



ALL OFFERS ARE  
SUBJECT TO  
APPROVAL BY  
WALGREENS' REAL  
ESTATE COMMITTEE






**1225 UNION BOULEVARD**  
ST. LOUIS, MO 63113  
15.120 SF FORMER WALGREENS AVAILABLE FOR SUBLEASE  
ALONG UNION BOULEVARD AT PAGE BOULEVARD  
THROUGH 1/31/2029

# 1225 UNION BOULEVARD

## SITE PLAN & DEMOS

PLEASE CONTACT: **L<sup>3</sup> CORPORATION**  
**JOHN NOTTER**  
 314.282.9825 (DIRECT)  
 314.650.3600 (MOBILE)  
 JOHN@L3CORP.NET

### POPULATION ANALYSIS

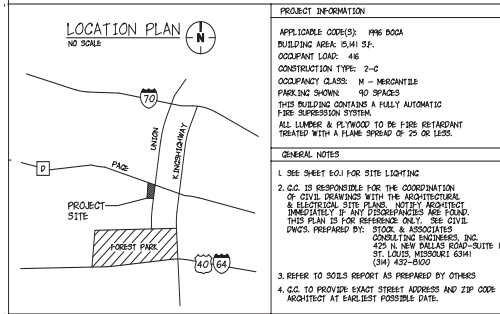
POPULATION	HOUSEHOLDS	AVG HH INCOME
 <u>1 MILE</u> 20,317	 <u>1 MILE</u> 9,074	 <u>1 MILE</u> \$67,780
<u>3 MILES</u> 134,589	<u>3 MILES</u> 56,731	<u>3 MILES</u> \$79,035
<u>5 MILES</u> 341,016	<u>5 MILES</u> 150,062	<u>5 MILES</u> \$82,635

### VIEW & DOWNLOAD:

## DEMO REPORT

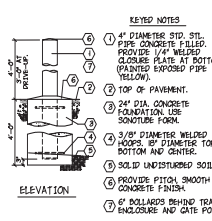
- FIRM LEASE TERM THROUGH 1/31/2029
- 134,589 POPULATION WITHIN 3 MILES

**Walgreens**  
 FACILITIES PLANNING AND DESIGN  
 200 WILMOT ROAD DEERFIELD, IL 60015  
 (847) 914-2500



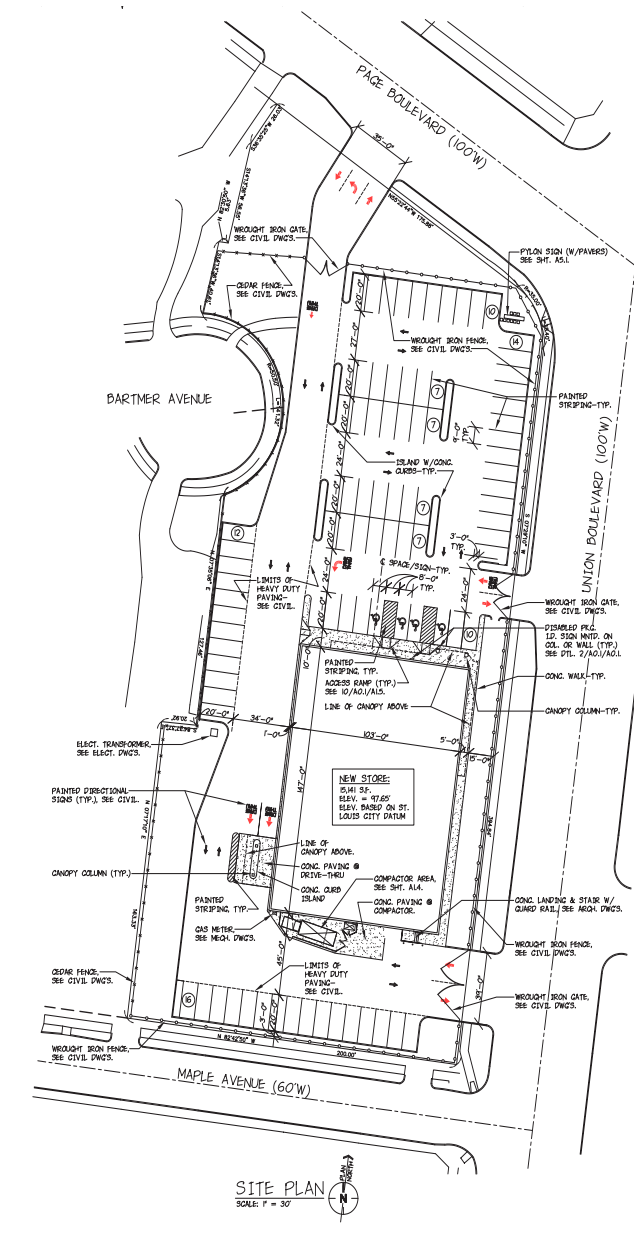
**PROJECT INFORMATION**  
 APPLICABLE CODE(S) 1998 BOCA  
 BUILDING AREA 15,411 SF.  
 OCCUPANT LOAD: 416  
 CONSTRUCTION TYPE: 2-C  
 OCCUPANCY CLASS: M - MERCHANTS  
 PARKING SPACES: 40 SPACES  
 THIS BUILDING CONTAINS A FULLY AUTOMATIC FIRE SUPPRESSION SYSTEM.  
 ALL LAMPS & FIXTURES TO BE FIRE RETARDANT TREATED WITH A FLAME SPREAD OF 25 OR LESS.

