



**STEPHEN FRANK  
ASSOCIATES, LLC**

## The University Tower

Richmond Heights, MO 63117

Owner/Broker Sabina Holtzman 314-863-3700

This centrally located office property offers amenities to tenants such as an on-site property ownership and management, easy access to public transportation, Coma Coffee, as well as general food vending and 24-hour card reader access security.

Both AT&T and Charter provide fiber to the building. Completed Common Area renovations include new flooring, wall covering, updated lighting, modernized restrooms & limited access to two conference rooms.

2018 & 2021 saw the completion of garage renovations.

Access to the gym with his & her shower facilities will be provided free of charge for the first year to new tenants and the conference room is available at no charge for 4 hours per calendar month.

Lease rates range:

\$25.50/RSF to \$29.50/RSF

Full Service Gross

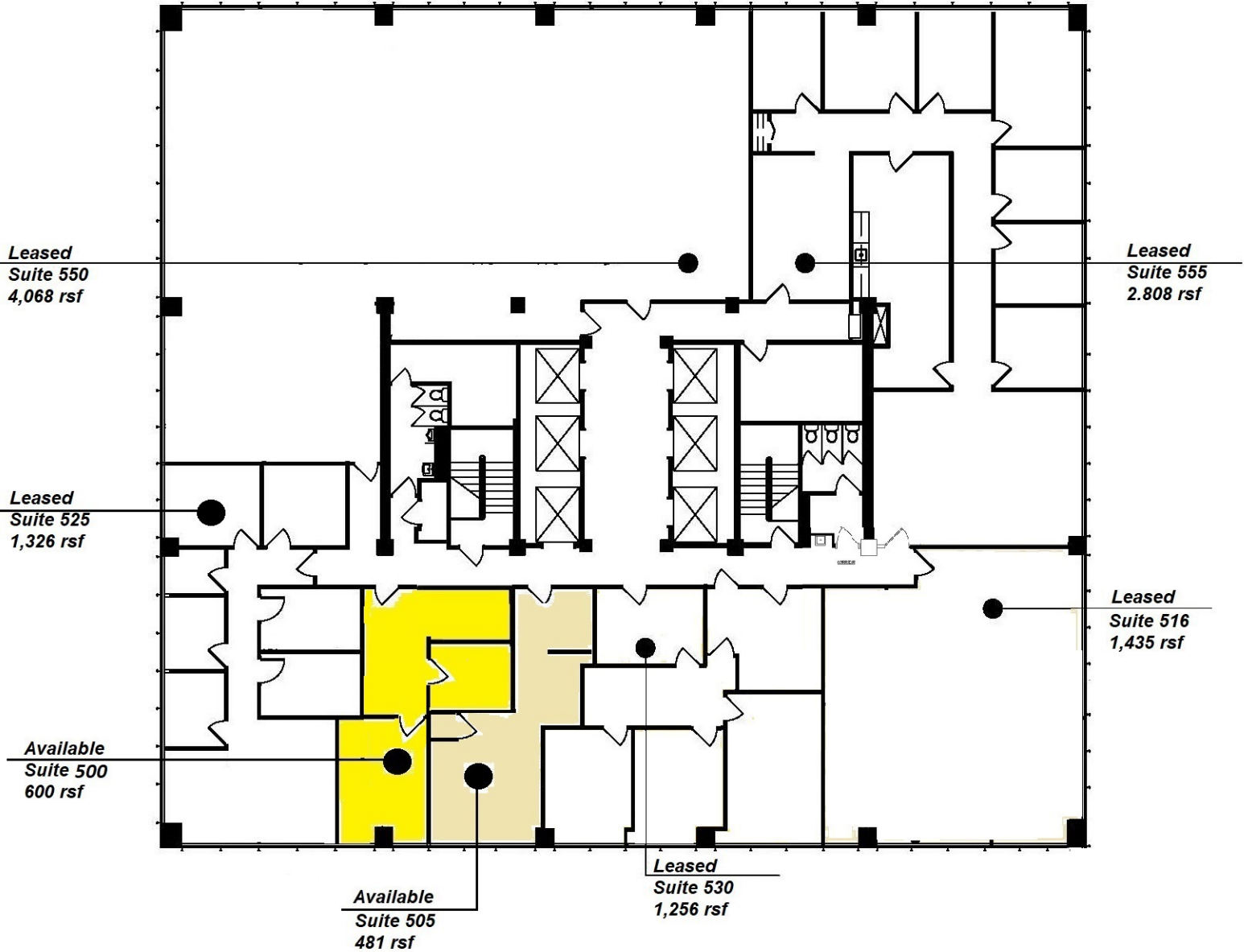


**STEPHEN FRANK ASSOCIATES, LLC**  
**1034 South Brentwood Boulevard, Suite 1300**  
**Richmond Heights, Missouri 63117**

