

400 AND 424 SOUTH WOODS MILL ROAD
ST. LOUIS, MO 63141



WOODSMILL COMMONS I & II

PROPERTY HIGHLIGHTS

- ▶ Class A Office Suites available
- ▶ Covered executive parking and expanded surface parking
- ▶ Two-story open lobbies with major recent renovations
- ▶ Abundant amenities include on-site conference center and food service and access to all Maryville Centre amenities
- ▶ Excellent central location with easy access to I-64/40, I-270, and Hwy. 141
- ▶ Highly-visible interstate signage opportunity for large user
- ▶ **Lease Rate: \$22.95/sf FS**

Contact Information

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Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

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AMENITIES

- ▶ On-site conference center
- ▶ On-site café
- ▶ Foodsby Office Lunch delivery
- ▶ Access to all Maryville Centre amenities

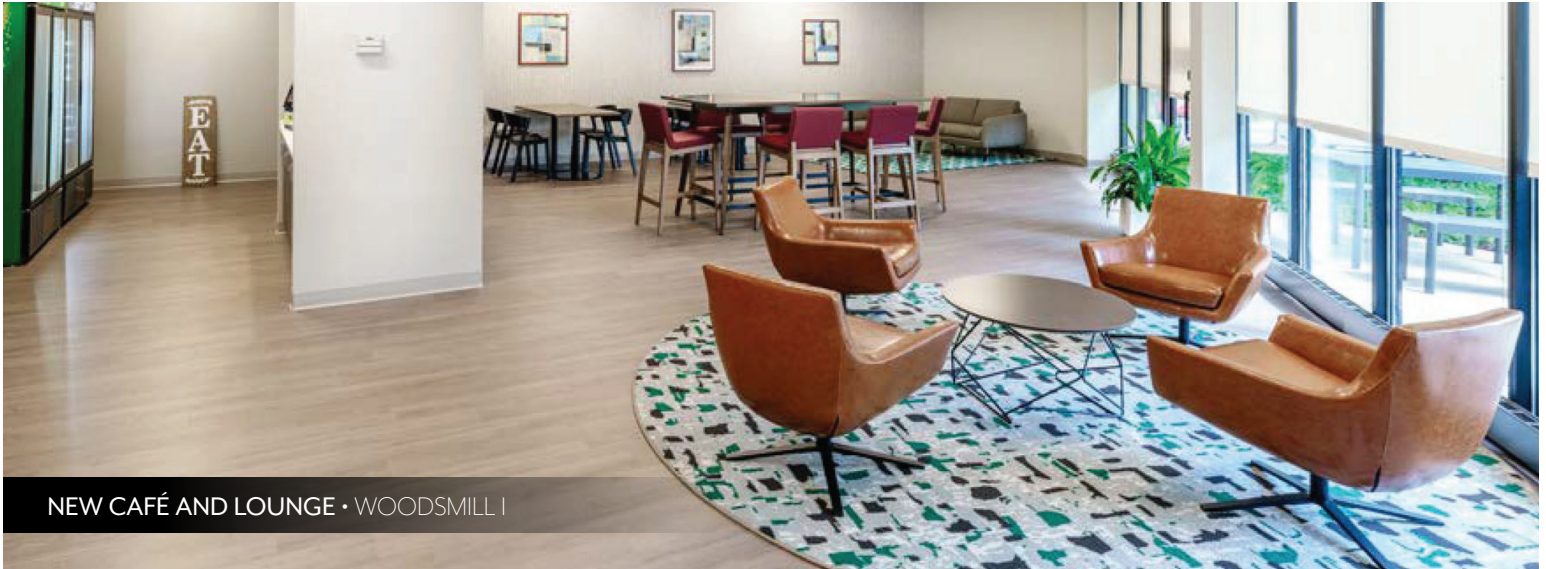
MARYVILLE CENTRE AMENITIES

- ▶ Multiple tenant conference rooms and training centers
- ▶ Four dining options
- ▶ State-of-the-art Fitness facility with showers and locker rooms
- ▶ Natural campus setting with lakes, fountains, and over three miles of walking trails

Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully. Landlord hereby discloses that some of its directors, shareholders, managers, and agents may be licensed Missouri real estate brokers.

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NEW CAFÉ AND LOUNGE • WOODSMILL I



LOBBY • WOODSMILL I

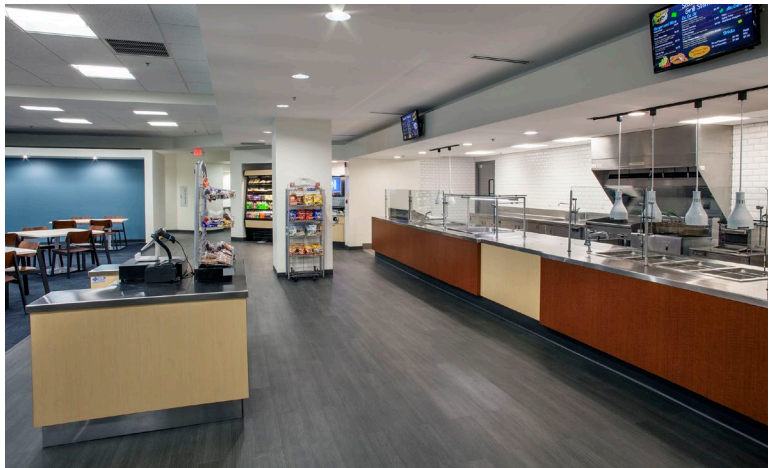
- DIRECTORY	
LOWER LEVEL	FLOOR 3
100	300
105	310
110	320
115	330
120	340
125	350
130	360
135	370
140	380
145	390
150	400
155	410
160	420
165	430
170	440
175	450
180	460
185	470
190	480
195	490
200	500
205	510
210	520
215	530
220	540
225	550
230	560
235	570
240	580
245	590
250	600
255	610
260	620
265	630
270	640
275	650
280	660
285	670
290	680
295	690
300	700
305	710
310	720
315	730
320	740
325	750
330	760
335	770
340	780
345	790
350	800
355	810
360	820
365	830
370	840
375	850
380	860
385	870
390	880
395	890
400	900
405	910
410	920
415	930
420	940
425	950
430	960
435	970
440	980
445	990
450	1000

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