



**STEPHEN FRANK
ASSOCIATES, LLC**

The University Tower

Richmond Heights, MO 63117

Owner/Broker Sabina Holtzman 314-863-3700

This centrally located office property offers amenities to tenants such as on-site property ownership & management, easy access to public transportation, the Blue Sky Restaurant, Coma Coffee, general food vending, garage car wash and 24-hour card reader access security. Both AT&T and Charter provide fiber to the building. Completed Common Area renovations include new flooring, wall covering, updated lighting, modernized restrooms & three conference rooms.

2018 saw the completion of garage renovations.

Access to the gym will be provided free of charge for the first year to new tenants and the conference room is available at no charge for 4 hours per calendar month.

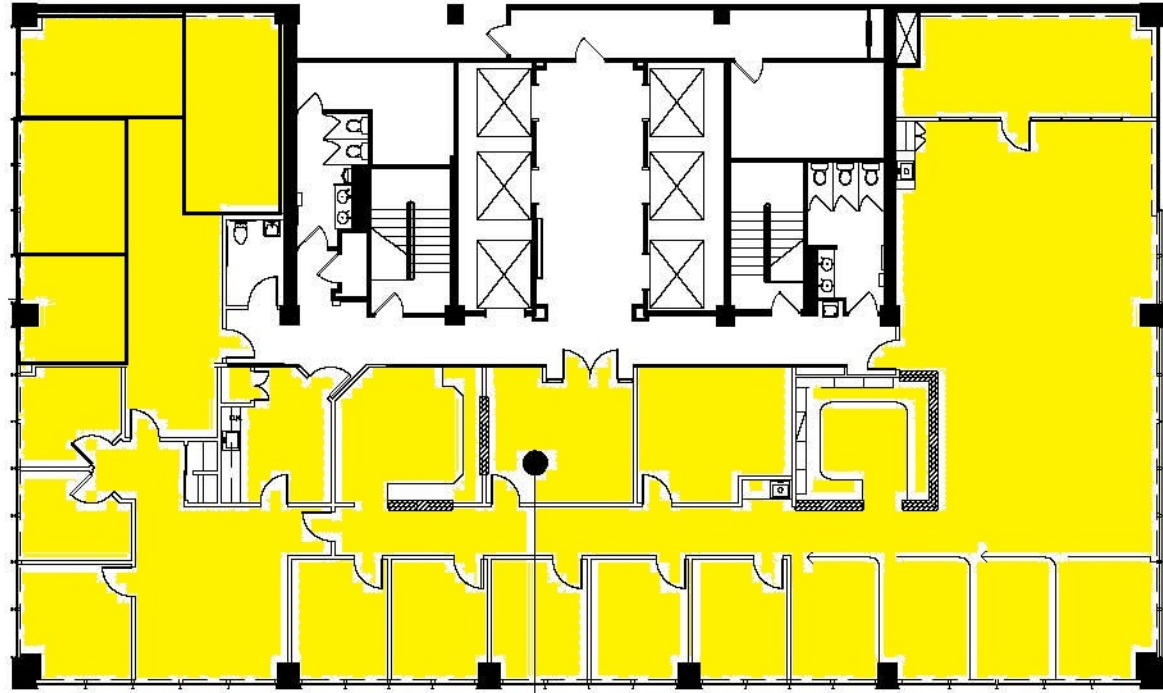
Asking rates range:

\$23.50/rsf to \$29.50/rsf FSG



**STEPHEN FRANK ASSOCIATES, LLC
1034 South Brentwood Boulevard, Suite 300
Richmond Heights, Missouri 63117**

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www.stlcre.com**



Suite 300
6,820 rsf +/-

GSA - Mediation

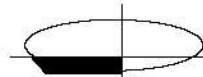
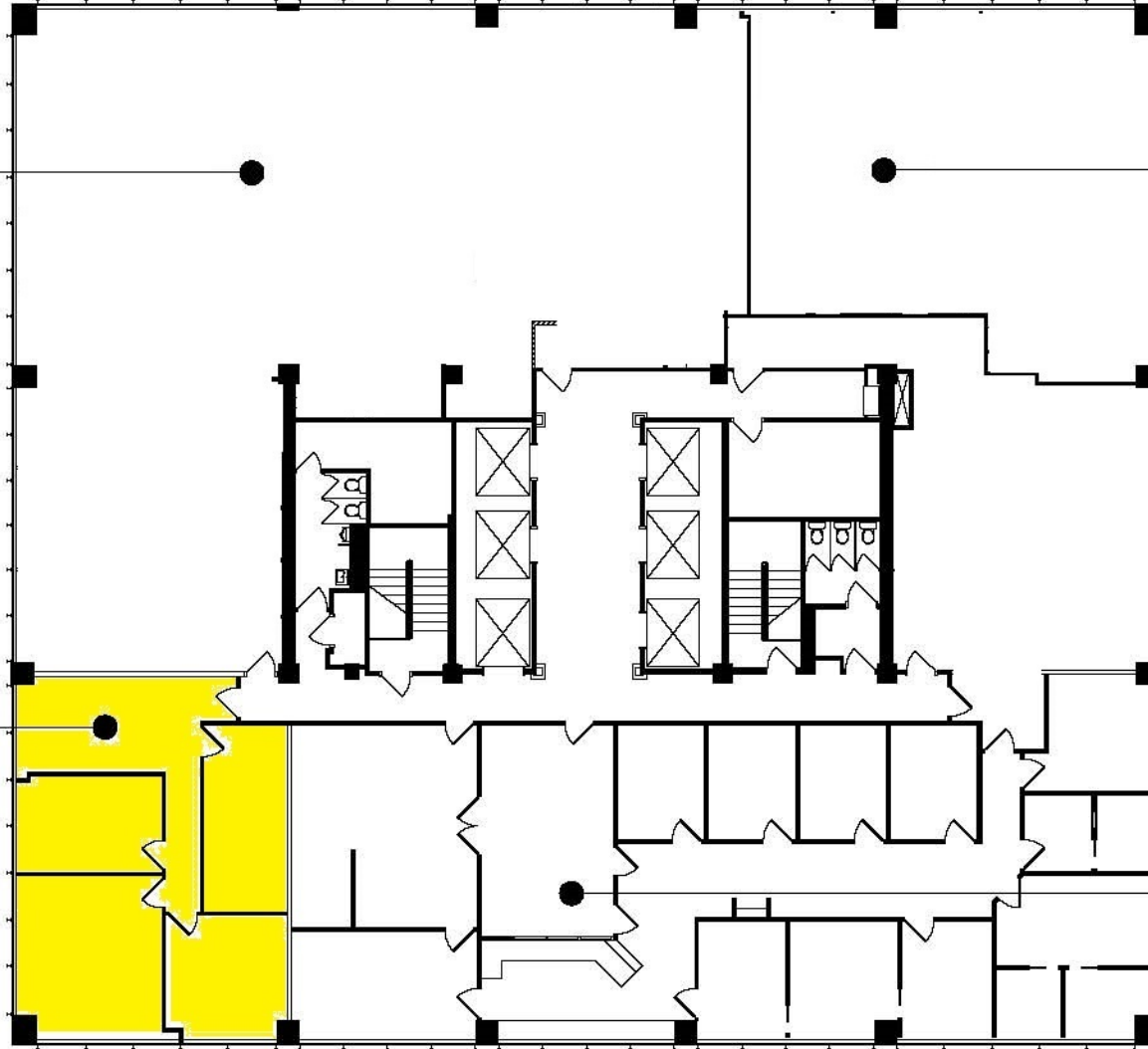
Suite 450
4,830 rsf