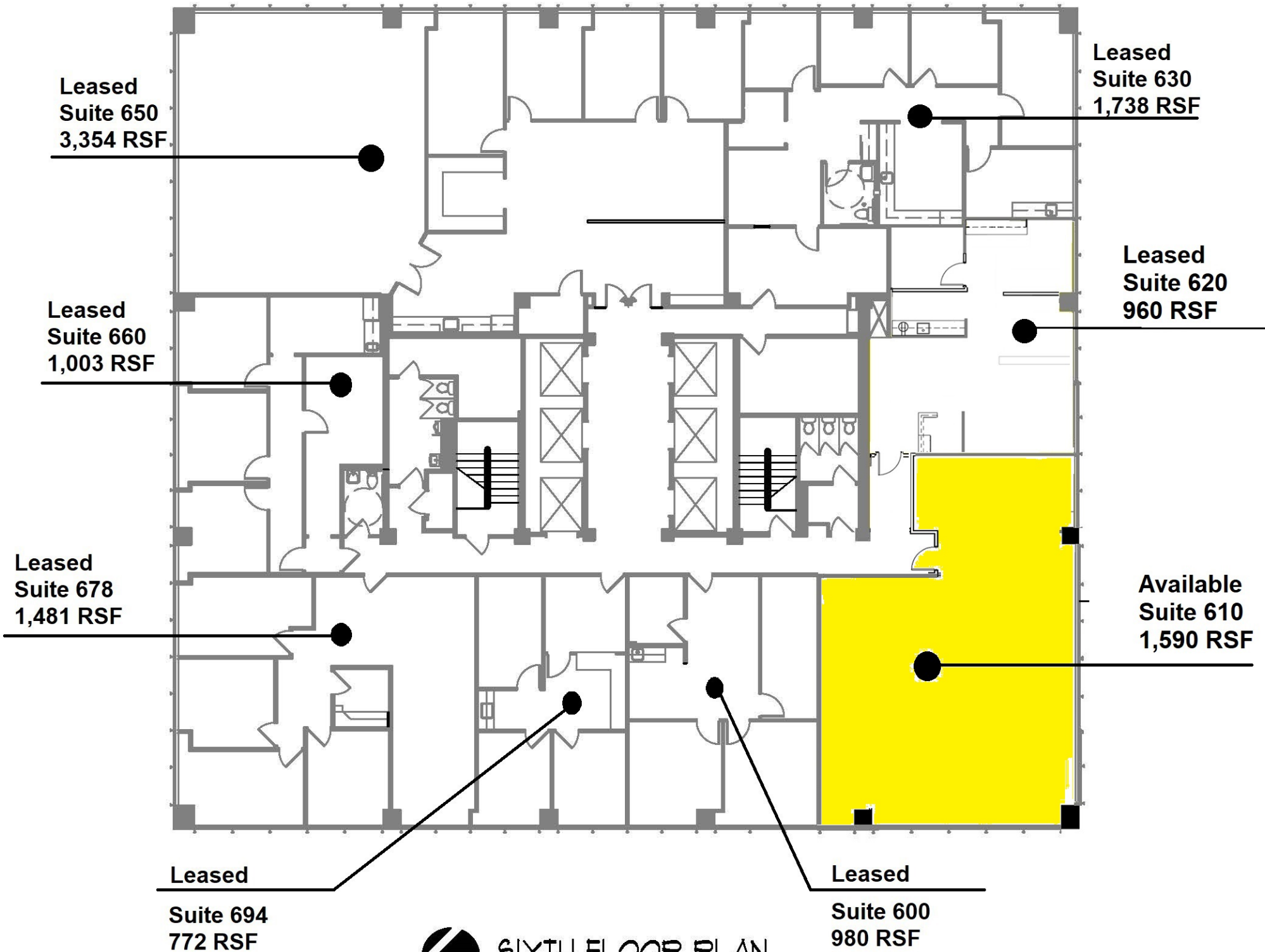
**E: [SHoltzman@stlcre.com](mailto:SHoltzman@stlcre.com)**


