

NOW AVAILABLE FOR LEASE

80,000 ± SF

CLASS A OFFICE/WAREHOUSE/SHOWROOM

VILLA LIGHTING CORPORATE CENTRE :: 3049 CHOUTEAU AVENUE :: ST. LOUIS, MO 63103

LOWER OCCUPANCY EXPENSE WITH 10-YEAR TAX ABATEMENT



FEATURES

- Up to 80,000 SF available for lease
- New LEED Certified construction
- Prominent visibility on Chouteau Avenue and close proximity to Highway 64/40 & 44
- 10% - 20% office finish to suit
- 32' clear height
- 56' x 56' column spacing
- 8 loading docks (9' x 10') with levelers and seals
- Knock out panels available for additional loading positions
- 1 drive-in door (12' x 14')
- 83+ car parking spaces
- New energy efficient fluorescent warehouse lights with motion sensors
- ESFR sprinkler system

Lease Rate: \$5.25/SF, NNN (\$0.64/SF est. opex)

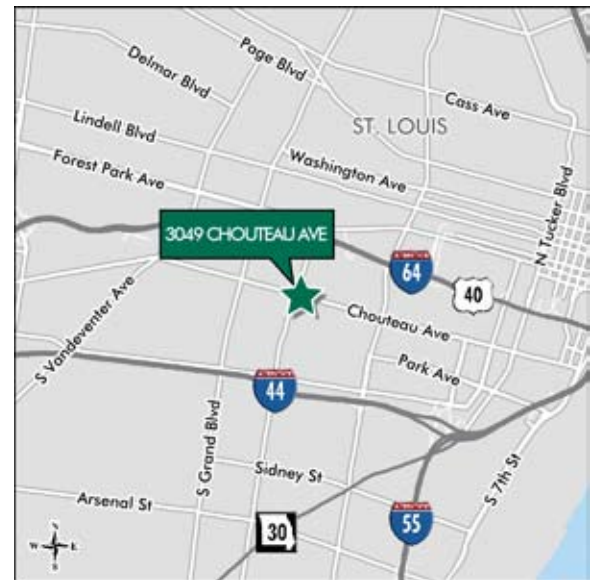
FOR MORE INFORMATION PLEASE CONTACT:

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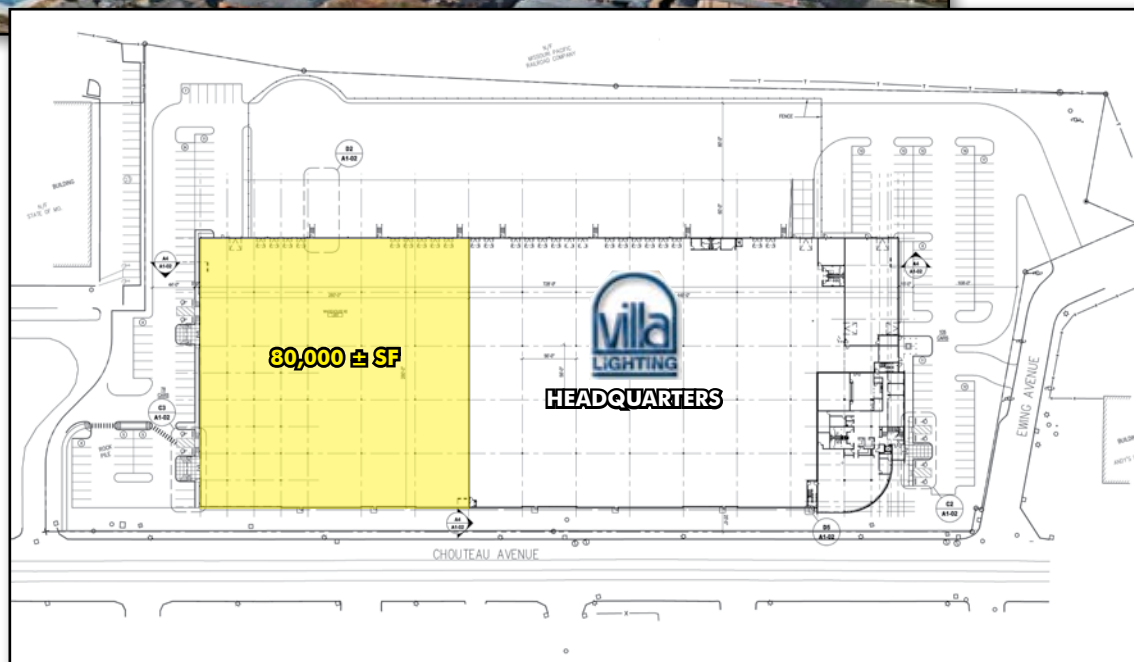
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