Central Allergy

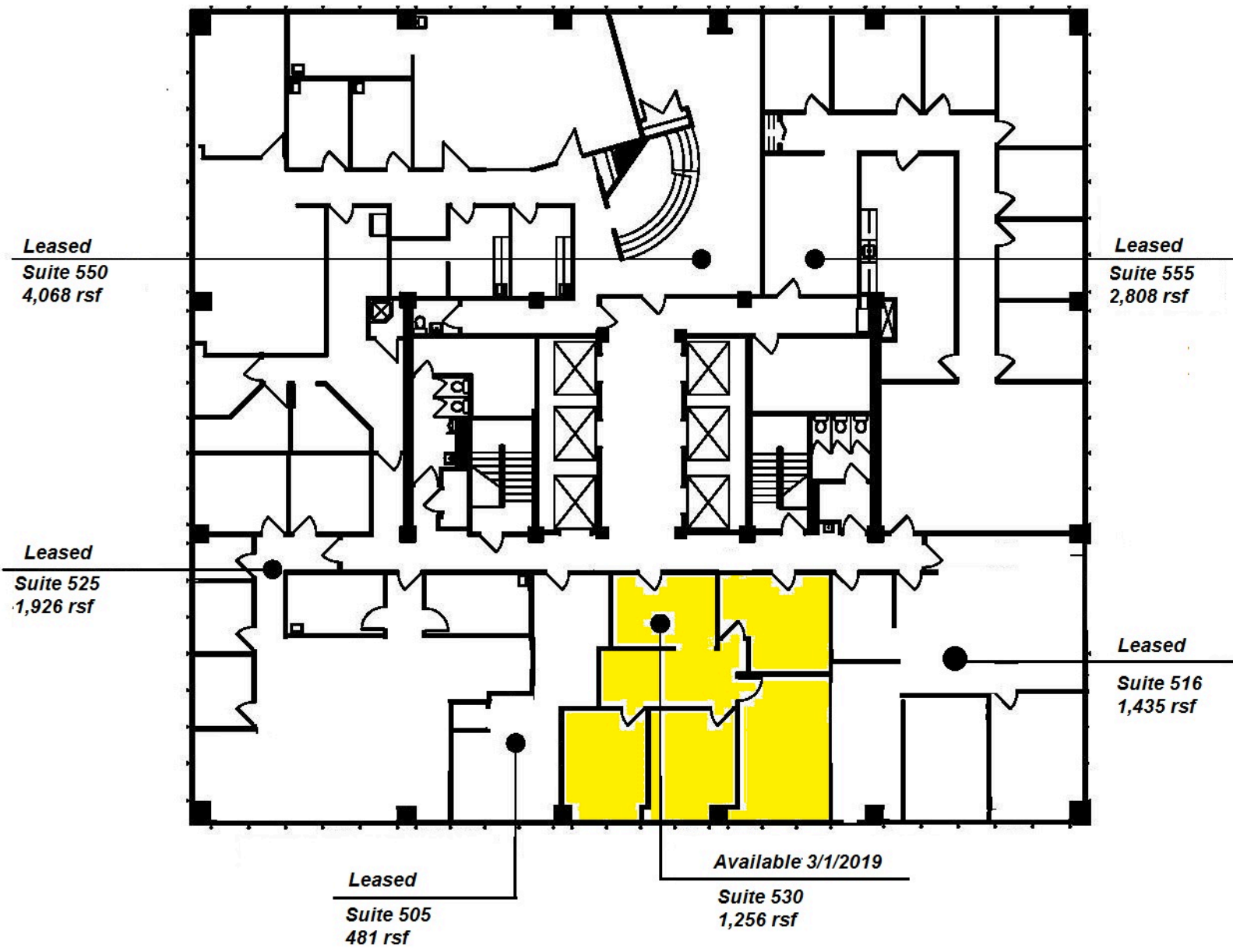
Suite 460
1,656 rsf

Available
Suite 402
1,200 rsf

**Institute of
Natural Health**
Suite 415