**[SMeyer@stlcre.com](mailto:SMeyer@stlcre.com)**

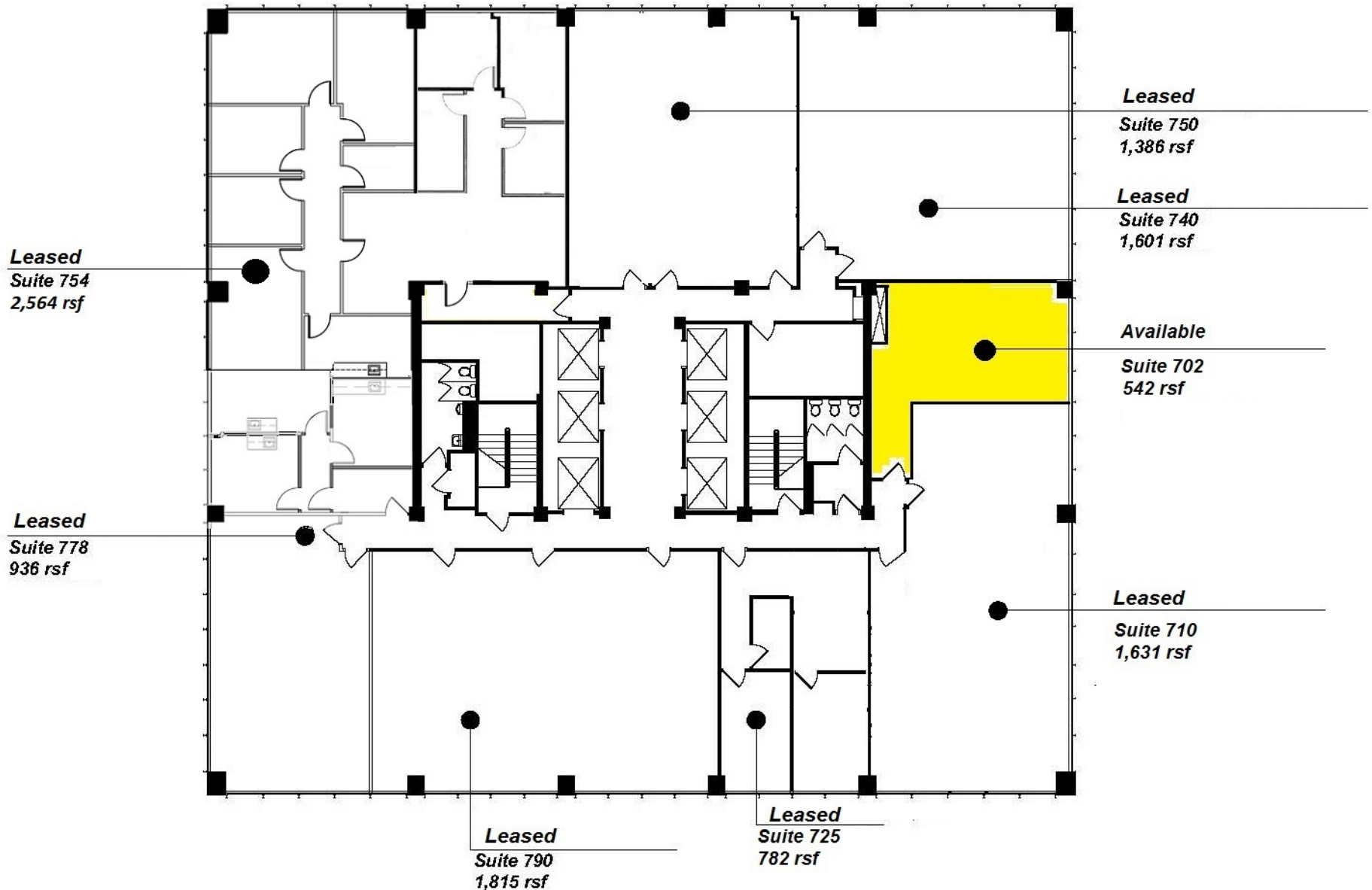
**P: (314).863.3700 [www.stlcre.com](http://www.stlcre.com)**



