

## OFFICE

150,000 SF Office Building for Lease

For information, contact:

**Tripp H. Hardin, SIOR**

T 314.655.6040

F 314.655.6100

tripp.hardin@cbre.com

**Mark Palmer**

T 314.655.6010

F 314.655.6100

mark.palmer@cbre.com

CB Richard Ellis  
8235 Forsyth Blvd., Suite 1000  
St. Louis, MO 63105  
T 314.655.6000  
F 314.655.6100

[www.cbre.com/northparkstl.com](http://www.cbre.com/northparkstl.com)



- A Clayco/McEagle development
- NorthPark High Performance Office Design (HPOD) #1 will be LEED Certified, designed for maximum efficiency, economy and comfort

©2007, CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## OFFICE

150,000 SF Office Building for Lease

For information, contact:

**Tripp H. Hardin, SIOR**

T 314.655.6040

F 314.655.6100

tripp.hardin@cbre.com

**Mark Palmer**

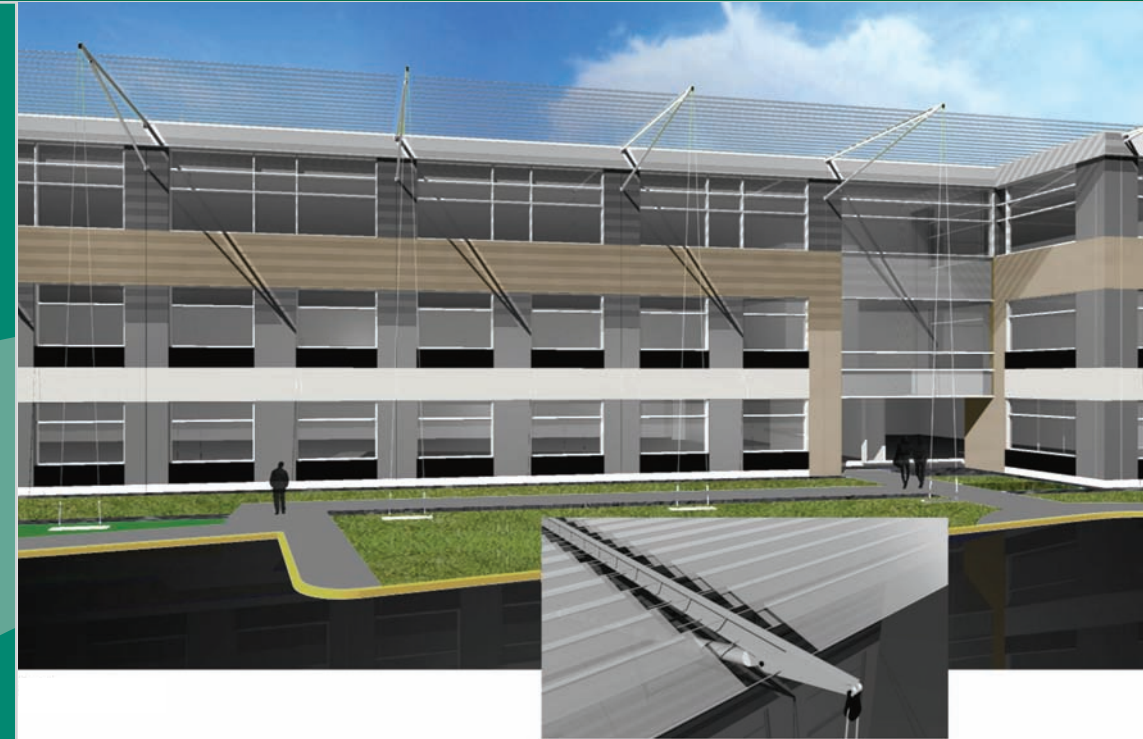
T 314.655.6010

F 314.655.6100

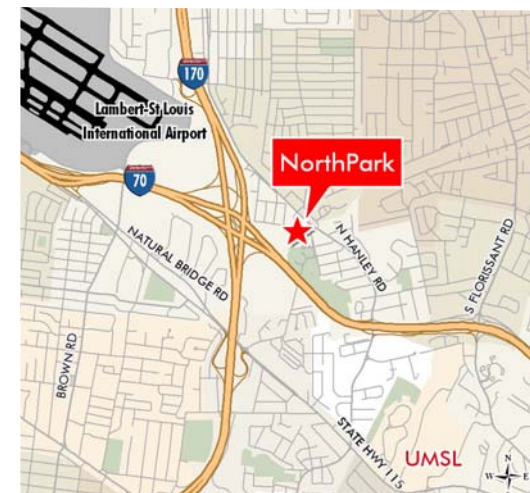
mark.palmer@cbre.com

CB Richard Ellis  
8235 Forsyth Blvd., Suite 1000  
St. Louis, MO 63105  
T 314.655.6000  
F 314.655.6100