4,893 rsf



FOURTH FLOOR PLAN



 **FIFTH FLOOR PLAN**

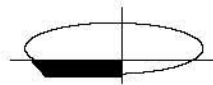
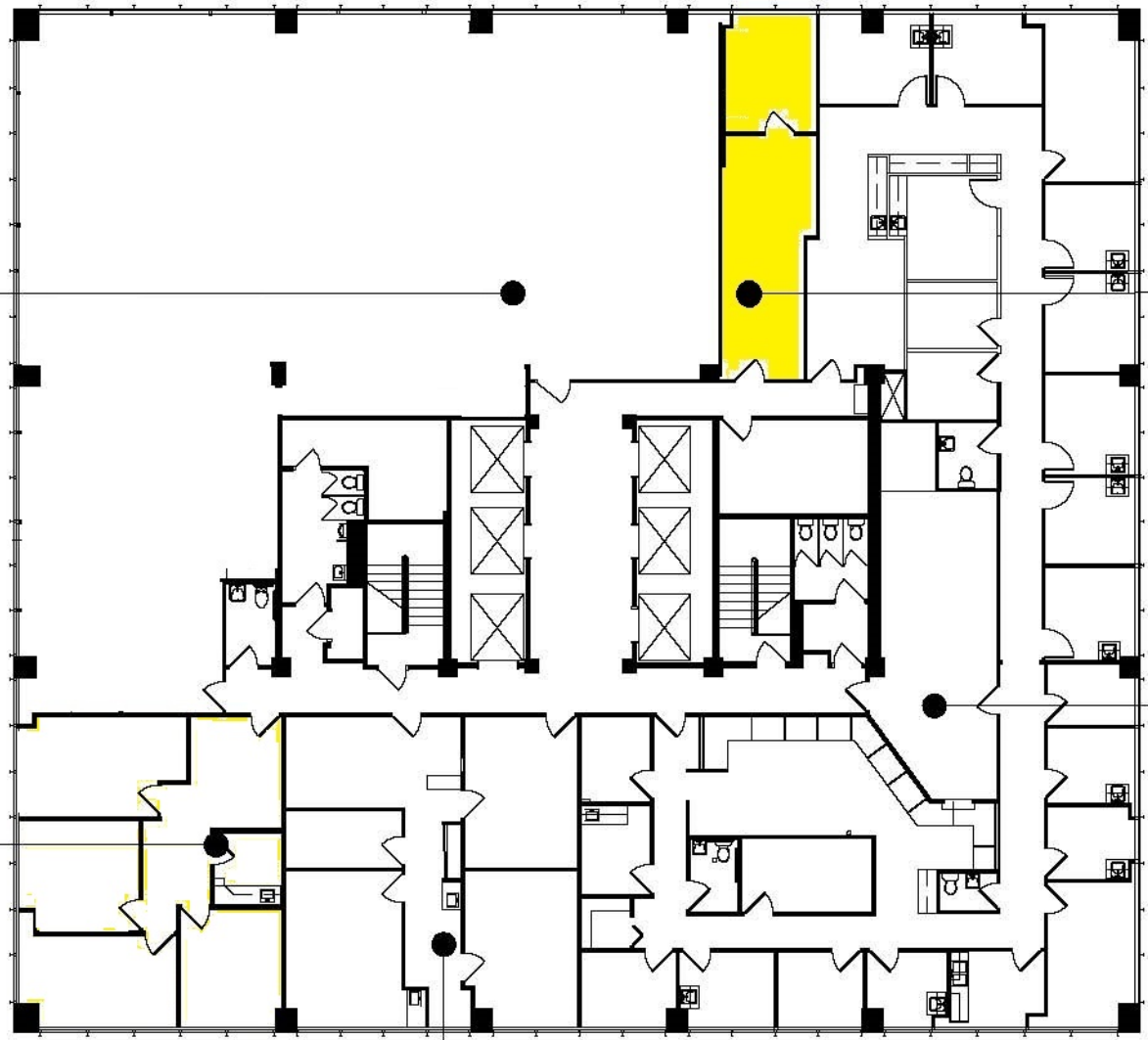
BAE
Suite 650