 **FIFTH FLOOR PLAN**



 **SIXTH FLOOR PLAN**



**SEVENTH FLOOR PLAN**



Available November 1, 2021

Suite 800  
12,000 rsf

 **EIGHTH FLOOR PLAN**

*Available*  
*January 1, 2025*

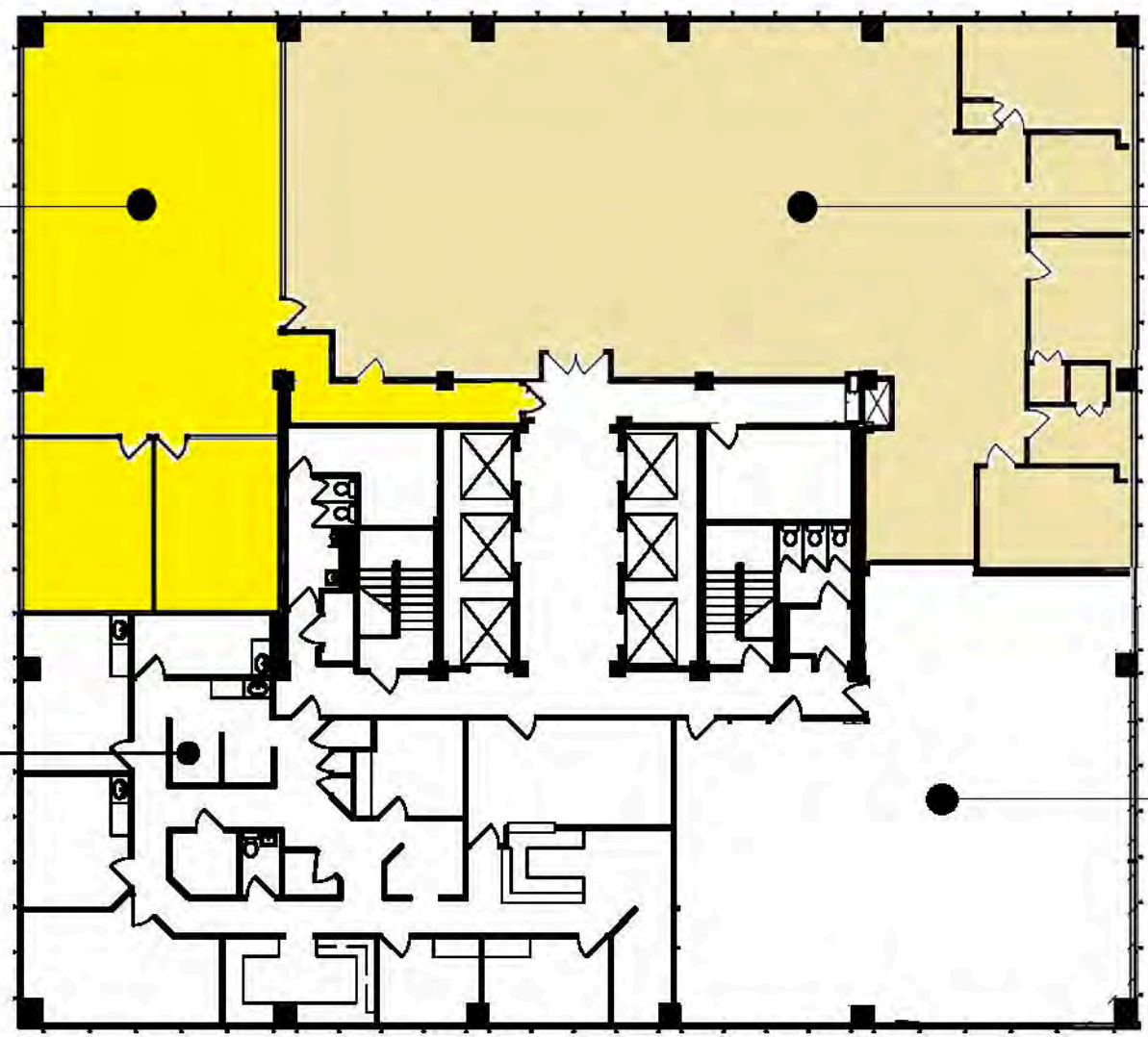
*Suite 960*  
*1,461 rsf*

*Available*  
*January 1, 2025*

*Suite 946*  
*5,760 rsf*

*Leased*  
*Suite 900*  
*3,020 rsf*

*Leased*  
*Suite 975*  
*2,393 rsf*



 **NINTH FLOOR PLAN**



*Leased*  
**Suite 1000**  
3,793 rsf

*Leased*  
**Suite 1060**  
2,676 rsf

*Available*  
**June 1, 2024**  
**Suite 1080**  
1,276 RSF

*Leased*  
**Suite 1010**  
4,348 rsf

 **TENTH FLOOR PLAN**

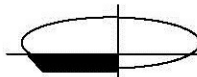
*Available*  
**Suite 1280**  
2,417 rsf

