



950

francis place
clayton, mo 63105

premium
office
spaces

attached
parking
garage

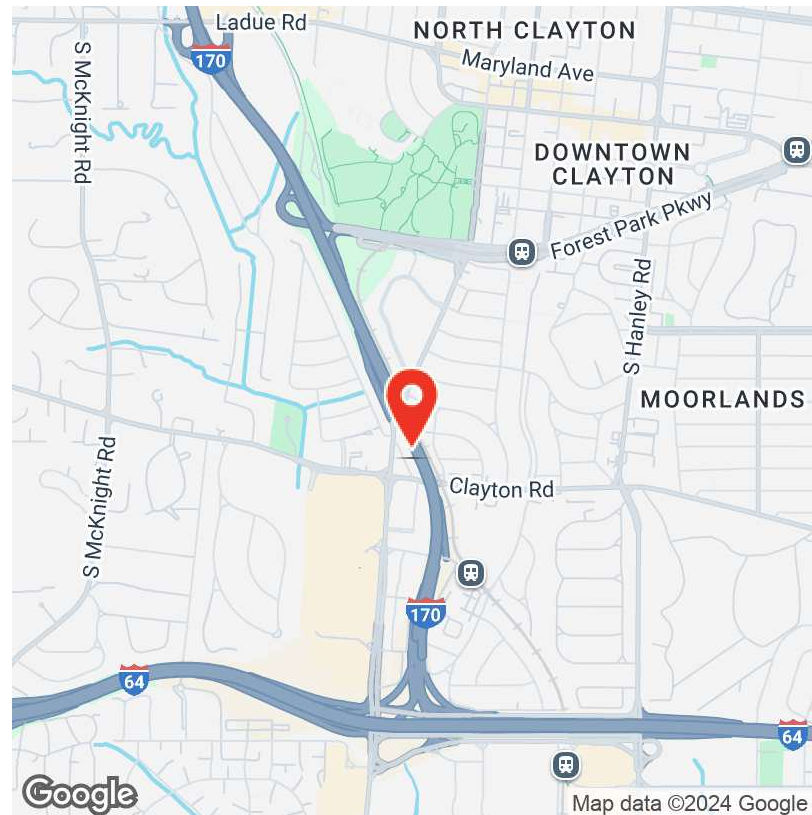
for lease

PROPERTY HIGHLIGHTS

- Several spaces available for lease w/ different levels of finishes
- Incredible location in Clayton
- Easy access to 170 and Highway 40
- Ample parking 3.3/1000 - Parking garage
- Secured access to the building
- Charter Fiber to the building
- Possibility for signage - pending approval through City of Clayton
- All adjacent spaces on a floor could be combined to accommodate larger tenants

OFFERING SUMMARY

Lease Rate:	\$12.00 - 22.00 SF/yr (Full Service)
Available SF:	954 - 3,243 SF
Building Size:	61,200 SF