**GENERAL NOTES**  
 1. SEE SHEET 601 FOR SITE LIGHTING  
 2. G.C. IS RESPONSIBLE FOR THE COORDINATION OF CIVIL DRAWINGS WITH THE ARCHITECTURAL & ELECTRICAL SITE PLANS. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. THIS PLAN IS FOR REFERENCE ONLY. SEE CIVIL DWGS. PREPARED BY: STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. 429 N. NEW DALLAS ROAD-SUITE 805 ST. LOUIS, MISSOURI 63141 (314) 432-8100  
 3. REFER TO SOE'S REPORT AS PREPARED BY OTHERS  
 4. G.C. TO PROVIDE EXACT STREET ADDRESSES AND ZIP CODE TO ARCHITECT AT EARLIEST POSSIBLE DATE.



1 PIPE GUARD DETAIL SCALE: NONE  
 2 DISABLED PKG. SIGN DETAIL SCALE: NONE

CONVENTIONS	SCHEDULE OF ABBREVIATIONS
<b>DRAWING LEGEND</b> NORTH ARROW DIMENSION LINE CENTER LINE FINISH LINE ...	<b>SCHEDULE OF ABBREVIATIONS</b> AC - AIR CONDITIONING AD - ADJUSTABLE AF - ALUMINUM FINISH ...



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 1225 UNION BOULEVARD

## FLOOR PLAN

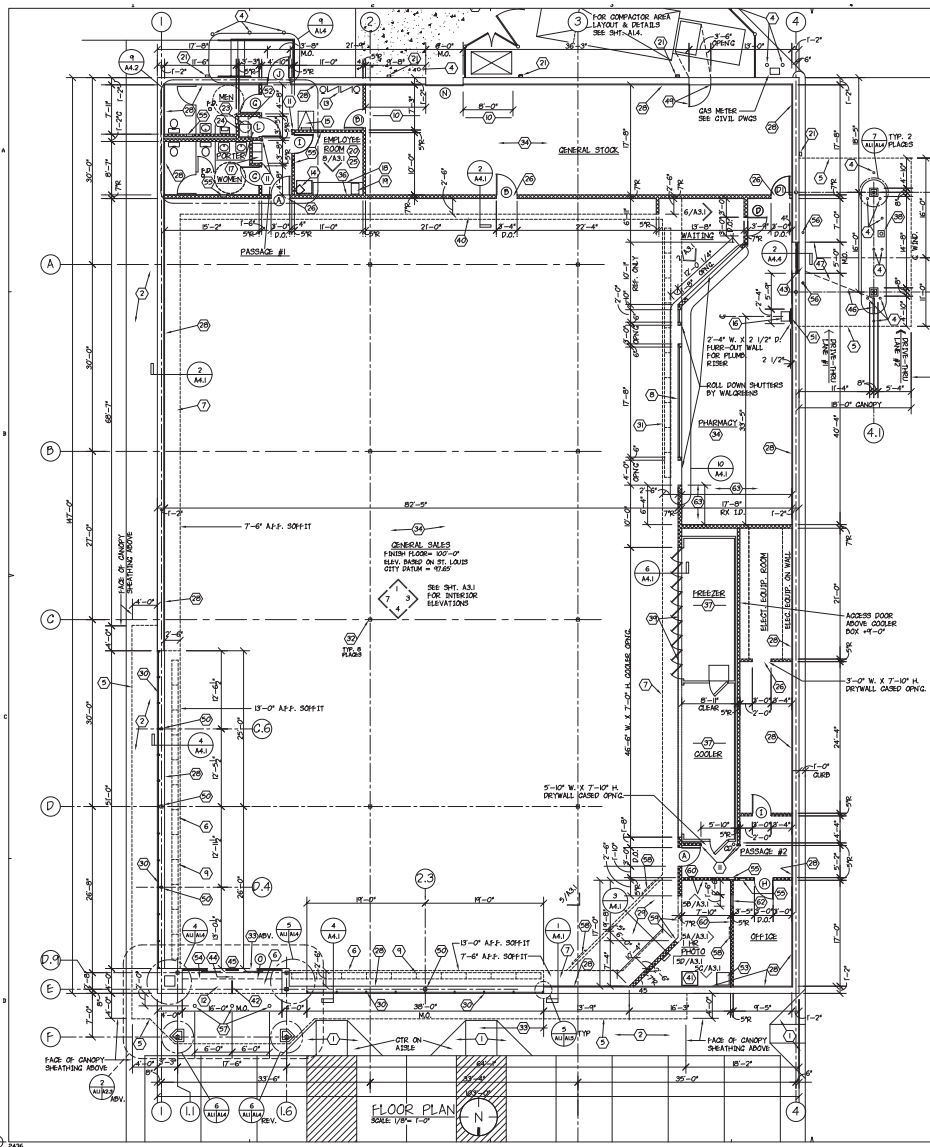
PLEASE CONTACT: L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