*Leased*  
**Suite 1250**  
4,195 rsf

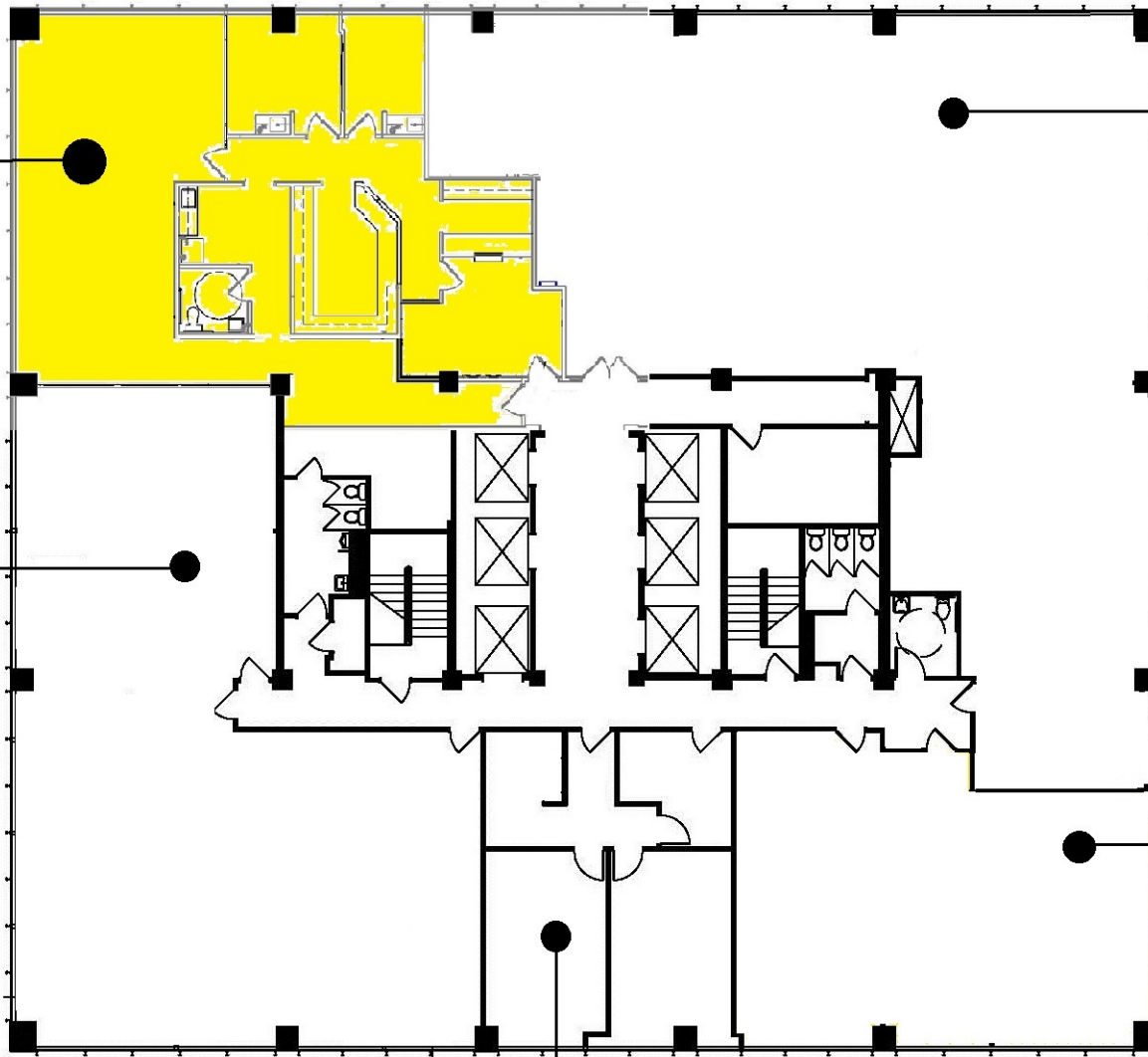
*Leased*  
**Suite 1205**  
2,486 rsf

*Leased*  
**Suite 1230**  
1,517 rsf

*Leased*  
**Suite 1210**  
944 rsf



**TWELFTH FLOOR PLAN**



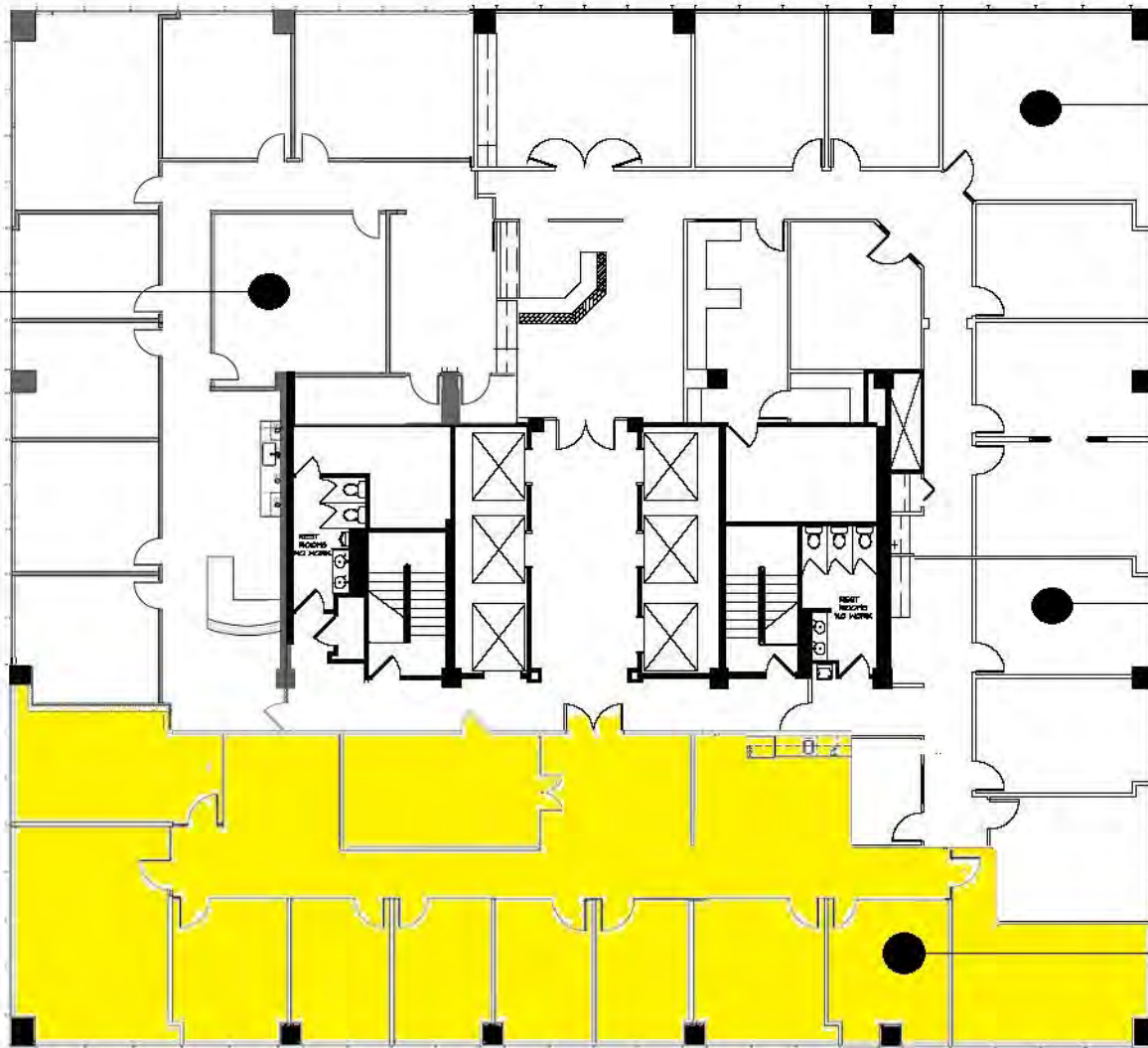


Leased  
