

NOW
Open

COMMERCE BANK TOWER

UP TO 40,000 RSF REMAINING
IN A NEW CLASS A+ OFFICE
WITH PRIVATE GARDEN
TERRACE



SCAN TO VIEW
360 Virtual Tour



8001 FORSYTH BLVD CLAYTON, MO 63105

HILAND
COMMERCIAL

NAIDESCO



Cutting-Edge and Health-Focused.

A modern, 15-story glass office building located at the prominent corner of Forsyth and N. Meramec.

Designed to bring the best talent to your business with high-end finishes and...

Trendsetting Amenities.



COMMERCE BANK TOWER



Attached covered parking with EV vehicle charging stations on each level (reserved parking available)



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ACCESS CONTROLLED BUILDING WITH CLASS A+ FINISHES

Main lobby features include travertine stone walls, floating louvered wood ceiling, ceiling to floor glass, interior treescape, 24/7 Security guard and an ATM.



360 - TERRACE



THE ULTIMATE GATHERING SPACE! A UNIQUE OFFERING TO TOWER TENANTS

PROMINENT FRONT DOOR ENTRY

Portico features travertine stone and bronze “Divided Circles” sculpture by British artist Barbara Hepworth.



NATURALISTIC, OPEN-AIR 1 ACRE GARDEN TERRACE

One acre private garden style terrace is nestled between the West and East towers on the rooftop of the parking garage. This is available free for tenants to enjoy year round.



PRIVATE DINING NOOKS, INFORMAL GREEN SPACE, FLEXIBLE SEATING, MEETING AREAS, AND FIRE NOOKS



7,500 SF FITNESS CLUB WITH ROOFTOP GARDEN

State-of-the-art equipment, free weights, aerobic classes, showers and locker rooms. Juice bar also located within fitness club.

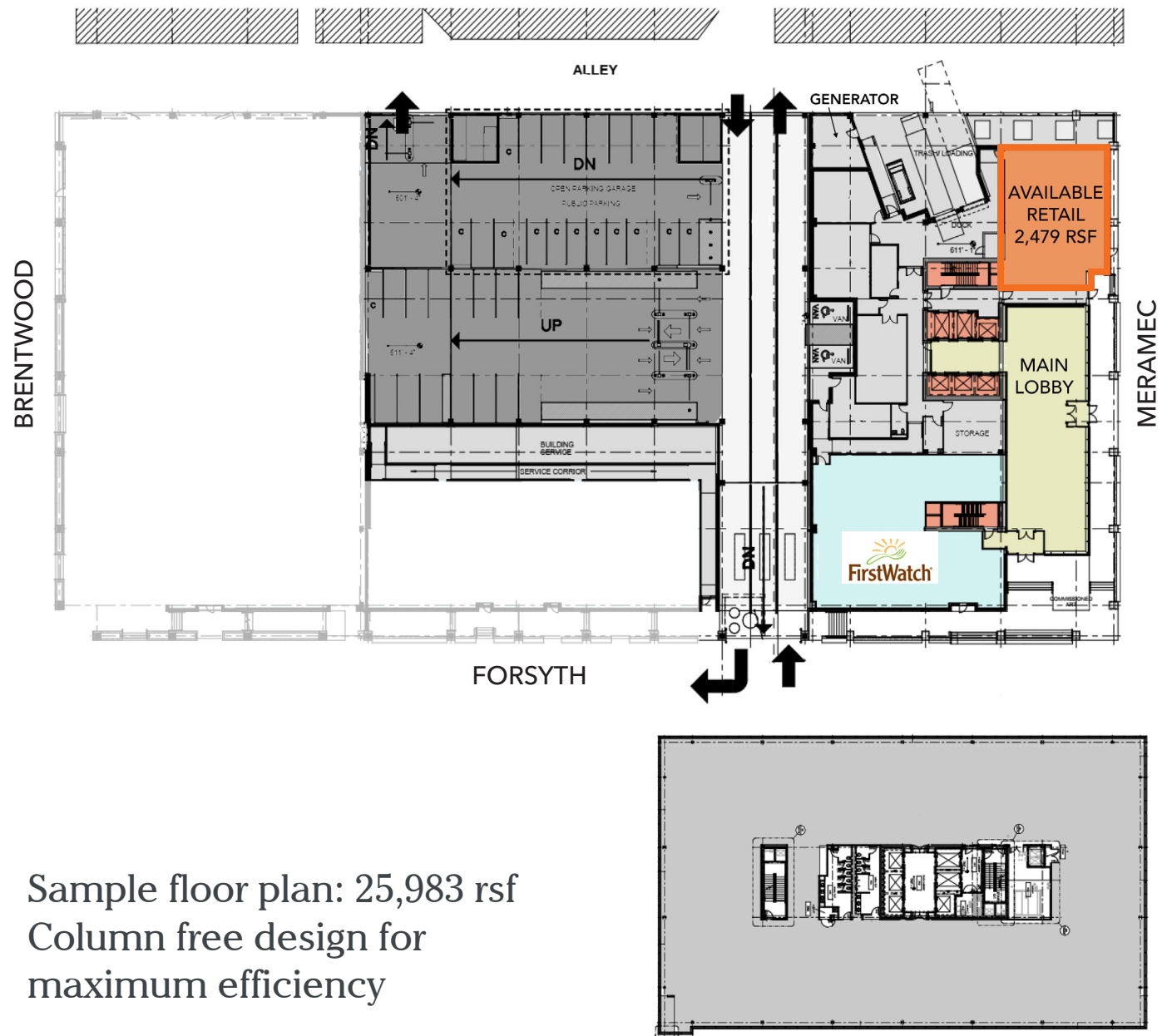
A thriving office environment employees are excited to be a part of...