ROOM & SPACES	ROOM FINISH SCHEDULE			
	FLOOR	BASE	WALLS	CEILING & PAINT
GENERAL SALES	1	2	3	4
PATIENT SEATING	1	2	3	4
EMPLOYEE ROOM	1	2	3	4
PHARMACY	1	2	3	4
TOILETS	1	2	3	4
RECEPTION PLATFORM	1	2	3	4

**NOVA**  
ARCHITECTS AND ENGINEERS  
1516 BIRCHWOOD DRIVE, SUITE 200, ST. LOUIS, MISSOURI 63103

**PROJECT TYPE**

DRAWINGS/SPECIFICATIONS BY:  
 WALGREENS CONSULTANT  
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:  
 WALGREENS CONTRACTOR  
 LANDLORD'S CONTRACTOR (TURKEY CONSTRUCTION)

STORE	BUILDING
NEW.....	NEW.....
REMODELING.....	EXISTING.....
RELOCATION.....	NEW SHELL ONLY.....
OTHER.....	

**15'-0" PARTITION SCHEDULE, LEGEND & CLG. DATA**

**ABBREVIATIONS**

○ TO MIN. 5" ABOVE C.L.G. OF TO ROOF DECK OR FLOOR ABOVE. AIR TIGHT FIRECODE GWS. 90% MOISTURE RESISTANT (W/8 GYPSUM WALLBD. 2" TO ROOF DECK OR FLOOR ABOVE).

**LEGEND**

**SYMBOL**      **DESCRIPTION**

1"      6" x 25 GA. MTL. STUDS, 24" OC. TO ROOF DECK (SECURED TO ROOF FRAMING WITH 5/8" GWS ON GENERAL SALES AREA SIDE TO TOP OF SOFFIT OR CEILING, ON PATIENT SEATING TO ROOF DECK IN FLUORENA LOCATIONS, BETWEEN GENERAL AND LEIGOR SALES AREA, PROVIDE GWS UP TO ROOF DECK ON BOTH SIDES.

2"      6" x 25 GA. MTL. STUDS, 24" OC. TO ROOF DECK (SECURED TO ROOF FRAMING WITH 5/8" GWS ON EACH SIDE OF ROOF DECK TIGHT UP TO ROOF DECK ON GENERAL SALES AREA AS REQUIRED BY CODE).

3"      3-5/8" x 25 GA. MTL. STUDS, 24" OC. TO ROOF DECK (SECURED TO ROOF FRAMING WITH 1" PRELIME GWS EACH SIDE TIGHT UP TO ROOF DECK ON GENERAL SALES AREA AS REQUIRED BY CODE).

