

**FIRST FLOOR
CREATIVE/HIGH CEILING SPACE**

**10,575 SF
AVAILABLE WITH
BUILDING SIGNAGE**

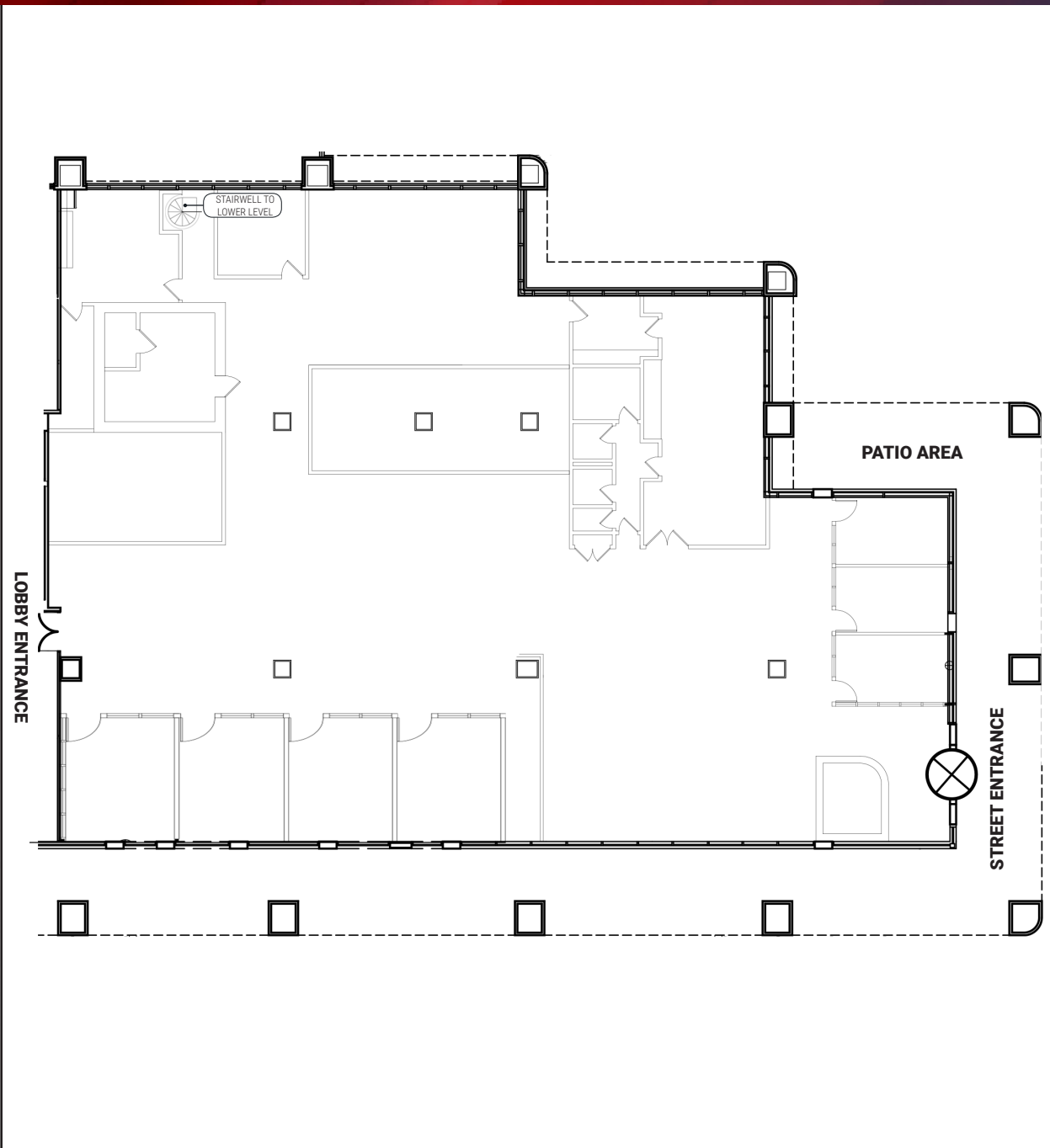


8182 MARYLAND AVENUE
CLAYTON, MO 63105



Newmark Grubb
Zimmer

FIRST FLOOR: 10,575 SF



LOBBY ENTRANCE



STREET ENTRANCE



INTERIOR WITH LARGE WINDOWS





SPACE DETAILS & FEATURES

- » Suite 100 - 10,579 SF
- » Premier Building Signage at corner of Forsyth Blvd. & Maryland Ave.
- » Access to Outdoor Patio
- » **Lease Rate:** \$33.00/SF

BUILDING FEATURES & AMENITIES

- » 256,938 SF, 14-story, class A office tower
- » 2,300 car garage with 5 points of access
- » 24/7 building security and magnetic card access
- » Four high-speed elevators
- » Designated freight elevator accessing the loading dock area
- » Shoe shine and hair salon
- » Property management office on-site
- » Conference center, comprised of three separate conference rooms
- » Gourmet dining and catering available at UKraft Cafe located in the lobby

Leasing Information:

MIKE CARLSON, SIOR, CCIM

Executive Managing Director – Principal

314.628.0438

mcarlson@ngzimmer.com

BEN ALBERS

Managing Director - Office Brokerage

314.628.0439

balbers@ngzimmer.com

DAN LESINSKI

Director

314.628.0449

dlesinski@ngzimmer.com

Leased by:

Owned by:

