

8640 EVANS

8640 Evans Avenue | St. Louis, MO

227,500 SF OFFICE
BUILDING FOR LEASE

LEASED BY:

NEWMARK
ZIMMER

OWNED BY:

VEREIT 

Location Overview



8640 Evans is a 227,500 SF, class A corporate headquarters building located in NorthPark Business Park. 8640 Evans is strategically located immediately east of St. Louis Lambert International Airport and just north of the University of Missouri St. Louis. The site is situated on 19 acres of ground with immediate access to Highway I-70, I-170 and I-270. Express Scripts, Schnucks, SKF and many others have chosen this neighborhood for their operations.

Building Features



\$14.75 PSF, NNN



\$1M in recent common area upgrades



5.28/1,000 parking ratio
1,200 total spaces



Fully fenced & secured 18.88 AC lot



227,500 SF available



LEED certified building



Available 1/1/2022



Building signage on Highway 70,
visible to approximately 120,000
vehicles per day



Four stories



Two (2) back-up Caterpillar C32
generators on site

- One (1) 1,250 kVA/1,000 kW
- One (1) 3,125 kVA/2,500 kW



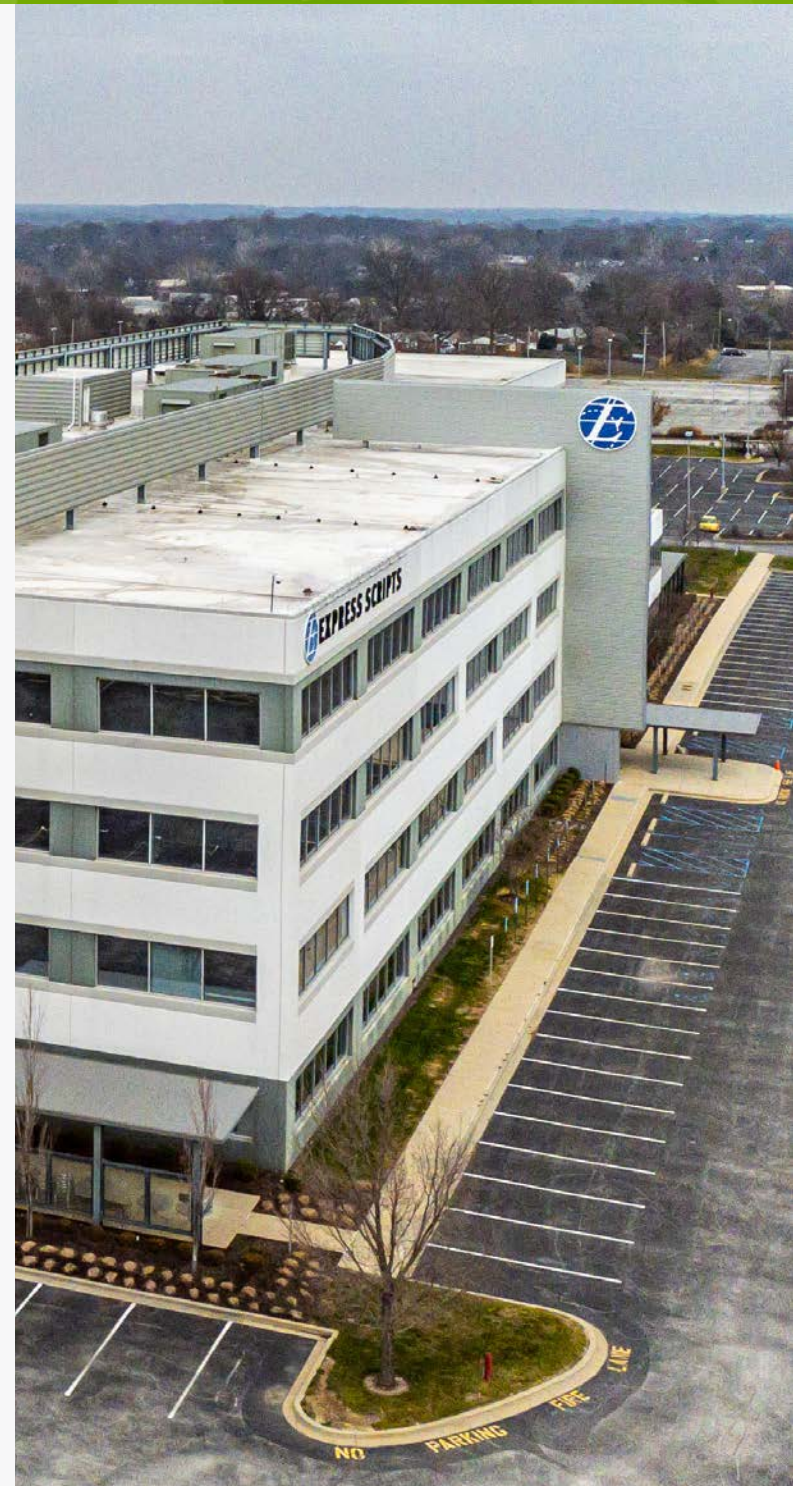
56,867 SF floor plates



Heavy Power - Two (2) separate
3-Phase 12kv underground lines
serve a 2,000 AMP transformer.
Total capacity - 4,000 AMPs

