

ELEGANT INTERIORS

MAIN ENTRANCE



FIRST FLOOR ELEVATOR LOBBY



CONFERENCE ROOM



FITNESS CENTER



Shaw Park Plaza's enviable location at the corner of Brentwood and Forsyth allows for an unobstructed view of Shaw Park.



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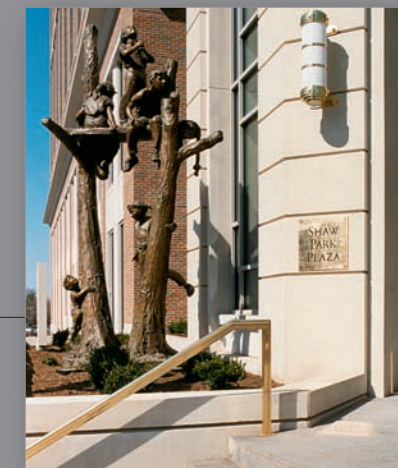
LEASE OFFERING

SHAW PARK PLAZA ONE NORTH BRENTWOOD

ST. LOUIS' PREMIER OFFICE ENVIRONMENT

SHAW PARK PLAZA

A 14-story, 275,000 rsf office tower of superior style, elegance and technology... strategically situated in Clayton, Missouri.



Shaw Park Plaza... The office destination of choice.

SHAW PARK PLAZA

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# TENANT BENEFITS

## ENVIABLE LOCATION, UNPARALLELED CONVENIENCE

Located in the heart of metropolitan St. Louis, Shaw Park Plaza exudes a commanding presence from its premier location in prestigious Clayton. Rising prominently from the corner of Brentwood and Forsyth, Shaw Park Plaza offers the corporate tenant an unequalled "workstyle/lifestyle," featuring both desirable in-building amenities and a short walk to nearly 50 restaurants, scenic Shaw Park, first-rate hotels, and countless services. Nestled among upscale residential districts, Shaw Park Plaza boasts a short commute to Lambert International Airport and close proximity to I-40/64 and I-170 access points. Designed specifically for the corporate tenant searching for space that champions success, Shaw Park Plaza positions businesses to compete in a thriving community while enjoying the best corporate life has to offer. **Shaw Park Plaza—The office destination of choice.**



Commercial frontage on Brentwood Blvd.

## SPACE EFFICIENCY

- Large open floor plates of +/-26,600 rsf provide tenants maximum flexibility
- Window mullion spacing allows for various office widths, highlighted by a high percentage of nearly continuous glass line
- Only eight interior columns per floor

## BUILDING SYSTEMS

- Computerized integrated system designed by Andover Controls manages HVAC and security systems
- HVAC: Engineered to accommodate today's higher ratio of people and office machines and meet new BOCA standards for fresh air supply in all weather conditions
- Three-Fold Security Program: 24/7 security guard, card-reader access, and closed circuit television to monitor selected common areas
- Provide a comfortable, productive, and healthier environment for employees at reduced operating costs

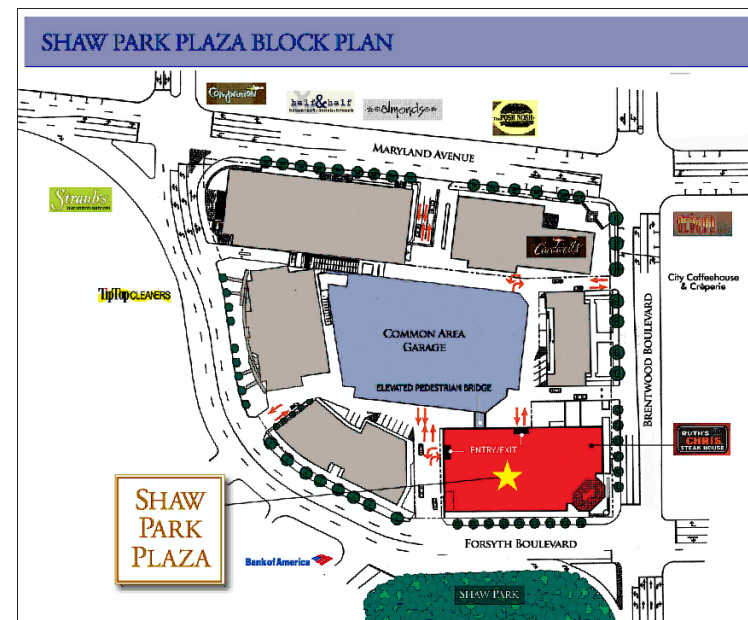
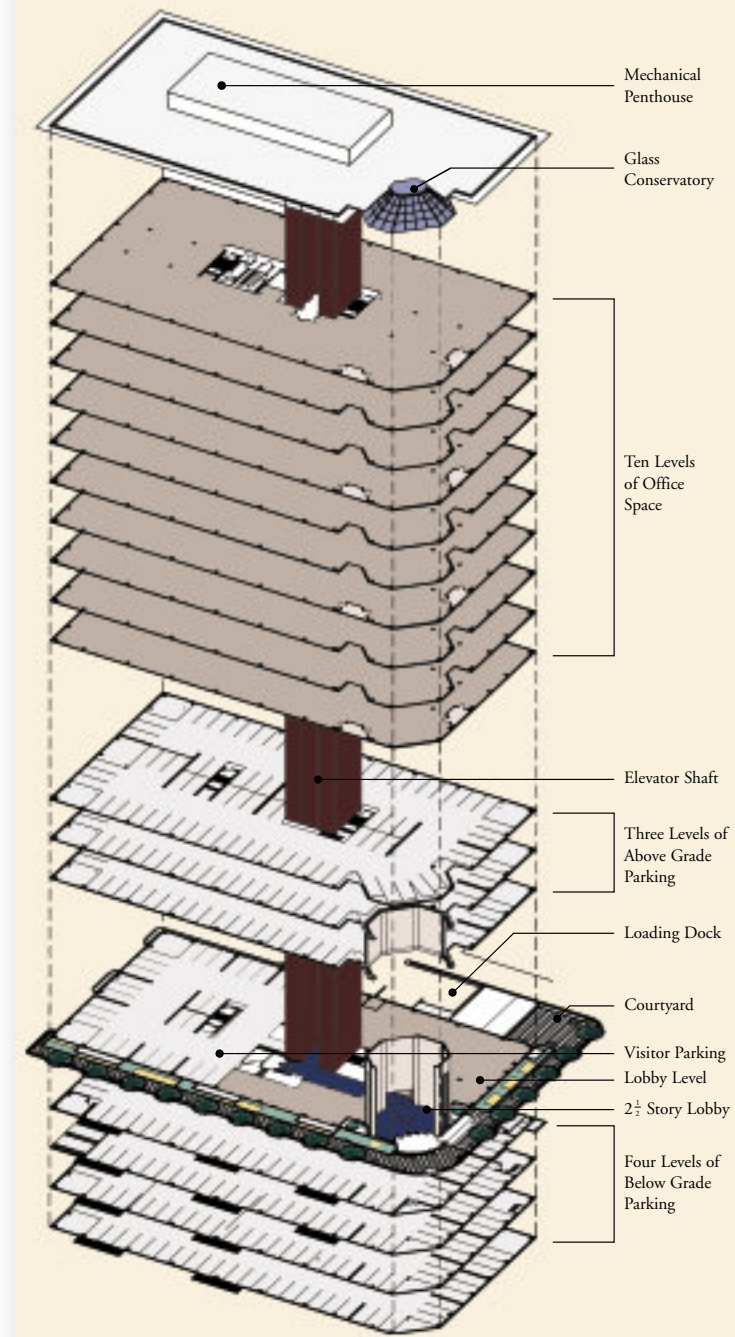
## PARKING

