

# CLASS A OFFICE FOR LEASE

747 SF - 2,640 SF AVAILABLE



1520 S 5th 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 202:	747 SF*
Suite 204:	961 SF*
Suite 205:	932 SF*
Suite 215:	799 SF

*\*Can be Combined for a Total of 2,640 SF*



## 3rd Floor

Suite 306:	2,153 SF*
<i>*Move in Ready Suite</i>	
Suite 308A:	1,215 SF
Suite 309A:	1,615 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

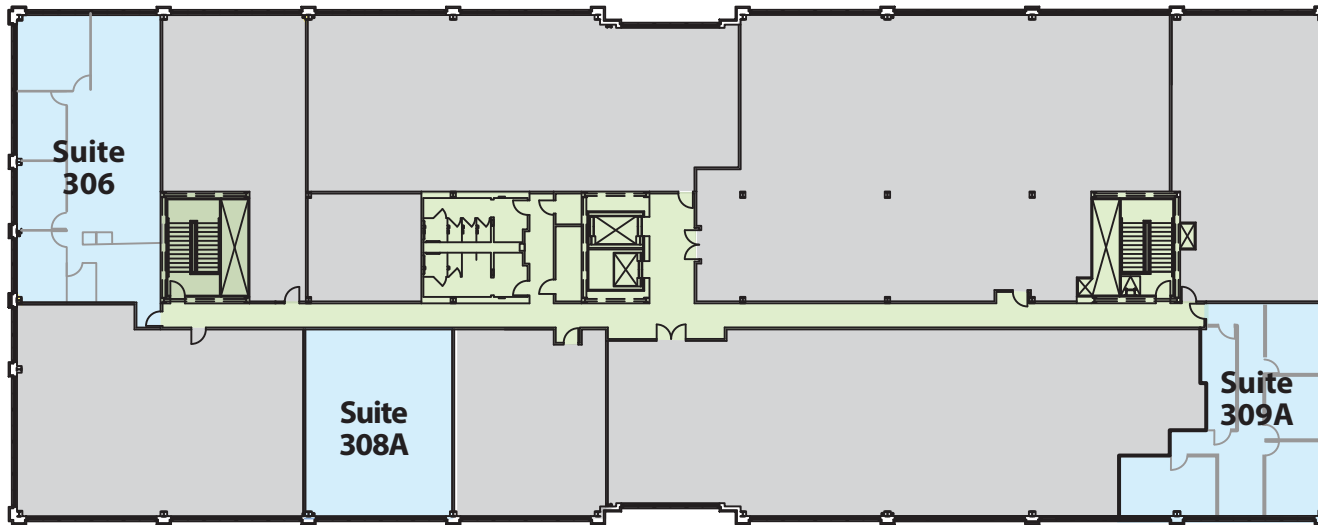
Buff City Soap	Royal Banks of Missouri
Massage Luxe	Streets of St. Charles
Milan Laser Hair	Dental
Removal	The Only Facial
Orangetheory Fitness	Think Pink Nail & Spa
	YOGASIX

### HOTELS

Drury Plaza Hotel	Tru by Hilton
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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.



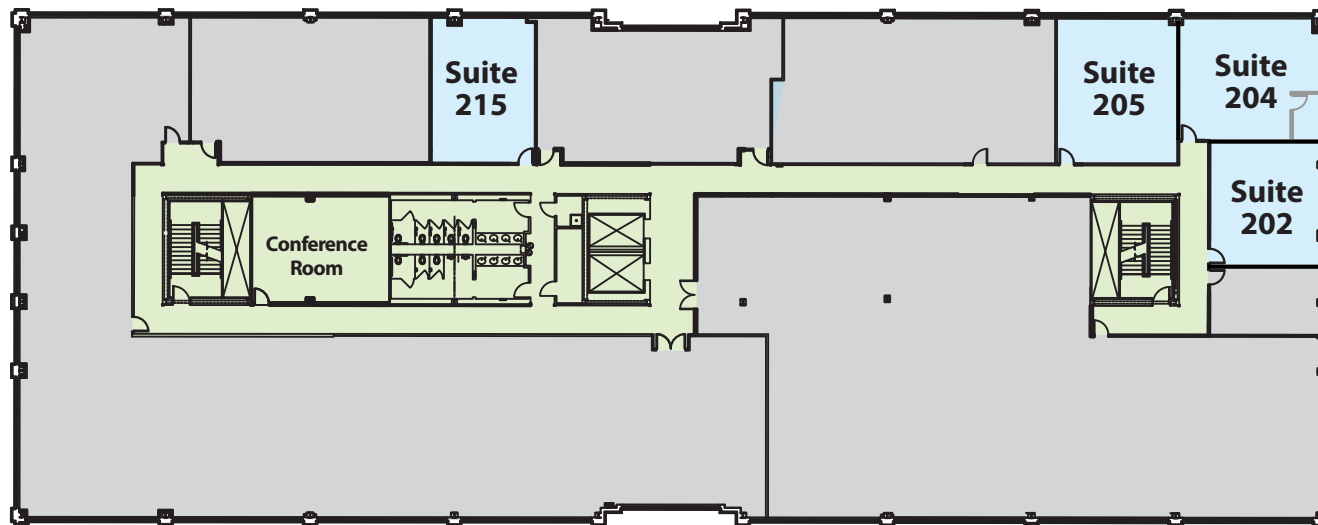
**3rd Floor: \$29.00 PSF, FS**

Suite 306: 2,153 SF\*

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Suite 308A: 1,215 SF

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