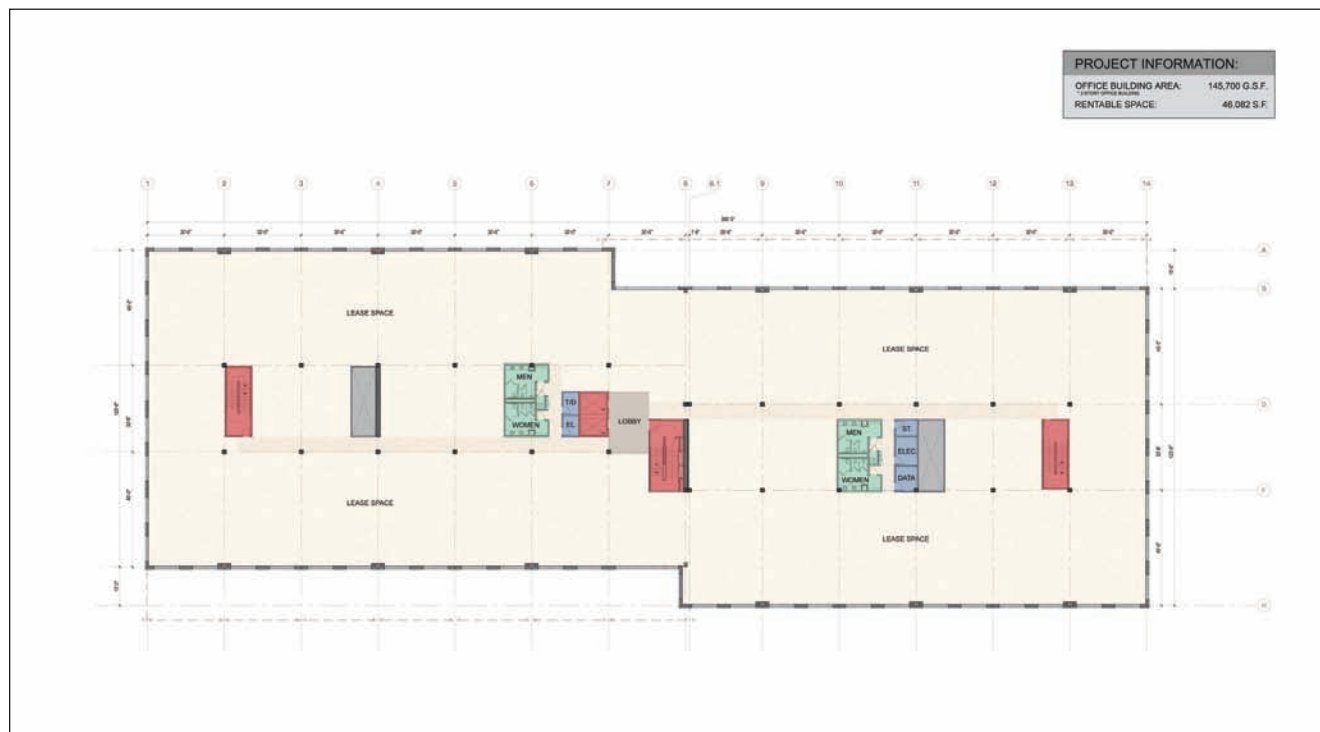
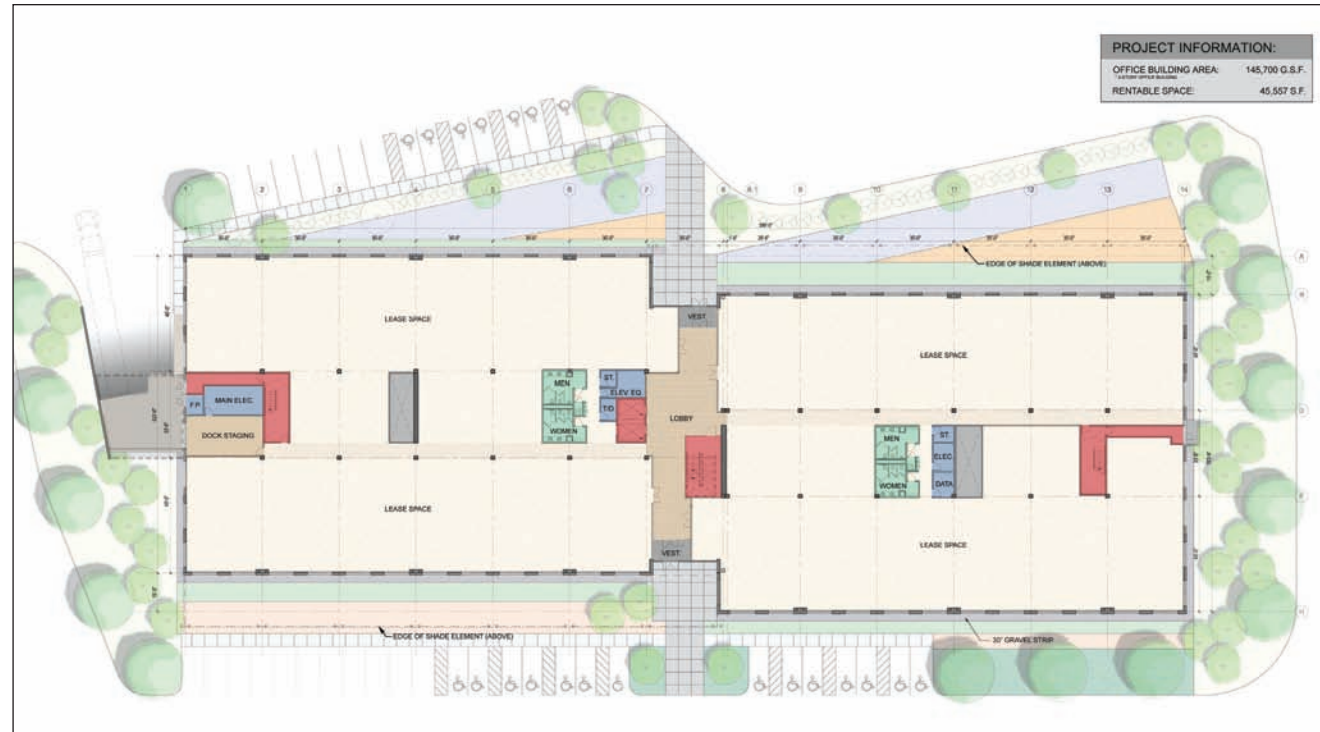
[www.cbre.com/northparkstl.com](http://www.cbre.com/northparkstl.com)



