

Page Business Center
8610 Page Avenue
St. Louis, MO 63114



GREEN DEVELOPMENT FOR SALE OR LEASE FLEX

- Up to 28,196 SF
- 30% to 100% Office – Built-to-Suit
- LEED Gold – Core & Shell
- Interior LEED Rating Dependent on Tenant Requirements
- Dock and Drive-in Doors
- 24' Clear Ceiling Heights and 3-Phase Electric
- Up to 240 Car Parking
- New Exit to Signalized Intersection at Page Ave. & Walton Rd.
- Fourteen Year Tax Abatement

- **Lease Rate:** \$10.00 - \$14.00/SF, NNN
- **Sale Price:** Please Inquire



For More Information Contact:

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FOR SALE OR LEASE
FLEX
GREEN DEVELOPMENT

Why GREEN?

- Reduce operating costs
- Enhance asset value and profits
- Improve employee productivity and satisfaction
- Optimize life-cycle economic performance
- Improve air, thermal and acoustic environments
- Enhance occupant comfort and health
- Minimize strain on local infrastructure
- Contribute to overall quality of life
- Conserve natural resources

