

# 8640 EVANS

8640 Evans Avenue | St. Louis, MO

233,745 SF OFFICE  
BUILDING FOR LEASE

LEASED BY:

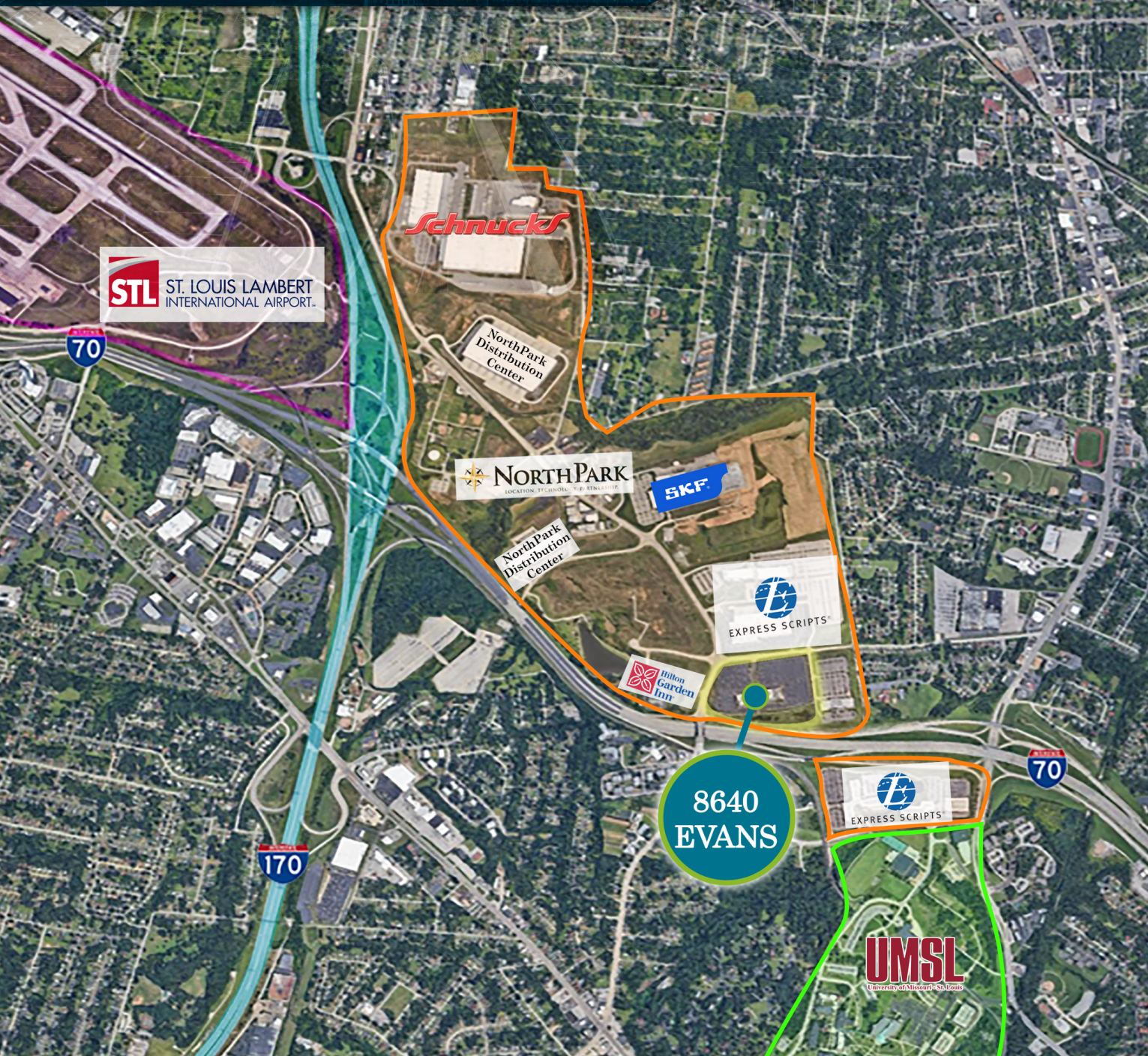
**NEWMARK**  
ZIMMER

OWNED BY:

