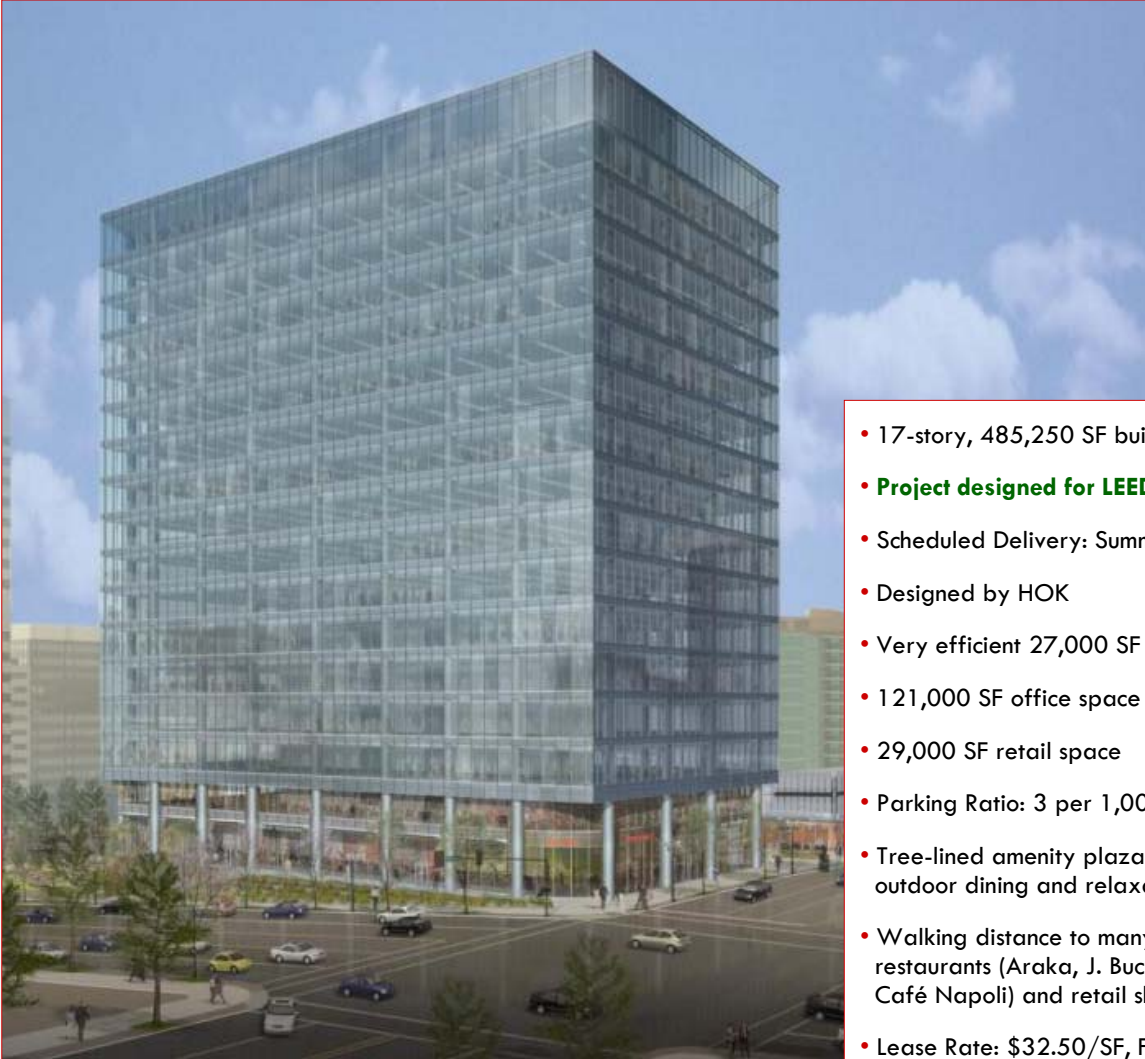


**Clayton's Newest
Office Development**

Centene Plaza

7700 Forsyth Boulevard
Clayton, MO 63105

11,000 - 121,000 Square Feet Available



- 17-story, 485,250 SF building
- **Project designed for LEED Gold Certification**
- Scheduled Delivery: Summer 2010
- Designed by HOK
- Very efficient 27,000 SF floor plates
- 121,000 SF office space available on 9th – 13th floors
- 29,000 SF retail space
- Parking Ratio: 3 per 1,000 SF
- Tree-lined amenity plaza with fire pit, water features, outdoor dining and relaxation areas
- Walking distance to many of Clayton's favorite restaurants (Araka, J. Buck's, Ritz-Carlton, St. Louis Club, Café Napoli) and retail shops
- Lease Rate: \$32.50/SF, Full Service

For more information and inspection please contact:

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Corporation


THE KOMAN GROUP

CLAYCO
THE ART & SCIENCE OF BUILDING

 **GATEWAY
COMMERCIAL**

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operated member of the
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WAKEFIELD**
ALLIANCE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Stacking Plan
July 2009






Centene Plaza

7700 Forsyth Boulevard
Clayton, MO 63105

Floors

17	Leased		
16	Leased		
15	Leased		
14	Leased		
13	Leased	Available 11,016 SF	
12	27,798 SF Available		
11	27,804 SF Available		
10	27,012 SF Available		
9	27,404 SF Available		
8	Centene		
7	Centene		
6	Centene		
5	Centene		
4	Centene		
3	Centene		Parking
2	Centene		Parking
1	Office / Retail	Lobby	Retail / Parking
P0	Executive Parking		Parking

Key:

-  Leased Area
-  Available for Lease
-  Available with Option/Encumbrances
-  Parking
-  Common Area/Lobby

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