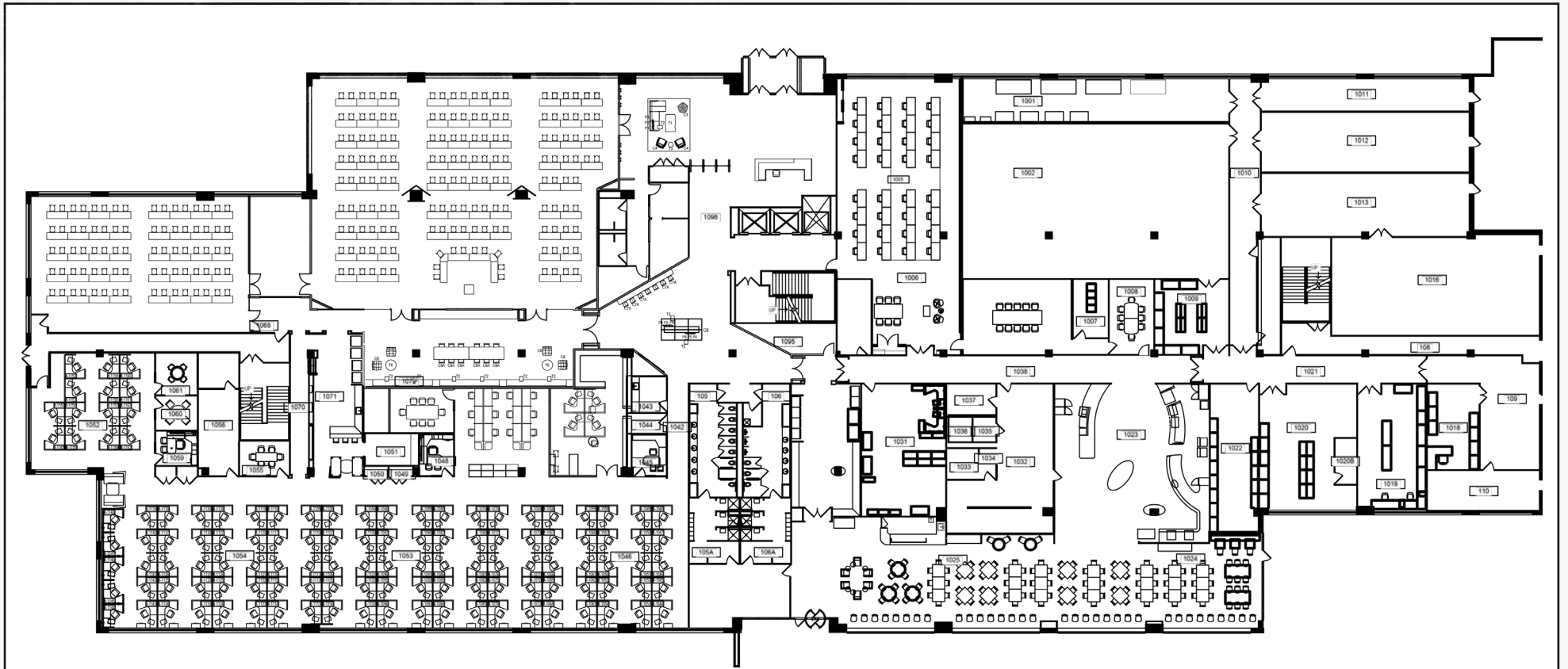


Built in 2011



Floor Plans

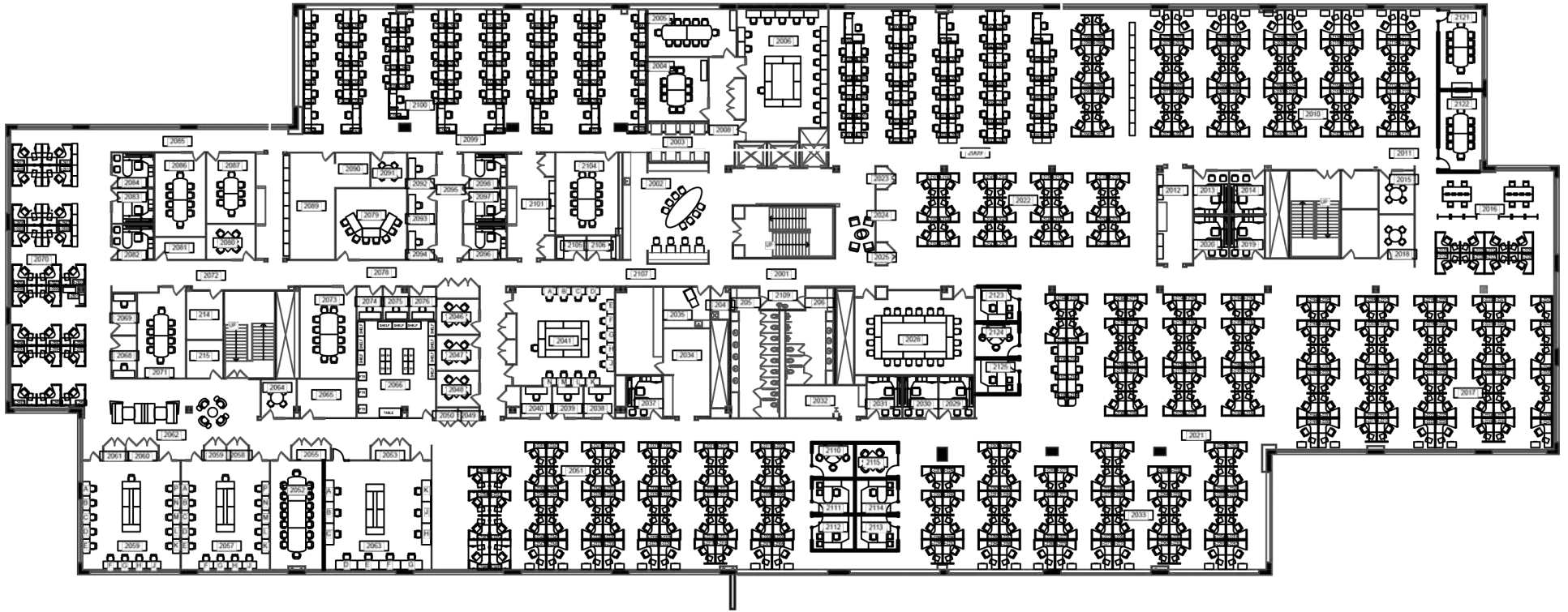
First Floor



56,867 SF

Floor Plans

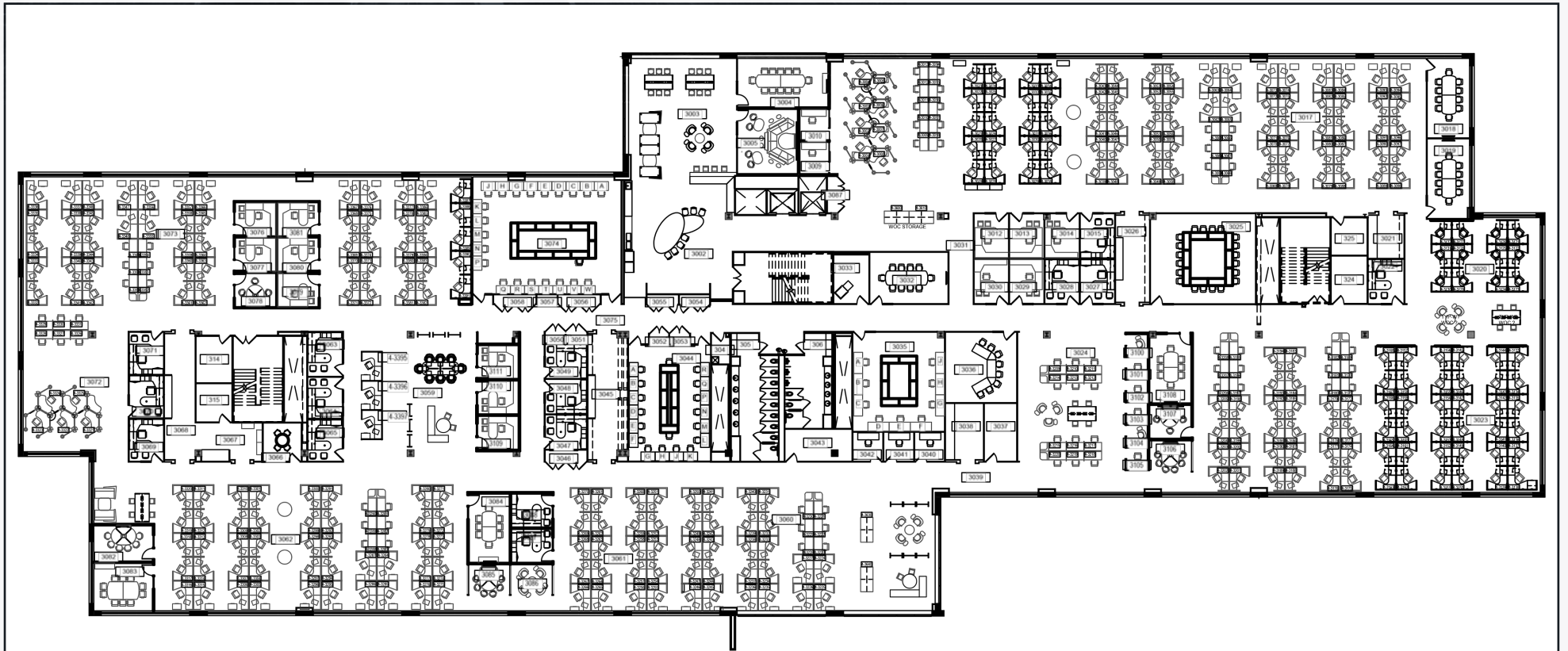