Suite 1305  
3,557 rsf

Leased  
Suite 1301  
3,233 rsf

Leased  
Suite 1310  
1,266 rsf

Available  
Suite 1300  
3,942 rsf



**THIRTEENTH FLOOR PLAN**

*Leased*  
*Suite 1555*  
*3,907 rsf*

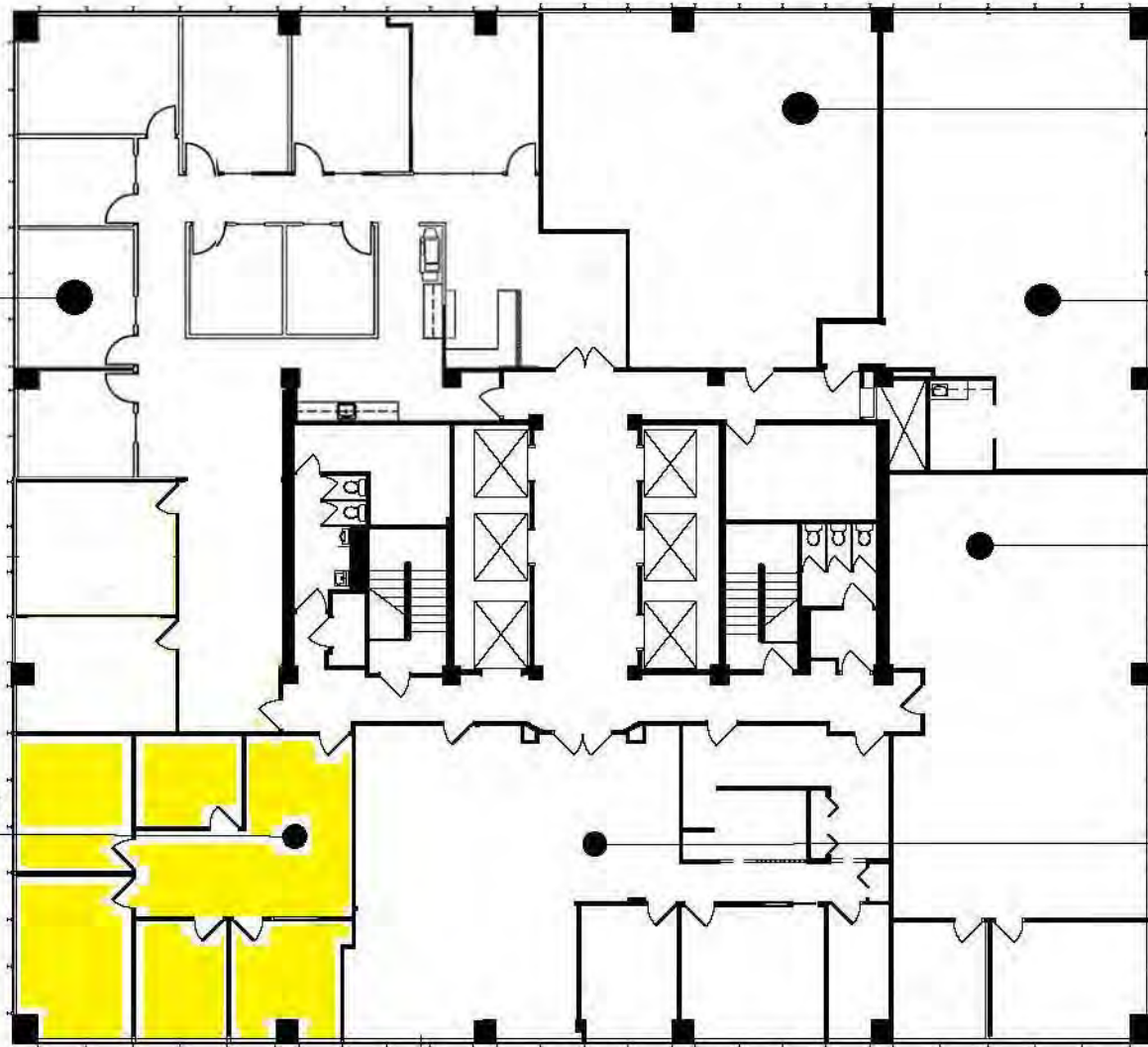
*Leased*  
*Suite 1550*  
*1,200 rsf*

*Leased*