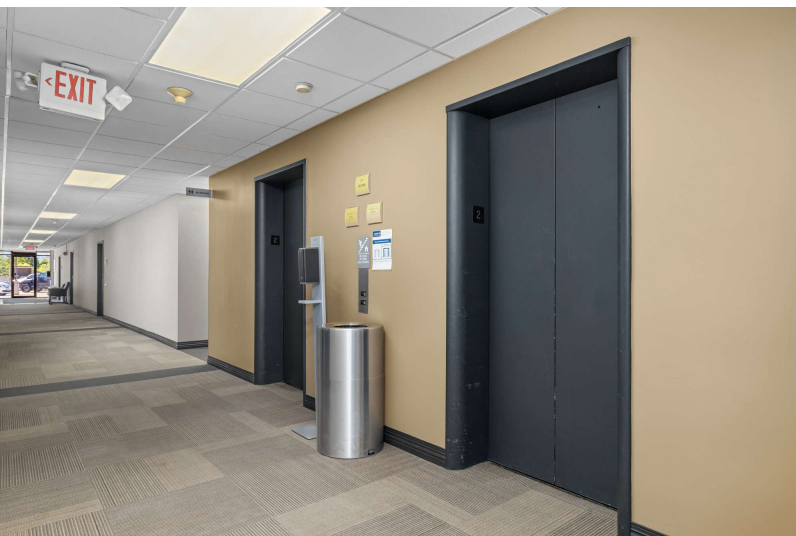


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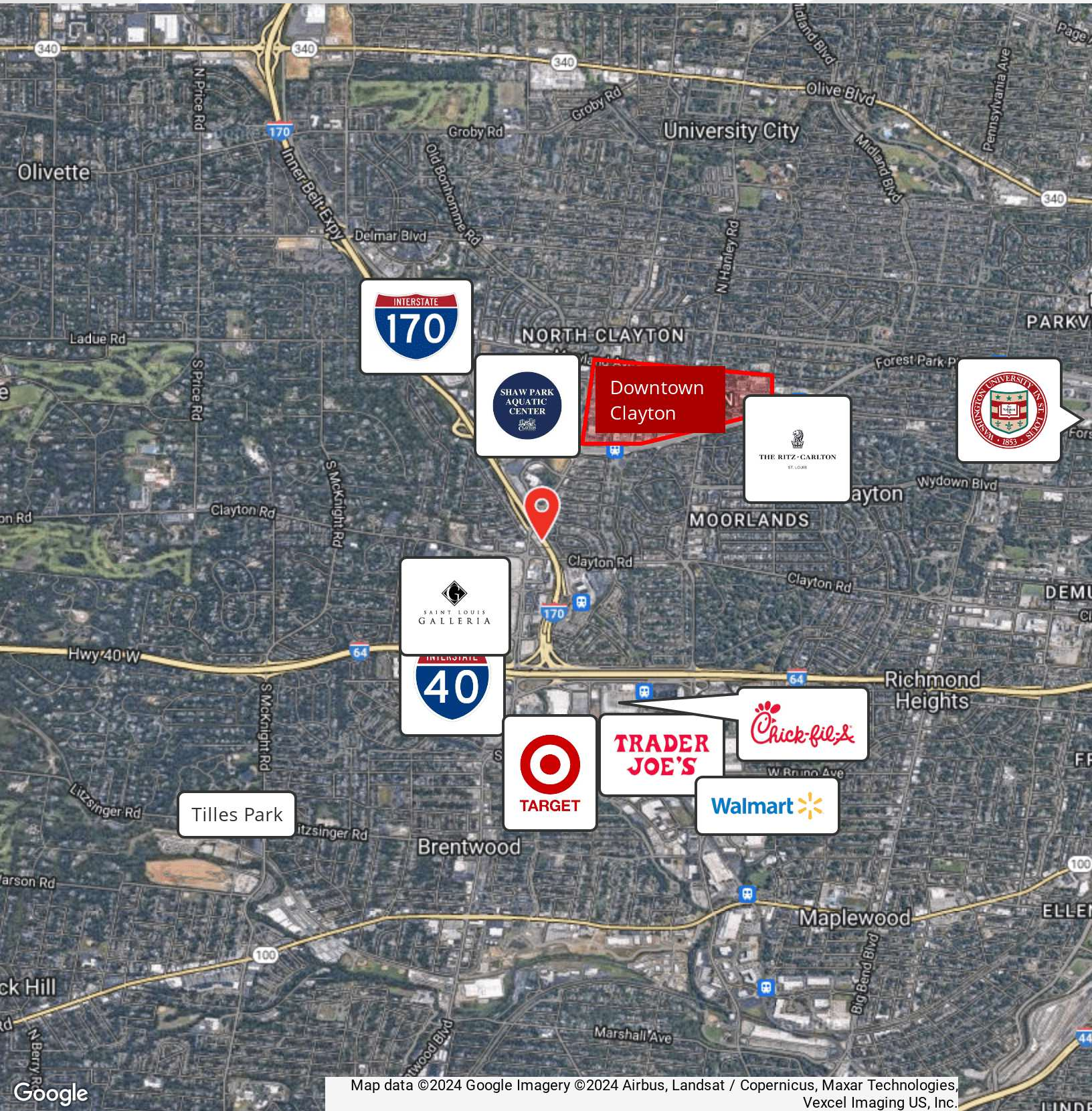