Second Floor



56,867 SF

Floor Plans

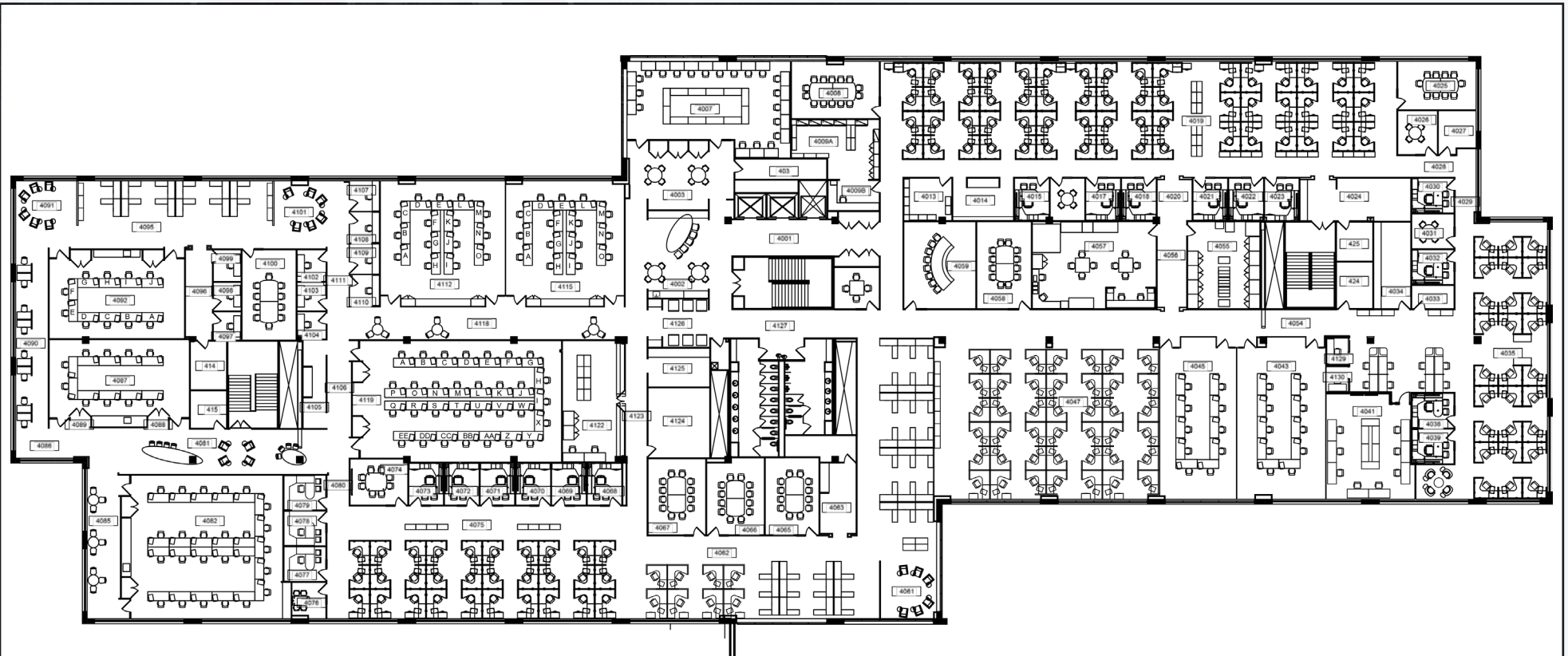
Third Floor



56,867 SF

Floor Plans

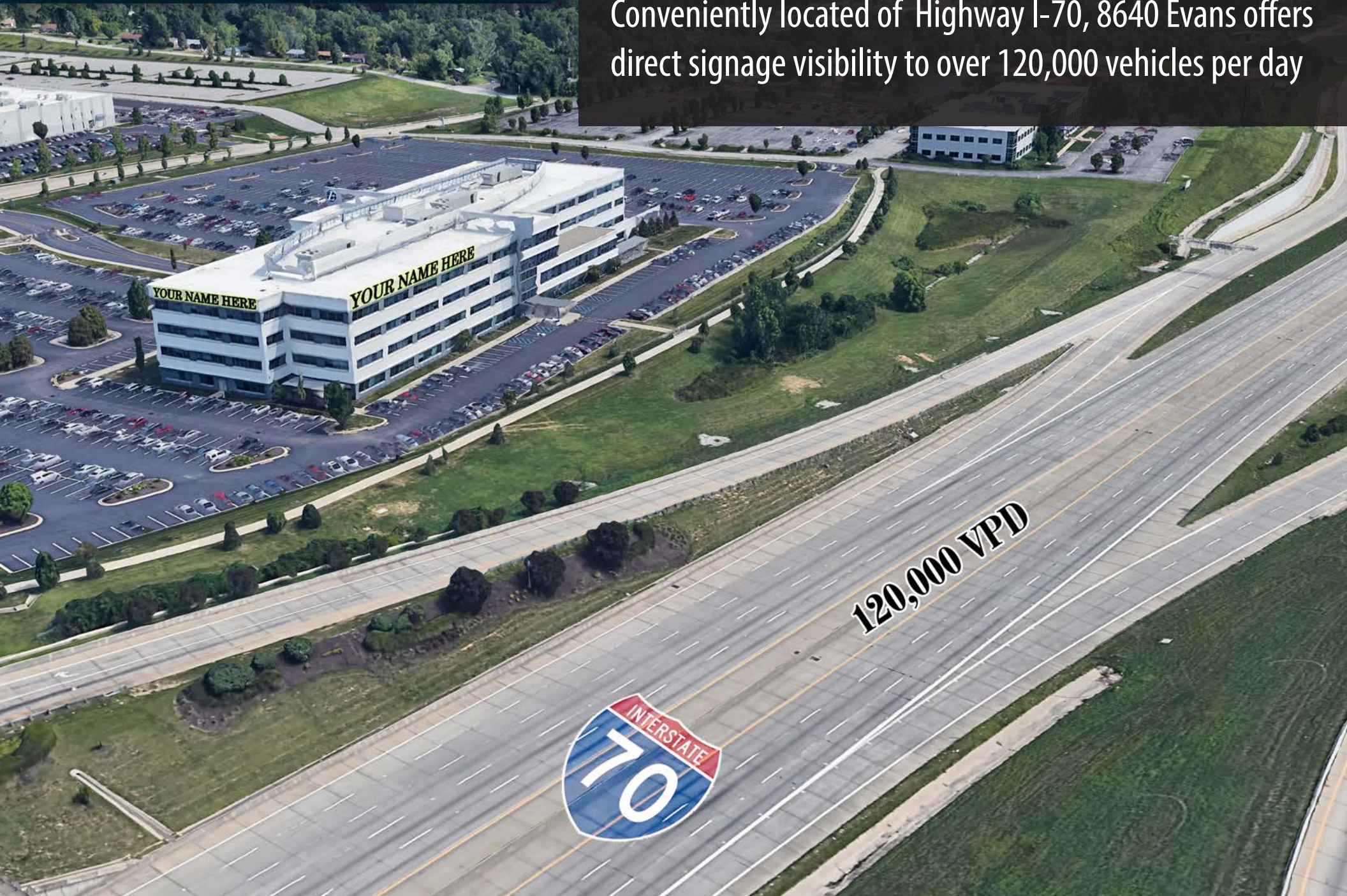
Fourth Floor



56,867 SF

Highway Signage

Conveniently located off Highway I-70, 8640 Evans offers direct signage visibility to over 120,000 vehicles per day





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For more information, contact:

Kevin McLaughlin, SIOR

Executive Managing Director, Principal
314-628-0436
kmclaughlin@ngzimmer.com

Ben Albers

Managing Director
314-628-0439
balbers@ngzimmer.com

Jay Travis

Associate
314-628-0442
jtravis@ngzimmer.com

8235 Forsyth Boulevard
Suite 200
St. Louis, MO 63105
314-254-4600
nmrkzimmer.com

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