

OFFICE SPACE FOR LEASE

11100 LINPAGE PLACE

ST. LOUIS, MO 63132

CONTACT

ELLEN MANNION

314.880.0426

emannion@balkebrown.com

PROPERTY DESCRIPTION

Signing Bonus: \$1.00 psf & 6 months FREE rent (minimum 5 year deal)

- Contemporary new office space available in move-in condition
- 4, 289 - 7,102 sf office space is available with separate entrance
- Parking 3.8/1,000 with ability to expand if required
- Renovated in 2020
- Three-story atrium lobby
- Tenant space with open balconies overlooking all floors
- Elevator and stairwell available to access all floors
- 6 private offices, 1 executive office and 2 restrooms on second floor; third floor includes 1 conference room, 3 private offices and 1 restroom
- Easy access via Page Ave. immediately East of Lindbergh Blvd.
- Lease Rate: ~~\$16.50 psf + janitorial~~; ~~\$14.50 psf + janitorial~~ **REDUCED RATE: \$12.50 psf + janitorial**



View Virtual
Walk-Thru of
Available Office Space



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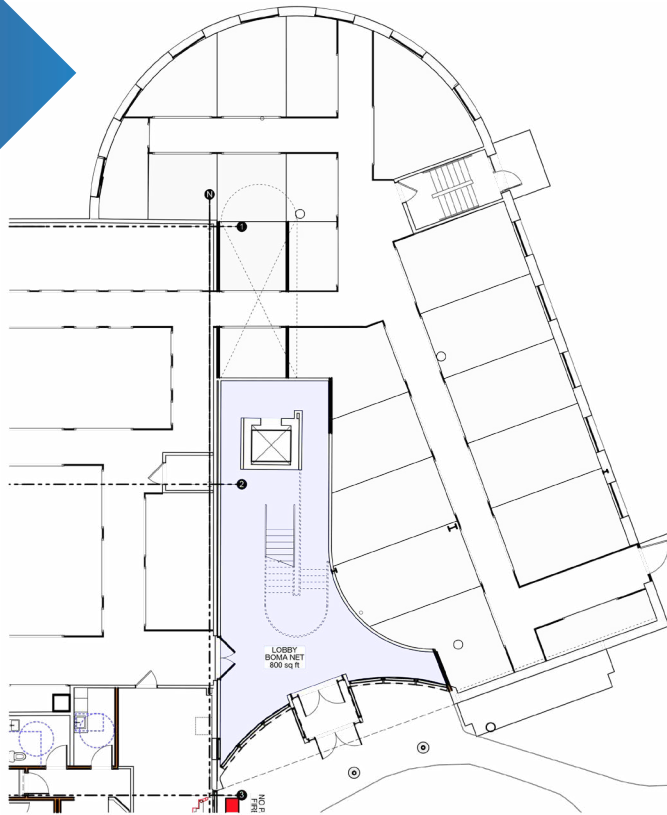
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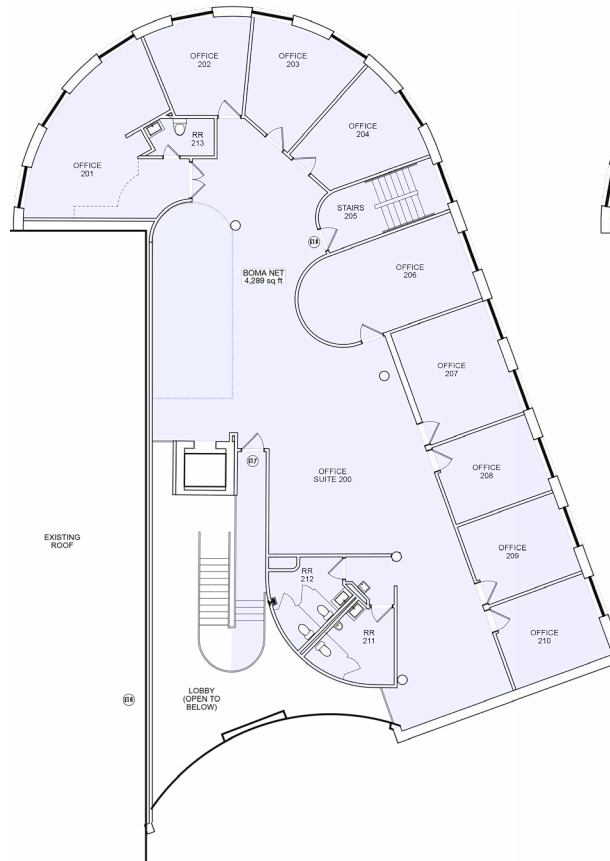
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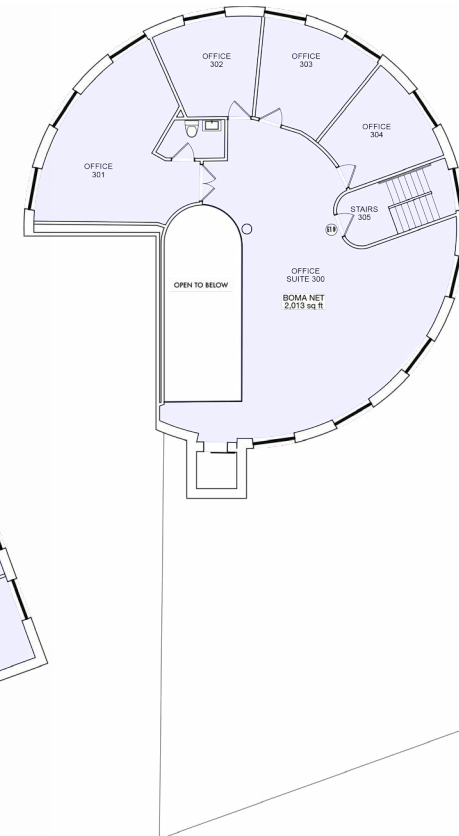
1ST FLOOR
800 SF



2ND FLOOR
4,289 SF



3RD FLOOR
2,013 SF



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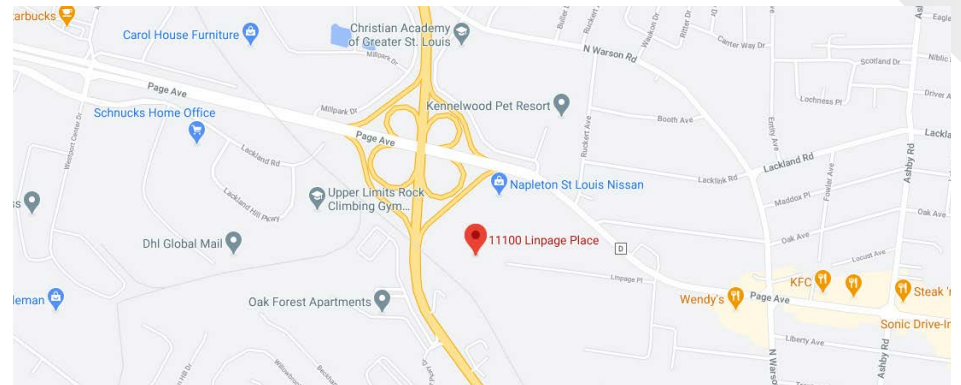
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