- Clayton's highest parking ratio of 3.5 cars per 1,000 rsf
- 540 spaces in-building plus 421 spaces in the common area garage, connected via an elevated, covered walkway
- Increased light levels in building garage exceed those of other properties

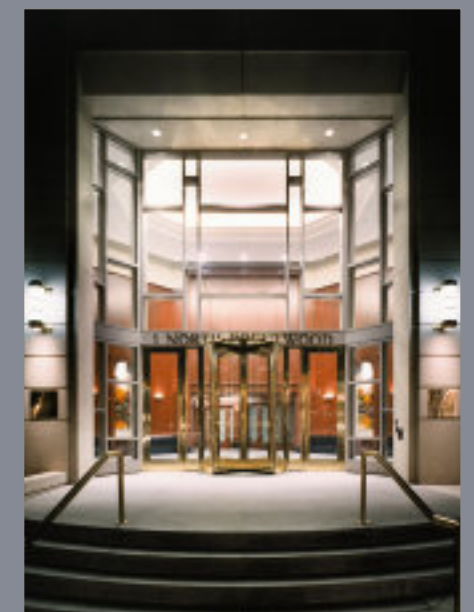
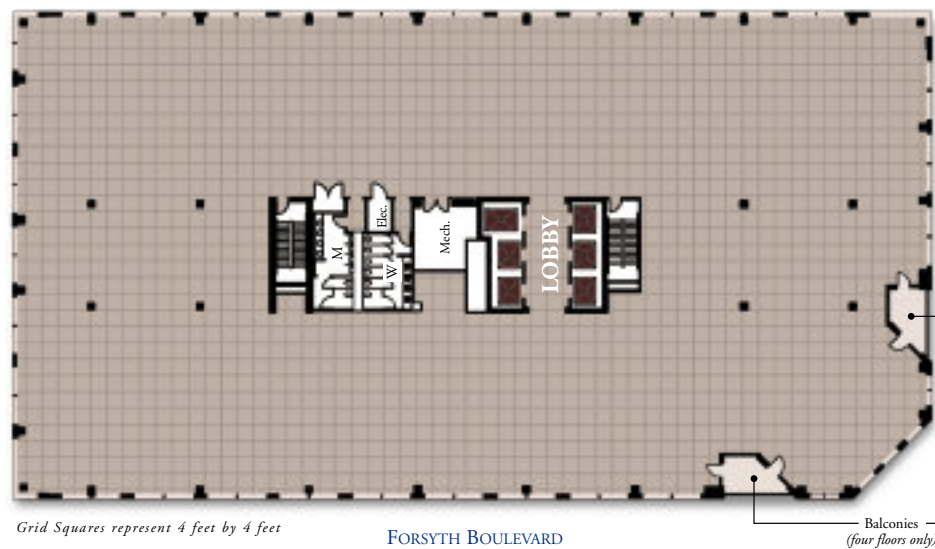
## AMENITIES

- Classically designed building conference room
- Fitness center stocked with high quality equipment
- On-site property management
- Ruth's Chris Steak House Restaurant

## BUILDING STACKING PLAN



## SINGLE TENANT FLOOR PLAN



SHAW PARK PLAZA

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