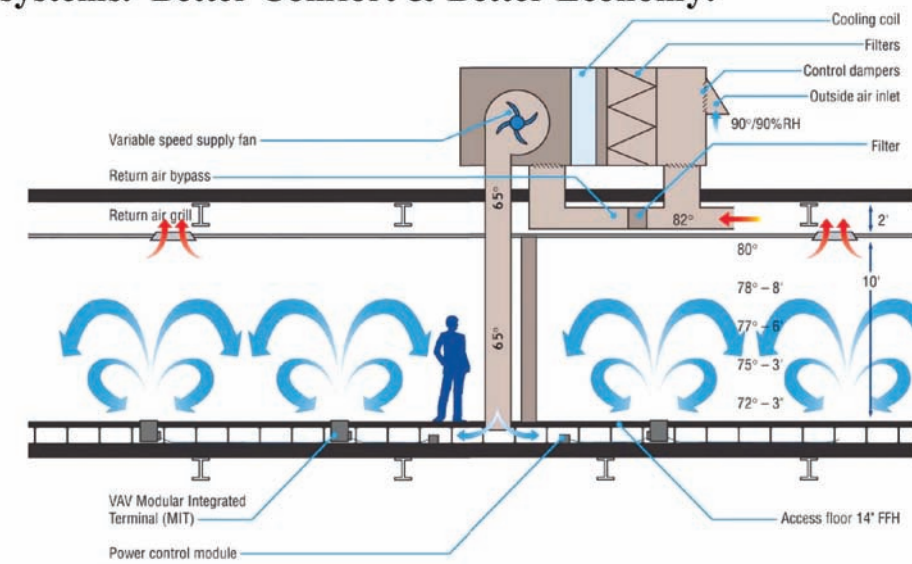
- 150,000 square foot office building available August 2008
- 50,000 square foot floorplates
- Minimum interior columns
- Raised floor with under-floor HVAC system throughout
- Double restrooms on each floor
- Custom designed office space
- Parking ratio: 5/1,000 sf
- Lease rate: \$23.50 psf, full service



©2007, CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



### The raised floor heating ventilation and cooling systems. Better Comfort & Better Economy!



**THE RAISED FLOOR WORKPLACE**

Ask about the benefits of the raised floor workplace.