**Orion**  
Office REIT



# Location Overview



8640 Evans is a 233,745 SF, class A corporate headquarters building located in NorthPark Business Park. 8640 Evans is strategically located immediately east of St. Louis Lambert International Airport and just north of the University of Missouri St. Louis. The site is situated on 19 acres of ground with immediate access to Highway I-70, I-170 and I-270. Express Scripts, Schnucks, SKF, Amazon and many others have chosen this neighborhood for their operations.

# Building Features



\$14.75 PSF, NNN



Built in 2011



5.13/1,000 parking ratio  
1,200 total spaces



\$1M in recent common area upgrades



233,745 SF available



Fully fenced & secured 18.88 AC lot



Available 1/1/2022



LEED certified building



Four stories



Building signage on Highway 70,  
visible to approximately 120,000  
vehicles per day



Floor plates:

- 1st: 61,430 SF floor
- 2nd: 61,575 SF floor
- 3rd: 55,370 SF floor
- 4th: 55,370 SF floor



Data center information on next  
page.



# Data Center Details

The building is equipped with a fully-operational data center including all of the following equipment:



Two (2) back-up Caterpillar C32 generators on site

- One (1) 1,250 kVA/1,000 kW
- One (1) 3,125 kVA/1,000 kW



Fiber Access - ADB fiber and AT&T internet is currently available at the building



Heavy Power - Two (2) separate 3-Phase 12kv underground lines serve a 2,000 AMP transformer. Total capacity - 4,000 AMPs



In addition, the Data Center includes a "raised-floor" area and "racked" data center room equipped with a Computer Room Air Handler, Direct Room Humidifies, and make-up air units



CAV Boxes - Multiple (Nailor Industries)