Vacant
Suite 640
496 rsf

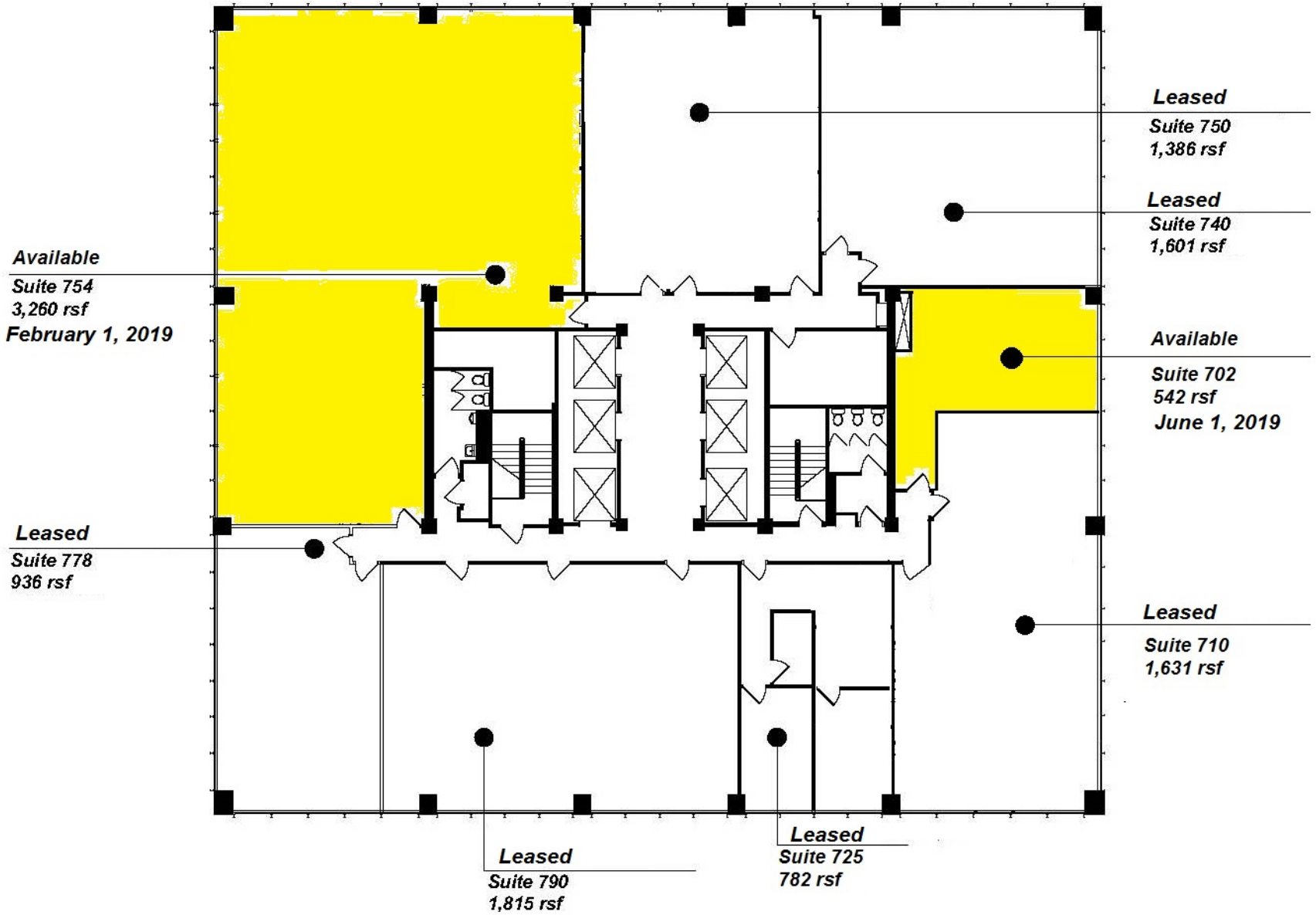
Leased
Suite 678
1,042 rsf

Central Dermatology
Suite 600
4,888 rsf