4"      3-5/8" x 25 GA. MTL. STUDS, 24" OC. WITH ALTERNATE STUDS SECURED TO ROOF FRAMING AND OTHERS TO STOP AT CEILING PROVIDE 5/8" GWS EACH SIDE UP TO CEILING ONLY.

**REVISIONS**

NO.	DATE	DESCRIPTION	CONST.
1			

**WALGREENS STORE**  
FARGO BLVD. AND UNION BLVD.  
ST. LOUIS, MISSOURI

DRAWING TITLE: GENERAL FLOOR PLAN & SCHEDULES

DATE: 3/22/98      STORE NO: 18-0484      DRAWING NO: AS SHOWN  
 DRAWN BY: ML      SCALE: AS SHOWN      RELEASED TO: A11  
 REVISIONS BY: SP      1516      OF 21 DWGS.



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 1225 UNION BOULEVARD

## ZOOM AERIAL

PLEASE CONTACT:

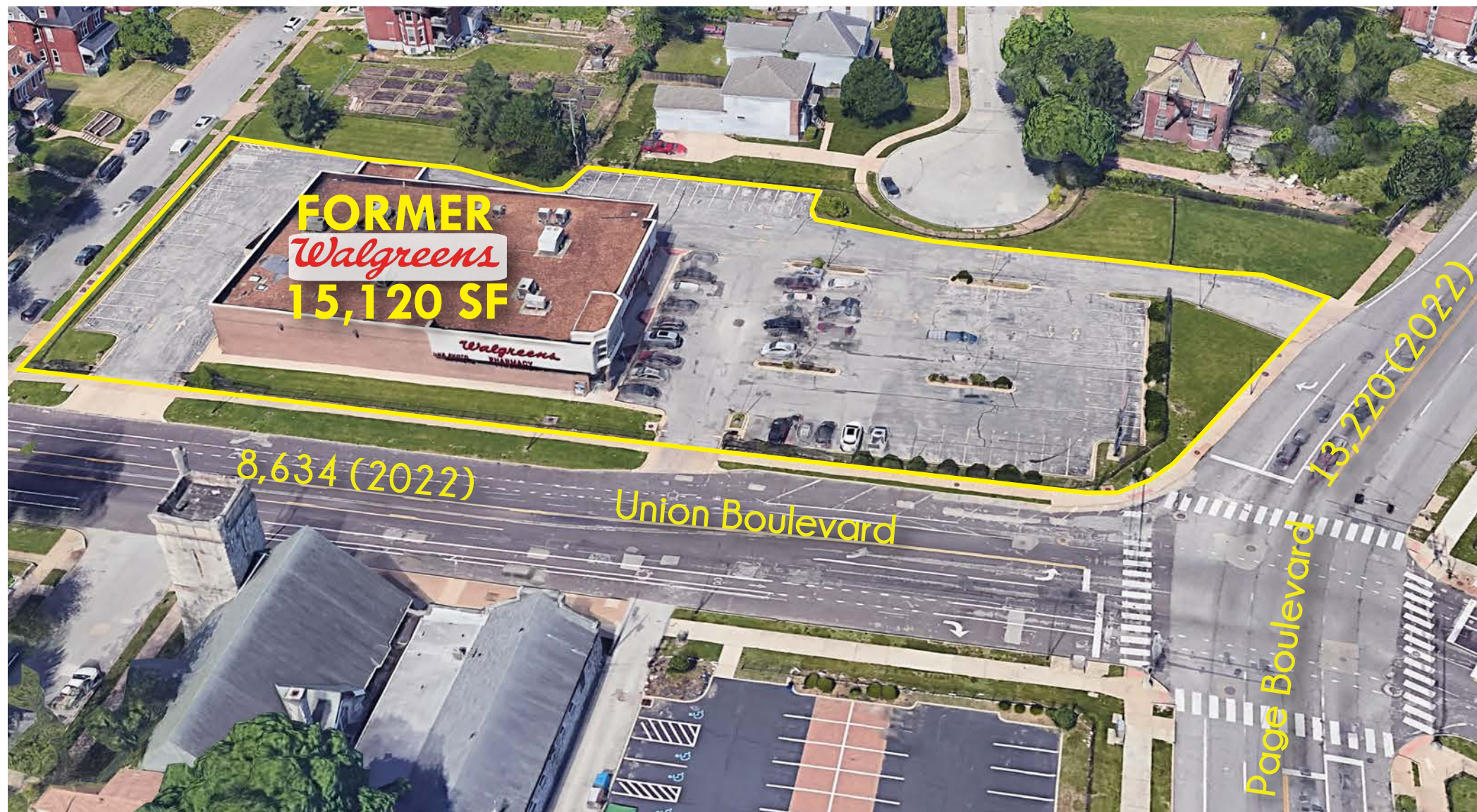
L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