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LEASE INFORMATION

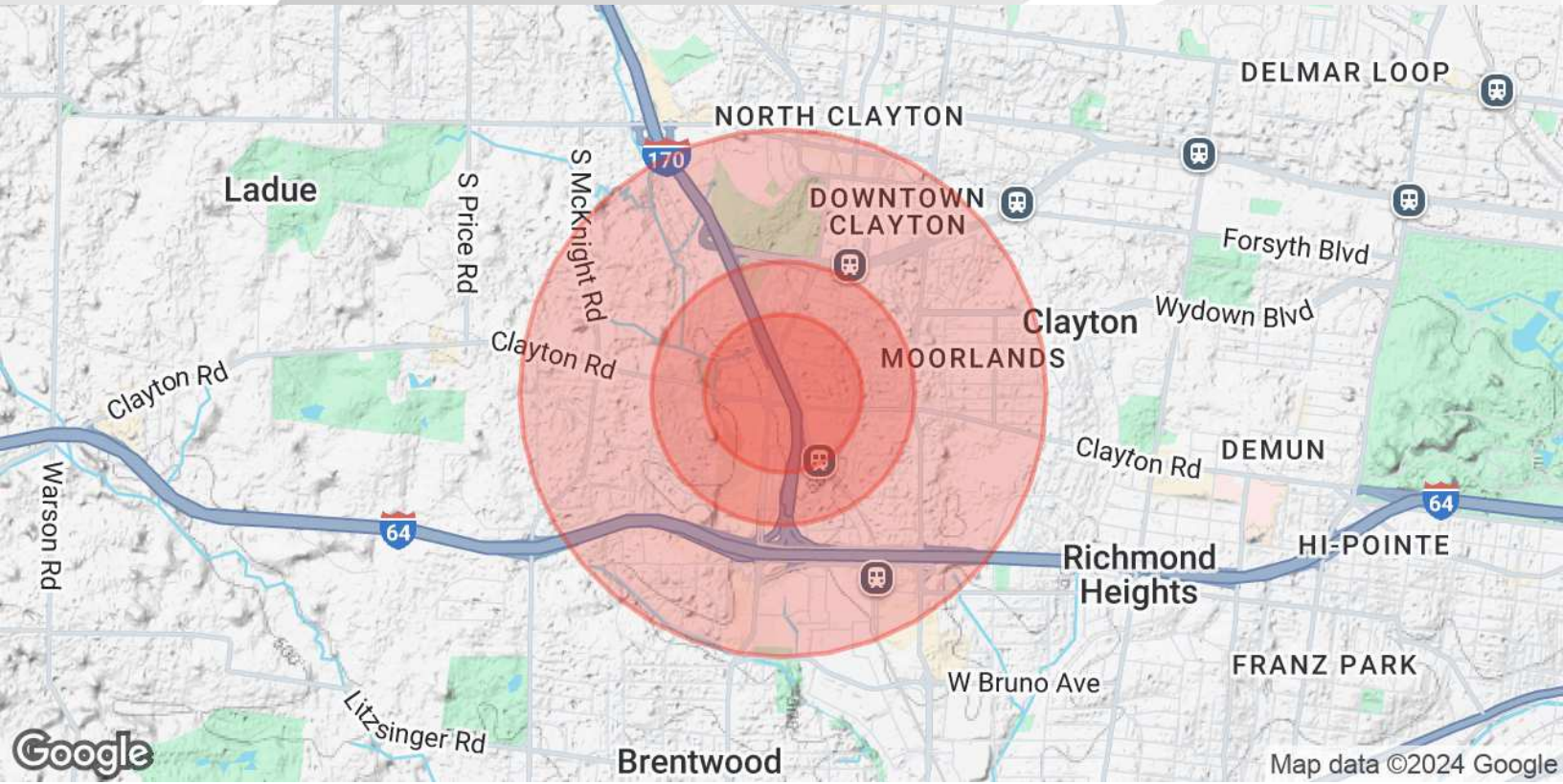
Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	954 - 3,243 SF	Lease Rate:	\$12.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
L101 - A	-	431 SF	Full Service	\$12.00 SF/yr
L101 - B	-	355 SF	Full Service	\$12.00 SF/yr
L101 - C	-	249 SF	Full Service	\$12.00 SF/yr
L101 - D	-	118 SF	Full Service	\$12.00 SF/yr
L101 - E	-	66 SF	Full Service	\$12.00 SF/yr
L101 - G	-	134 SF	Full Service	\$12.00 SF/yr
L101 - I	-	724 SF	Full Service	\$12.00 SF/yr
L101 - H	-	107 SF	Full Service	\$12.00 SF/yr
L101 - 111	Available	1,662 SF	Full Service	\$12.00 SF/yr
L101 - 114	Available	3,243 SF	Full Service	\$12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
950 - 213	Available	954 SF	Full Service	\$22.00 SF/yr
950 - 216	Available	1,222 SF	Full Service	\$22.00 SF/yr
950 - 316	Available	1,780 SF	Full Service	\$22.00 SF/yr



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	714	3,116	13,926
Average Age	44	43	42
Average Age (Male)	42	42	41
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	332	1,405	6,554
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$177,223	\$189,705	\$180,970
Average House Value	\$865,264	\$879,705	\$822,119

Demographics data derived from AlphaMap



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