- Up to 40,000 RSF New Class A+ Office Space Available on floors 8 & 9
- Expansive garden terrace offers tenants outdoor green space to enjoy for their business meetings or leisure
- 14' floor to floor ceiling heights
- First floor retail available with frontage on Meramec featuring covered and heated outdoor dining space (Join First Watch)
- Attached covered parking with vehicle charging stations on each level (reserved parking available)
- On-site visitor parking
- 24/7/365 controlled access and security guarded building
- Column free floor plates for maximum efficiency
- For Lease: Office - \$45.50 psf, Full Service
- For Lease: Retail - \$36.00 psf, NNN

COMMERCE BANK TOWER



Main Floor Plan: Lobby, Parking & Retail

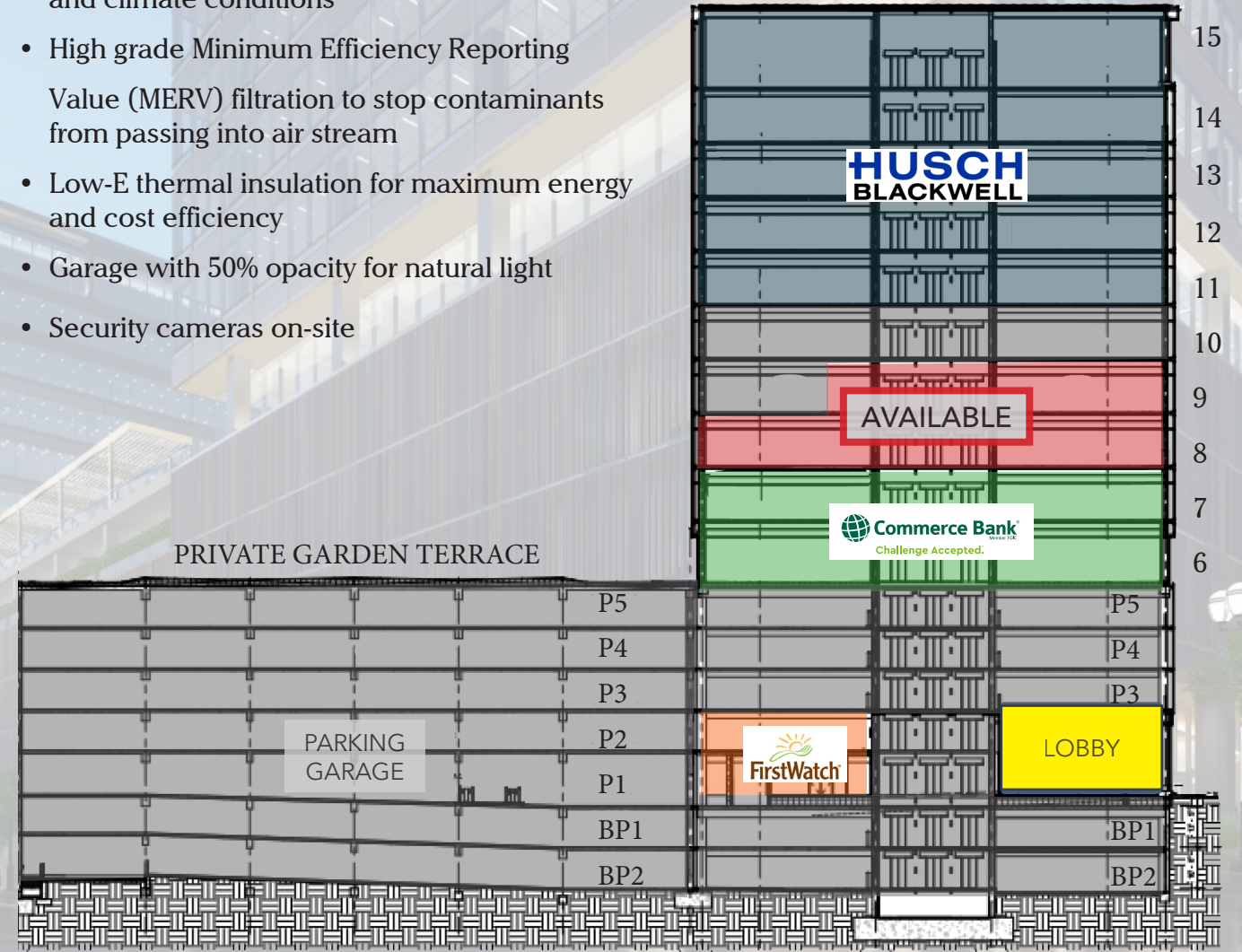


Sample floor plan: 25,983 rsf
 Column free design for maximum efficiency

Healthier & Smarter Design that Class A office tenants demand

- Dedicated Outside Air Systems (DOAS) delivers clean dehumidified outside air in all weather and climate conditions
- High grade Minimum Efficiency Reporting Value (MERV) filtration to stop contaminants from passing into air stream
- Low-E thermal insulation for maximum energy and cost efficiency
- Garage with 50% opacity for natural light
- Security cameras on-site

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CLASS A+ NEW CONSTRUCTION OFFICE DEVELOPMENT
@ THE CORNER OF FORSYTH & N. MERAMEC
IN THE HEART OF DOWNTOWN CLAYTON

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