

CLASS A OFFICE FOR LEASE

799 SF - 4,768 SF AVAILABLE



1520 S 5th St & 1450 Beale St, St. Charles, MO 63303



For More Information, Contact:

Tim Balk 314-746-1433
tbalk@gershmancre.com





① 1520 S 5th St

2nd Floor

- Suite 201: 412 SF*
- Suite 202: 747 SF*
- Suite 204: 961 SF*
- Suite 205: 932 SF*
- Suite 215: 799 SF

**Can be Combined for a Total of 3,054 SF*



3rd Floor

- Suite 306: 2,153 SF*
- *Move in Ready Suite*
- Suite 308A: 1,215 SF
- Suite 309A: 1,615 SF



② 1450 Beale St

3rd Floor

- Suite 320: 4,768 SF



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PROPERTY HIGHLIGHTS

- Highly Visible from I-70 & Close Proximity to Hwy 364
- Prominent Building & Monument Signage Opportunities
- Located in a Premier Mixed-Use Development with Abundant Amenities
- Strong Demographics & Proximity to Educated Workforce
- Abundant Covered & Surface Parking
- After Building Hours Card Access for Tenants & 24-Hour On-Site Security
- Shared Building Conference Room Available
- Contact Broker for Lease Rate

LIVE • WORK • DINE • SHOP



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RESTAURANTS & ENTERTAINMENT

- | | |
|----------------------------|---------------------------|
| AMC Theatres | Napoli III |
| Bar Louie | Napoli Sea |
| Crushed Red | Narwhal's Crafted |
| Dewey's Pizza | P.F. Changs |
| EverBowl | Picasso's Coffee |
| Firebirds Wood Fired Pizza | Prasino |
| First Watch | Session Taco Joint |
| Five Guys | Session Taco Retro Arcade |
| Funny Bone Comedy Club | Sauce on the Side |
| Hot Box Cookies | Tucanos Brazilian Grill |
| Loaded Elevated Nachos | Wasabi Sushi Bar |

RETAIL SHOPS & SERVICES

- | | |
|----------------------|-------------------------|
| Buff City Soap | Royal Banks of Missouri |
| Massage Luxe | Streets of St. Charles |
| Milan Laser Hair | Dental |
| Removal | The Only Facial |
| Orangetheory Fitness | Think Pink Nail & Spa |
| | YOGASIX |

HOTELS

- | | |
|-------------------|---------------|
| Drury Plaza Hotel | Tru by Hilton |
|-------------------|---------------|

Located 10 Minutes from St. Louis Lambert International Airport & Near Multiple Regional Attractions such as Bass Pro Shop, Ameristar Casino, Historic St. Charles, St. Charles Convention Center, The Family Arena, Hollywood Casino & Hollywood Casino Amphitheatre

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Owner and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.