Available
Suite 694
1,179 rsf



SIXTH FLOOR PLAN



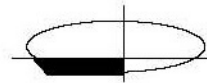
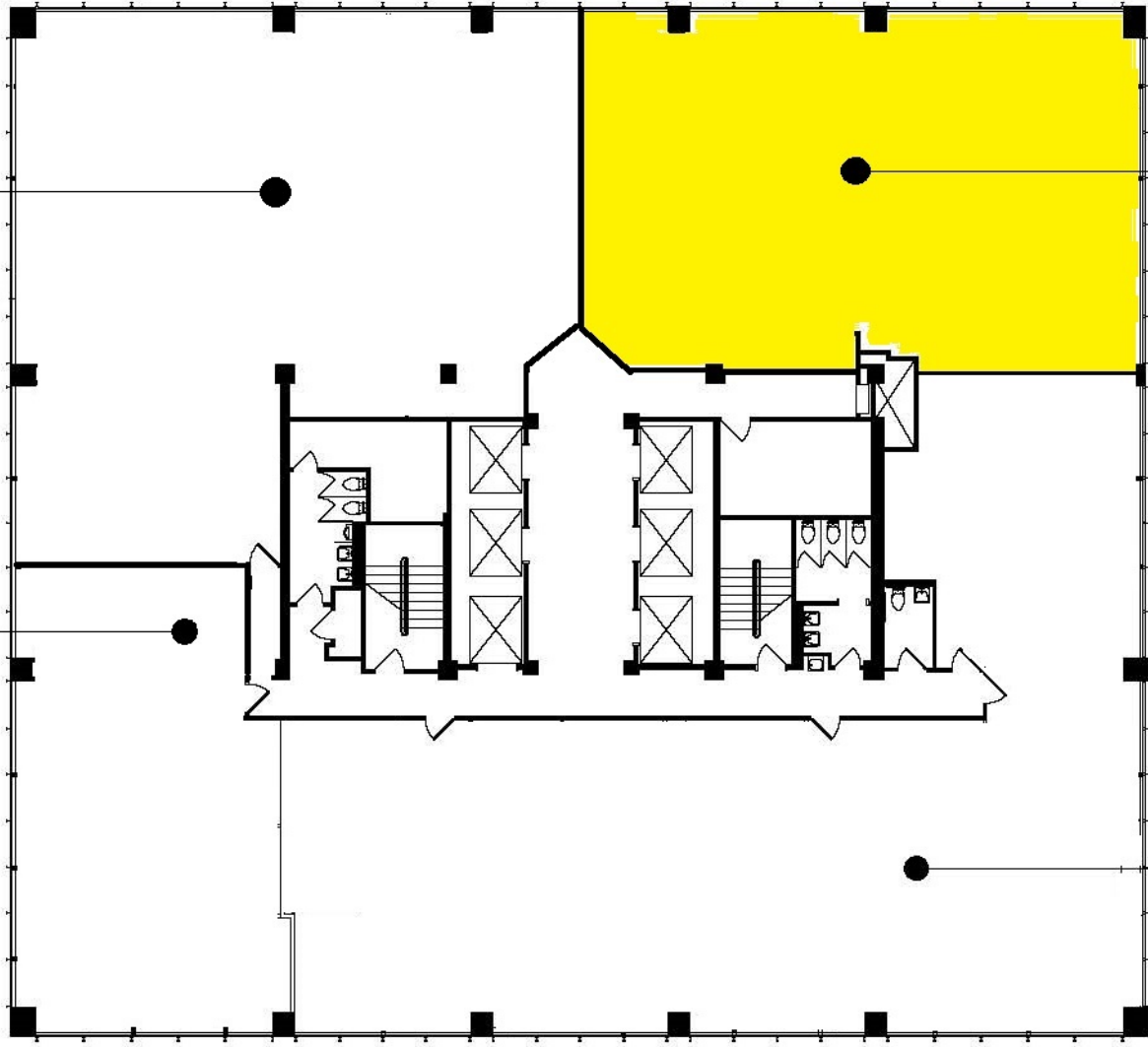