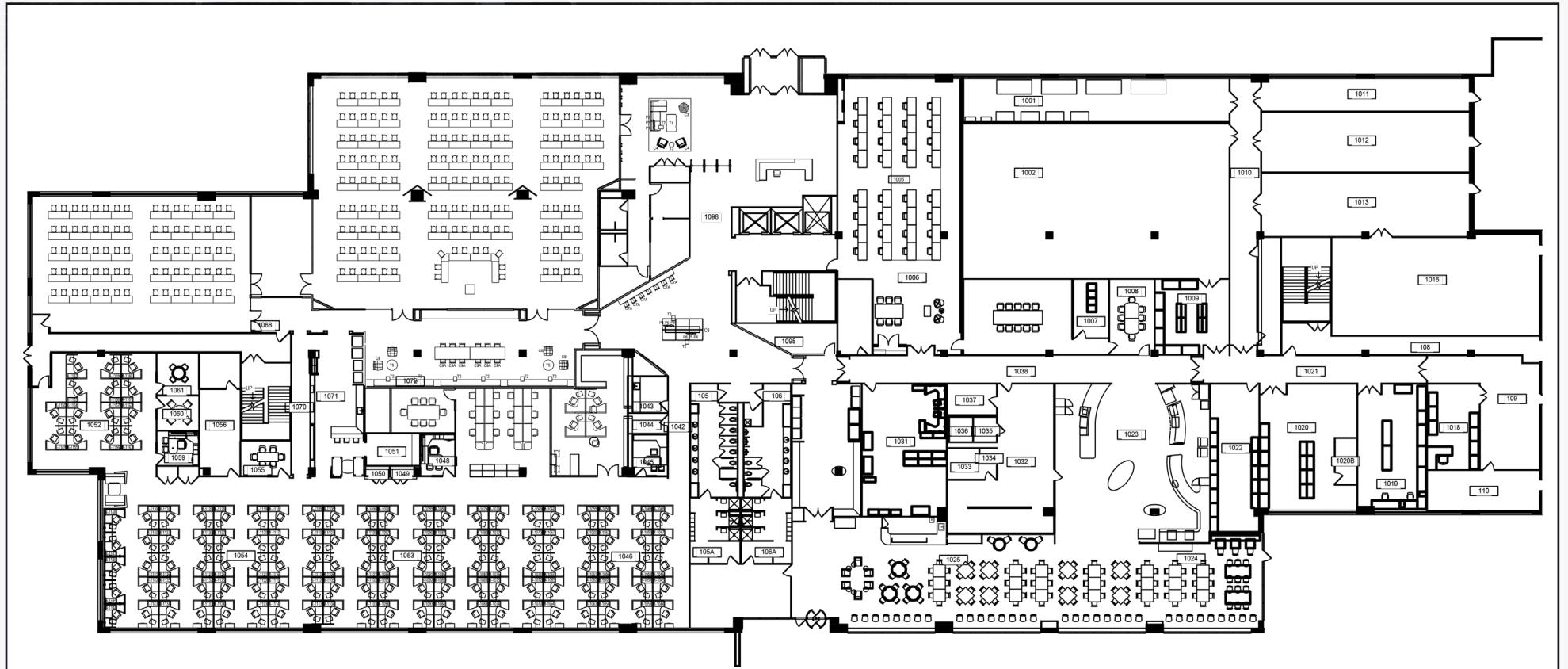


Additional information can be provided upon request



# Floor Plans

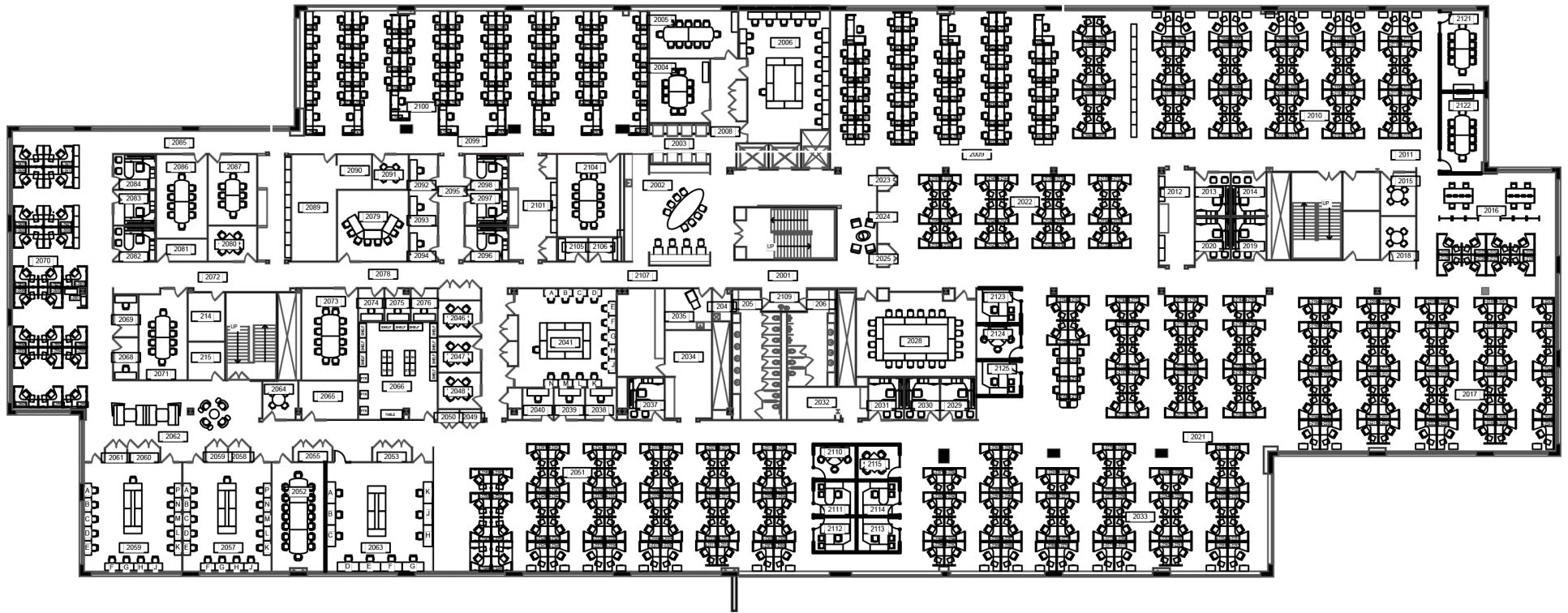
## First Floor



61,430 SF

# Floor Plans

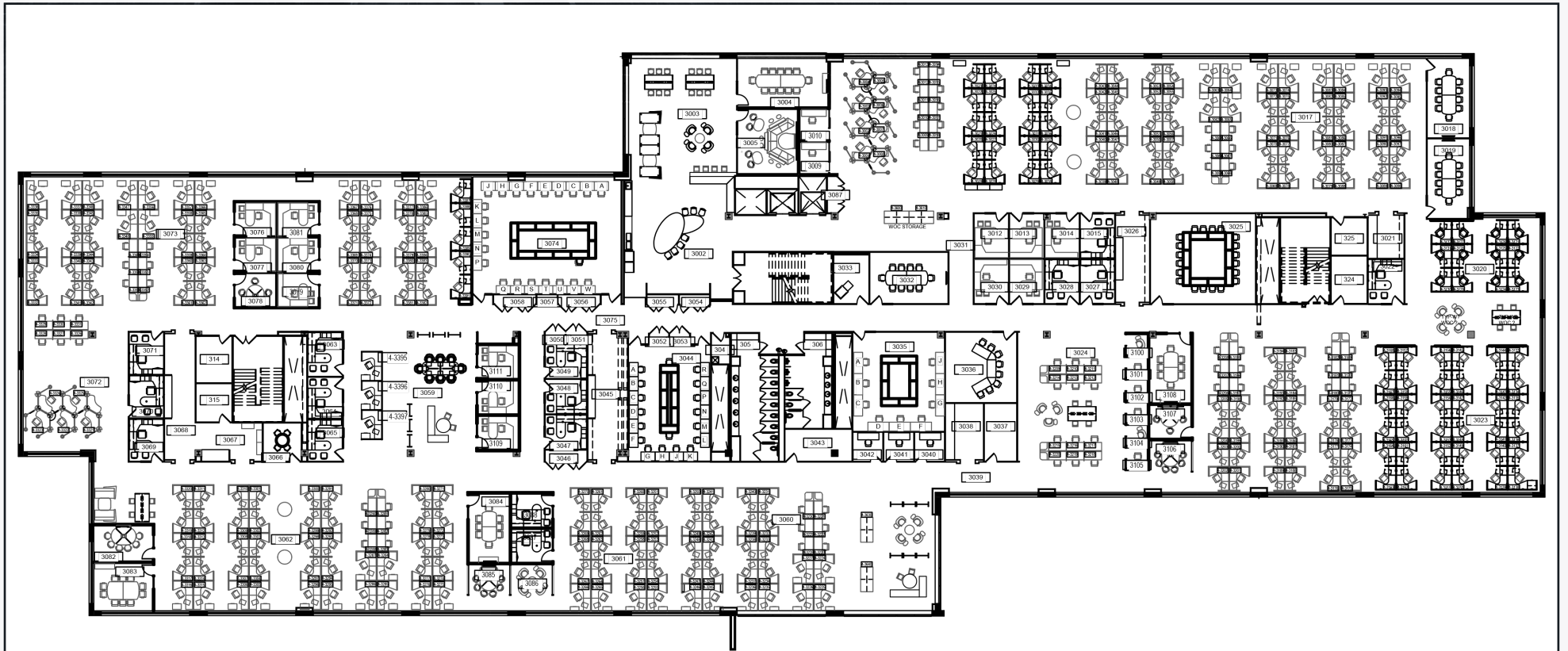