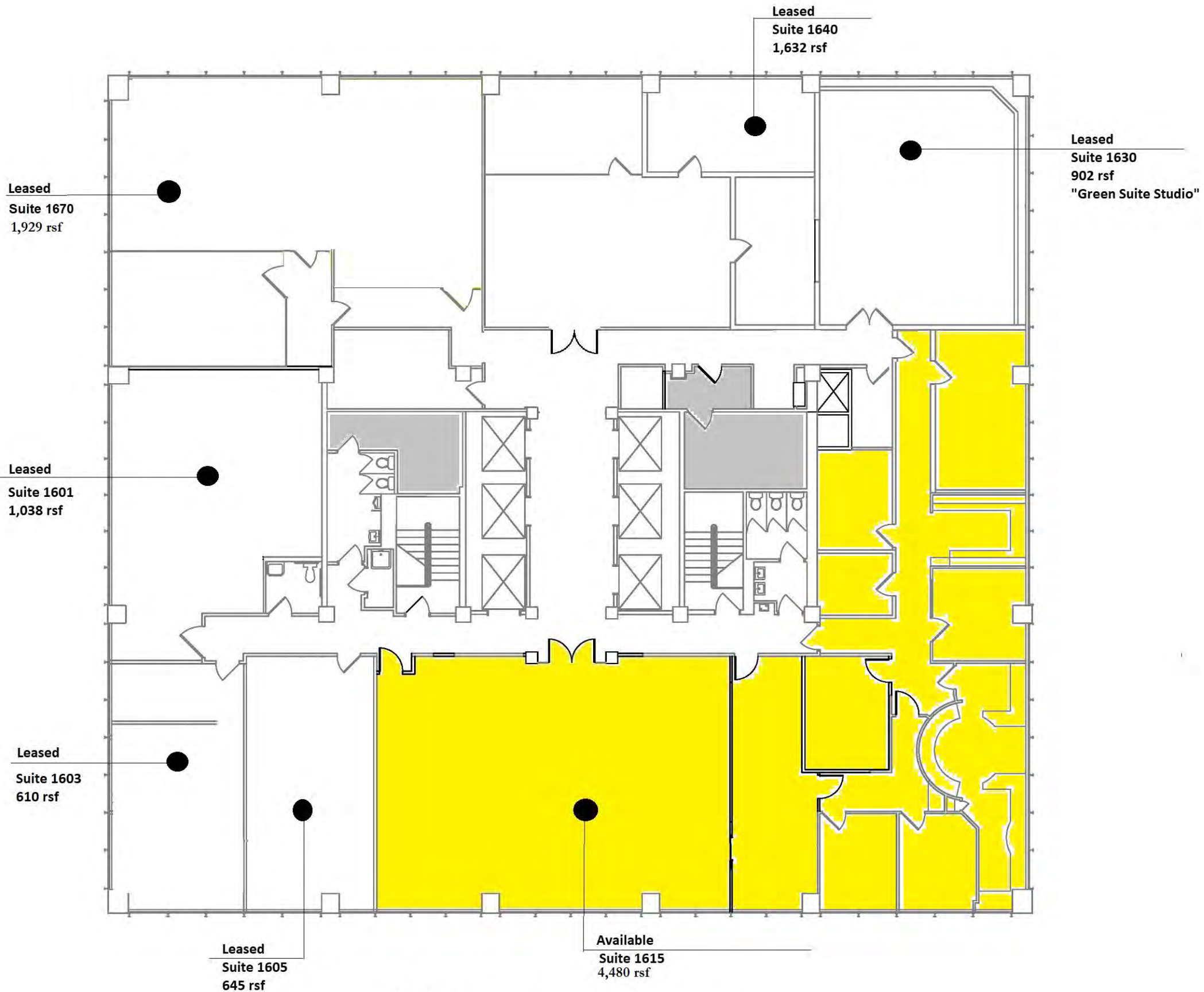
*Leased*  
*Suite 1540*  
*1,799 rsf*

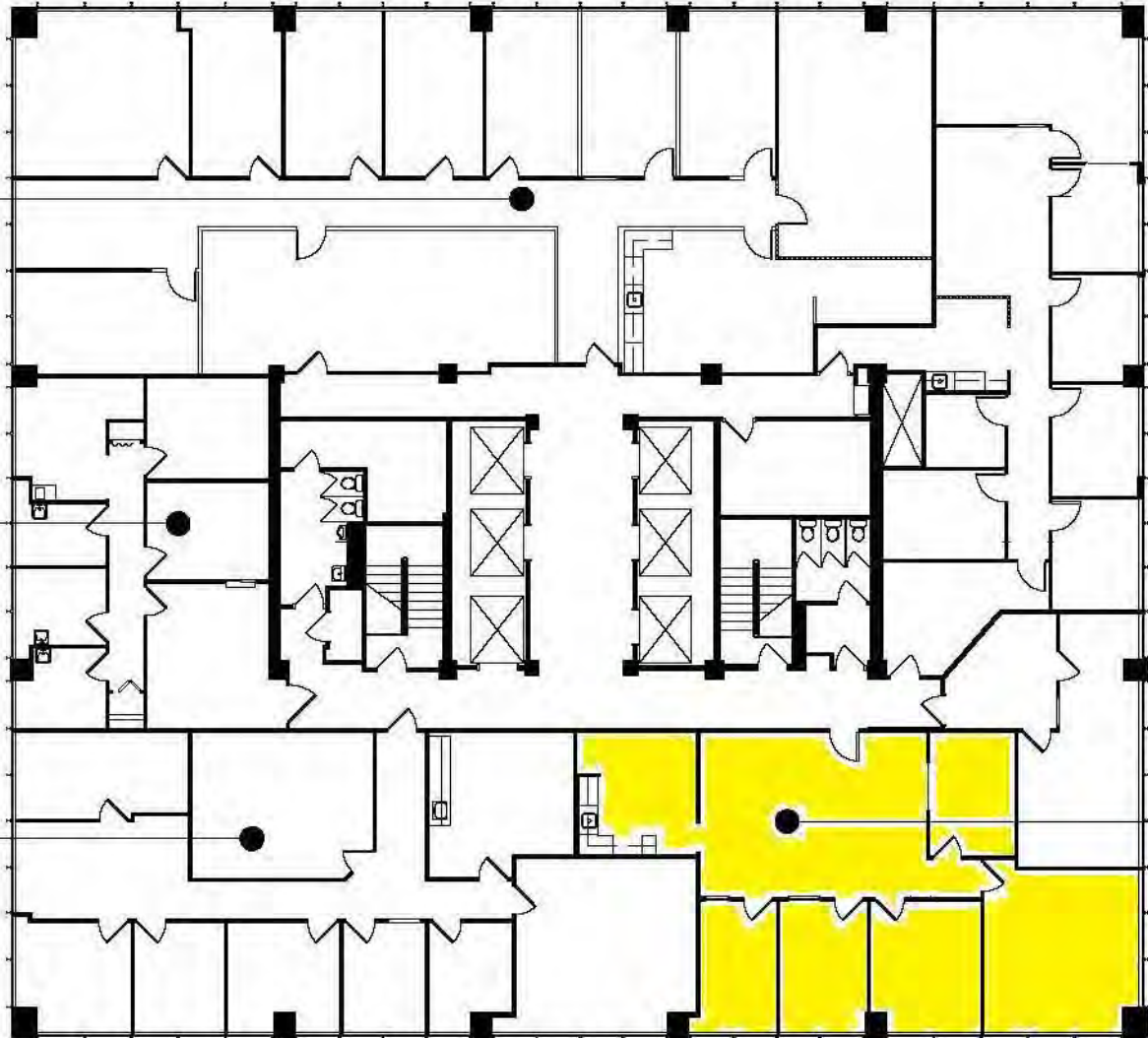
*Available*  
*September 1, 2024*  
*Suite 1510*  
*1,273 rsf*

*Leased*  
*Suite 1520*  
*2,118 rsf*



 **FIFTEENTH FLOOR PLAN**





*Leased*  
**Suite 1860**  
4,697 rsf

*Leased*  
**Suite 1880**  
1,209 rsf

*Leased*  
**Suite 1800**  
2,435 rsf

*Available*  
**December 1, 2024**

*Suite 1850*  
1,689 rsf



**EIGHTEENTH FLOOR PLAN**



Leased  
PH-2A  
6,493 rsf

Available  
PH-2D  
1,205 rsf

Leased  
PH-2C  
972 rsf