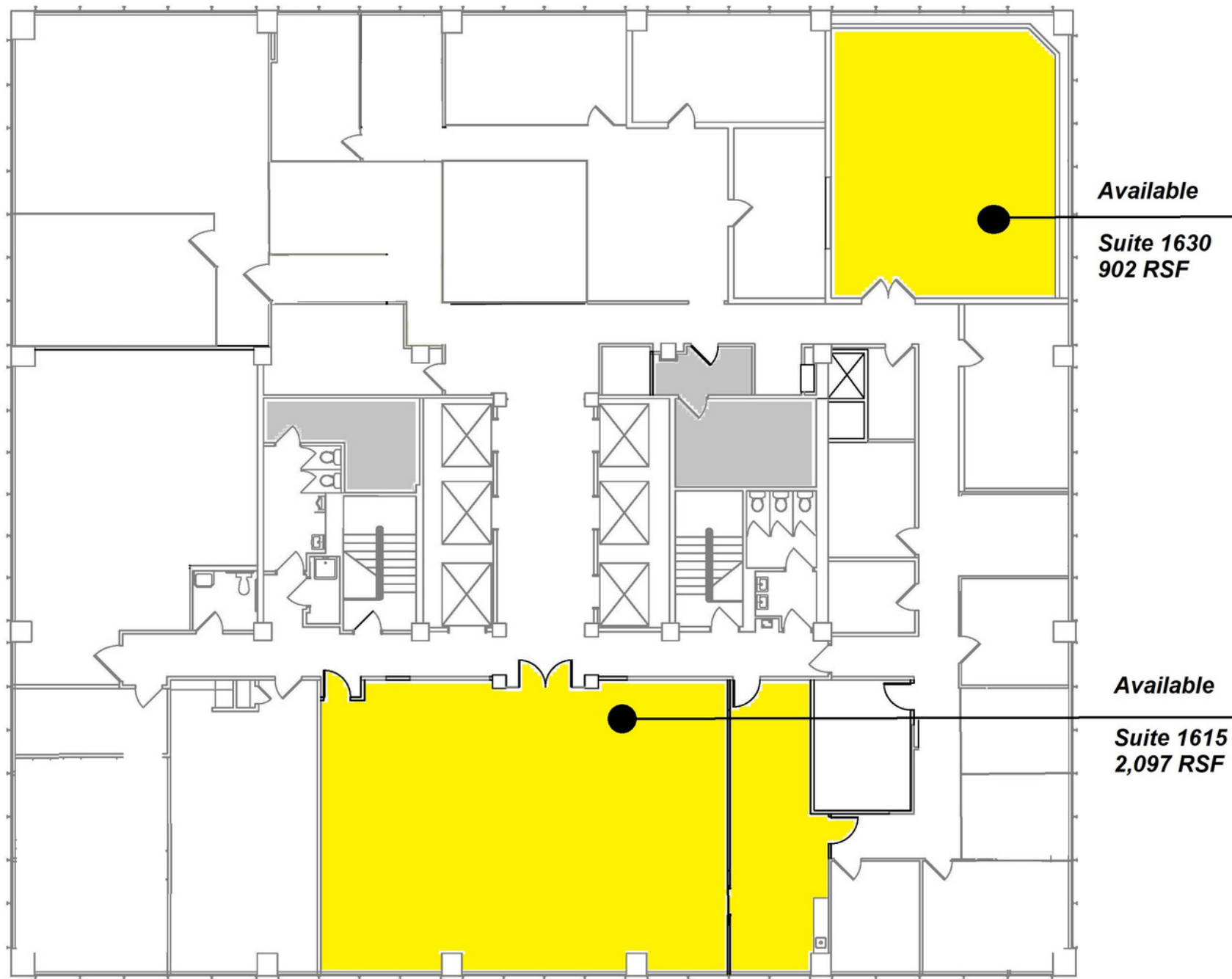
NINTH FLOOR PLAN



TENTH FLOOR PLAN



SIXTEENTH FLOOR PLAN



NINETEENTH FLOOR PLAN

Available in 60 days
Suite 1900
5,313 RSF

Leased





Coma Coffee



Conference Rooms



