

FOR LEASE

MEADOWS BUILDING IV

1884 Lackland Hill Parkway, Maryland Heights, MO 63146



PROPERTY FEATURES

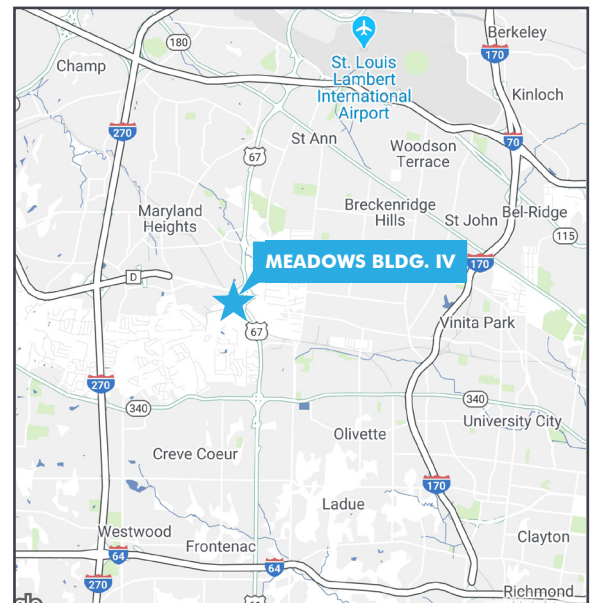
- 47,626 SF Service Center
- 7,434 – 12,662 SF available across three suites
- Secured vestibules upon entry
- All suites include multiple private offices, conference rooms, bullpens areas, café/ breakrooms and storage areas.