# 1225 UNION BOULEVARD

## AERIAL

PLEASE CONTACT:

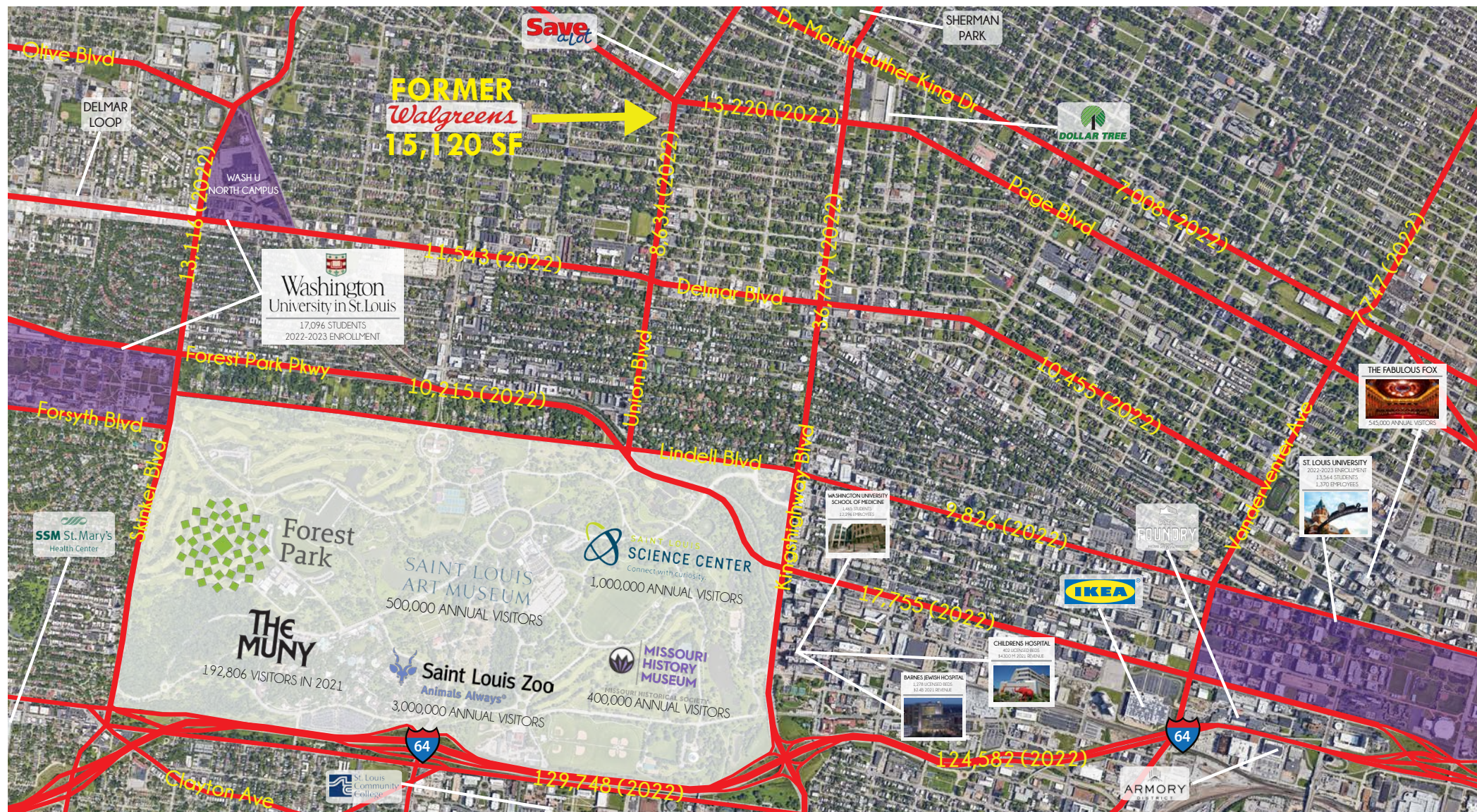
L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.