VUE 17 Event Center

Amenities

University Tower

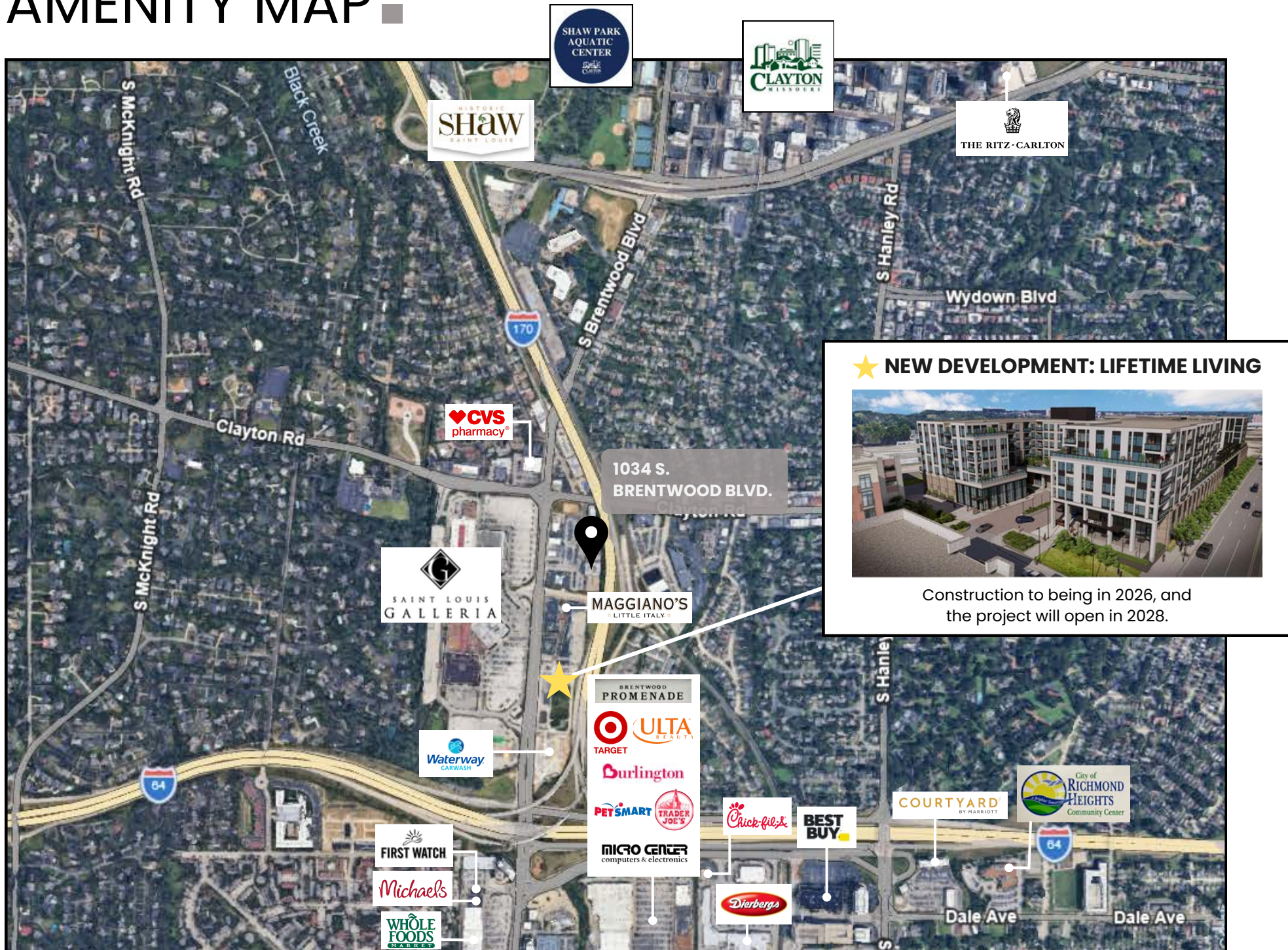


Spec Spaces

University Tower



AMENITY MAP



University Tower

St. Louis, MO 63117



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