## Second Floor



61,575 SF

# Floor Plans

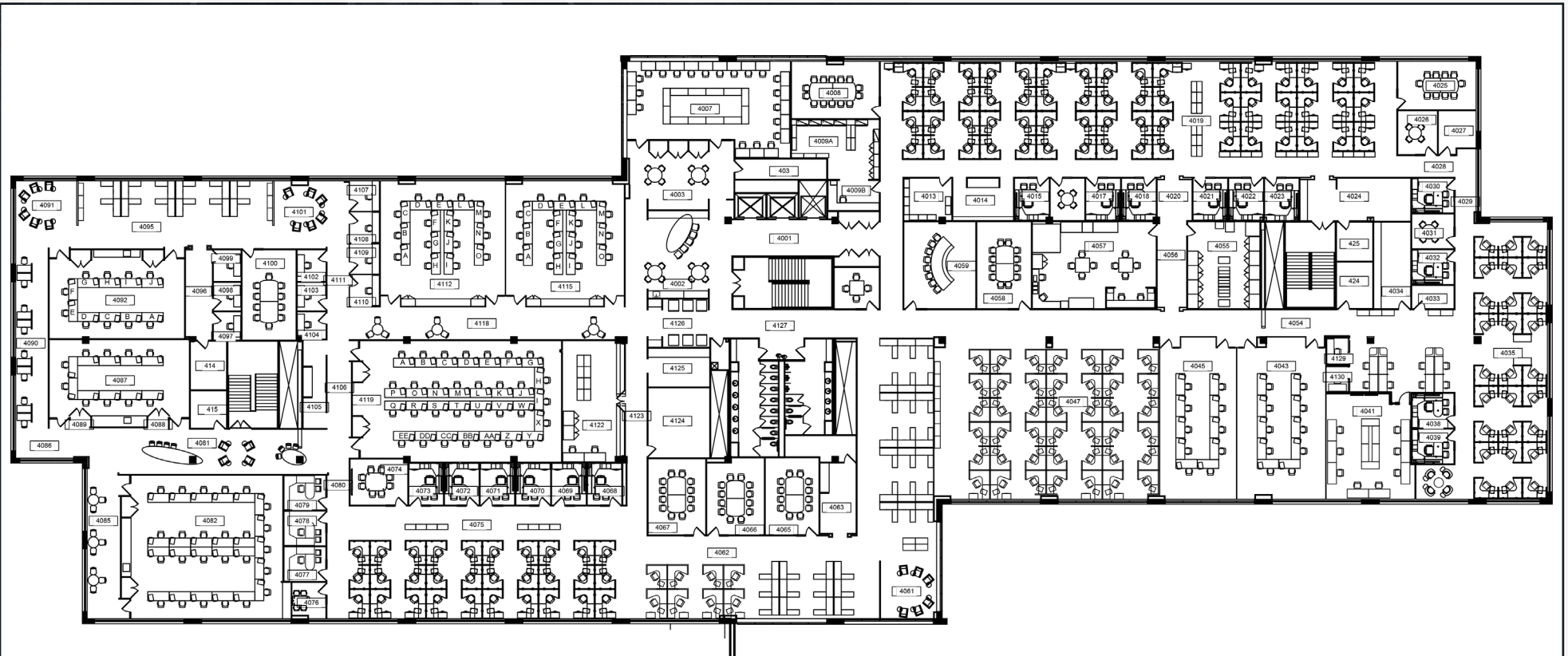
## Third Floor



55,370 SF

# Floor Plans

## Fourth Floor



55,370 SF

# Highway Signage

Conveniently located off Highway I-70, 8640 Evans offers direct signage visibility to over 120,000 vehicles per day





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## For more information, contact:

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