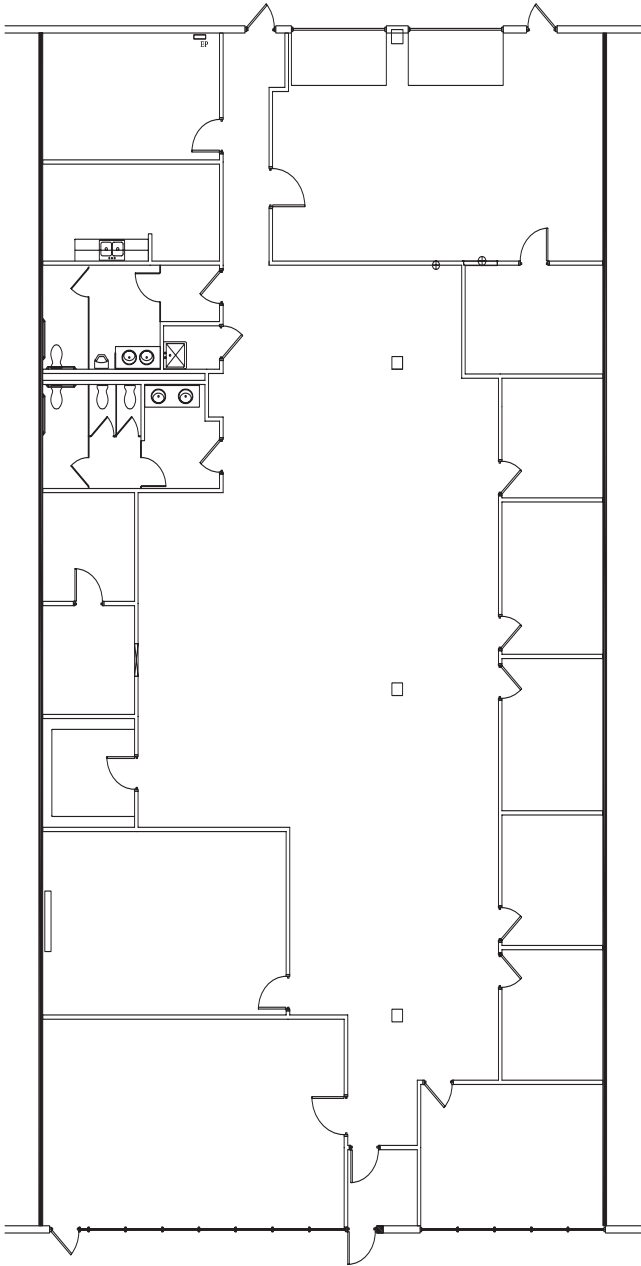
ASKING LEASE RATE: \$10.50 PSF, MG

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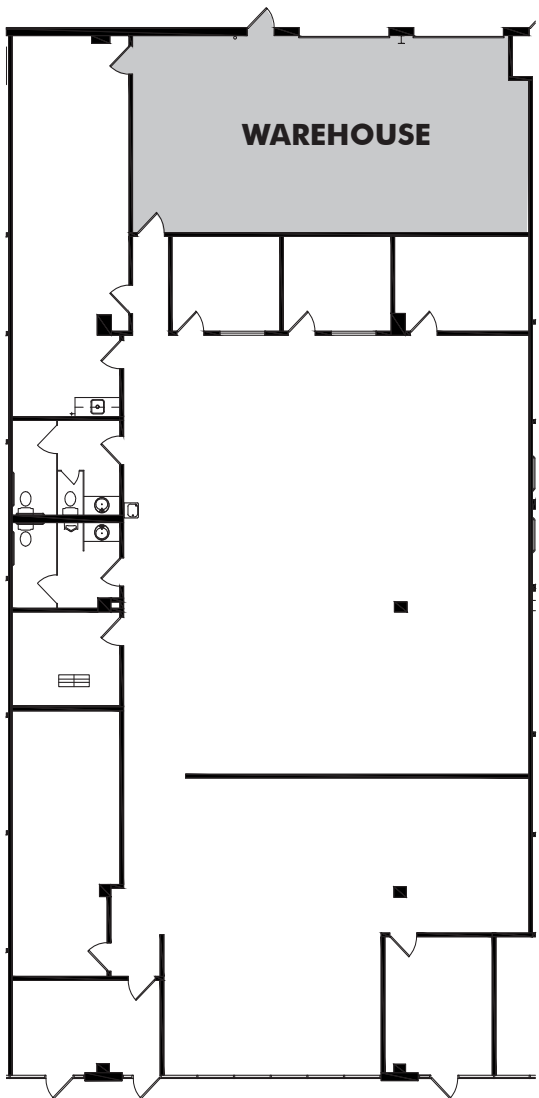




PROPERTY FEATURES

- 6,813 SF with 80% office finish
- Secured vestibule upon entry
- Open floorplan with large bullpen area
- Five (5), 11' x 12' (130 SF), private offices along along perimeter of space
- Two (2) conference rooms ranging 250 - 600 SF
- IT Closet
- 400 SF Breakroom/Café
- 740 SF of storage area with 12' clear height and two 10' x 9' Drive-ins

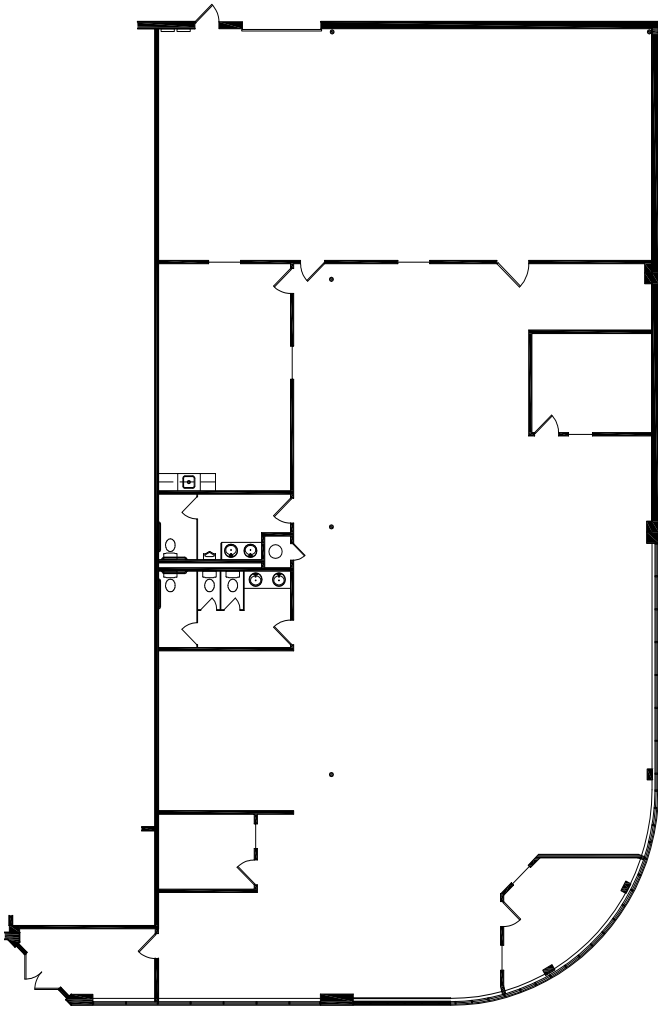
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PROPERTY FEATURES

- 5,849 SF suite with 85% office finish
- Secured vestibule upon entry
- Open floorplan with large bullpen
- Three private offices ranging 120 - 150 SF
- Two conference rooms ranging from 330 - 480 SF
- 630 SF of storage with one (1), 10' x 9' drive-in and 12' clear
- Parking Ratio: 3.75/1,000 SF

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PROPERTY FEATURES

- 7,434 SF endcap suite with 75% office finish
- Secured Vestibule upon entry
- Three (3) private offices ranging from 100 - 300 SF
- 460 SF breakroom/café with kitchenette
- 1,700 SF of Storage with one (1) 10' x 9' drive-in and 12' clear height
- Parking Ratio: 3.75/1,000 SF
- ADA Compliant Restrooms

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