SEVENTH FLOOR PLAN

Leased
Suite 1080
3,225 rsf

Available
May 1, 2019
Suite 1080
2,676 rsf

Leased
Suite 1000
1,201 rsf

Leased
Suite 1010
4,348 rsf



TENTH FLOOR PLAN

Leased
Suite 1280
2,417 rsf

Available 2/28/2019

Suite 1250
5,011 rsf

Leased
Suite 1205
2,486 rsf

Leased
Suite 1210
944 rsf

Leased
Suite 1220
602 rsf

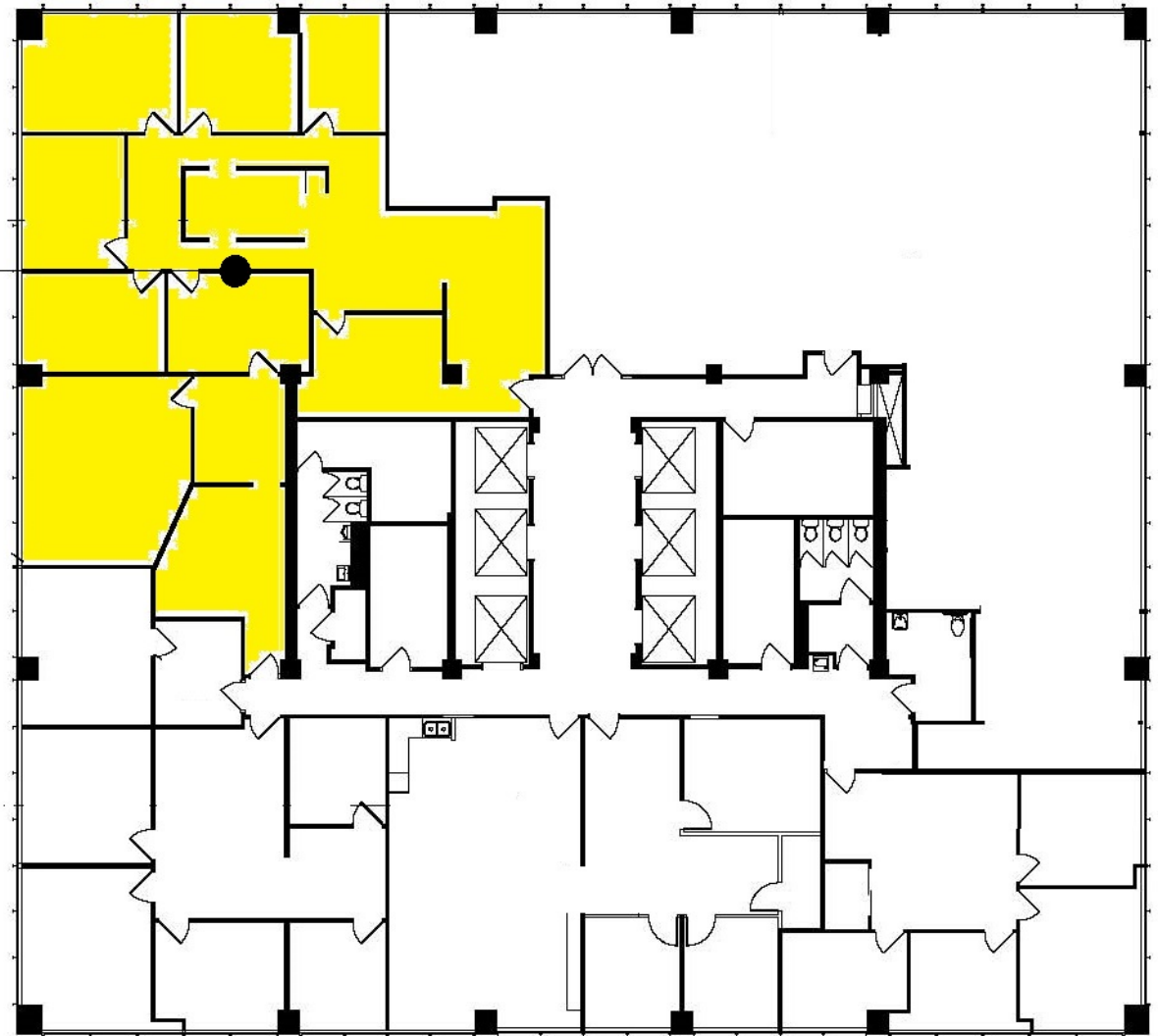
Historic Equities
Suite 1201
528 rsf



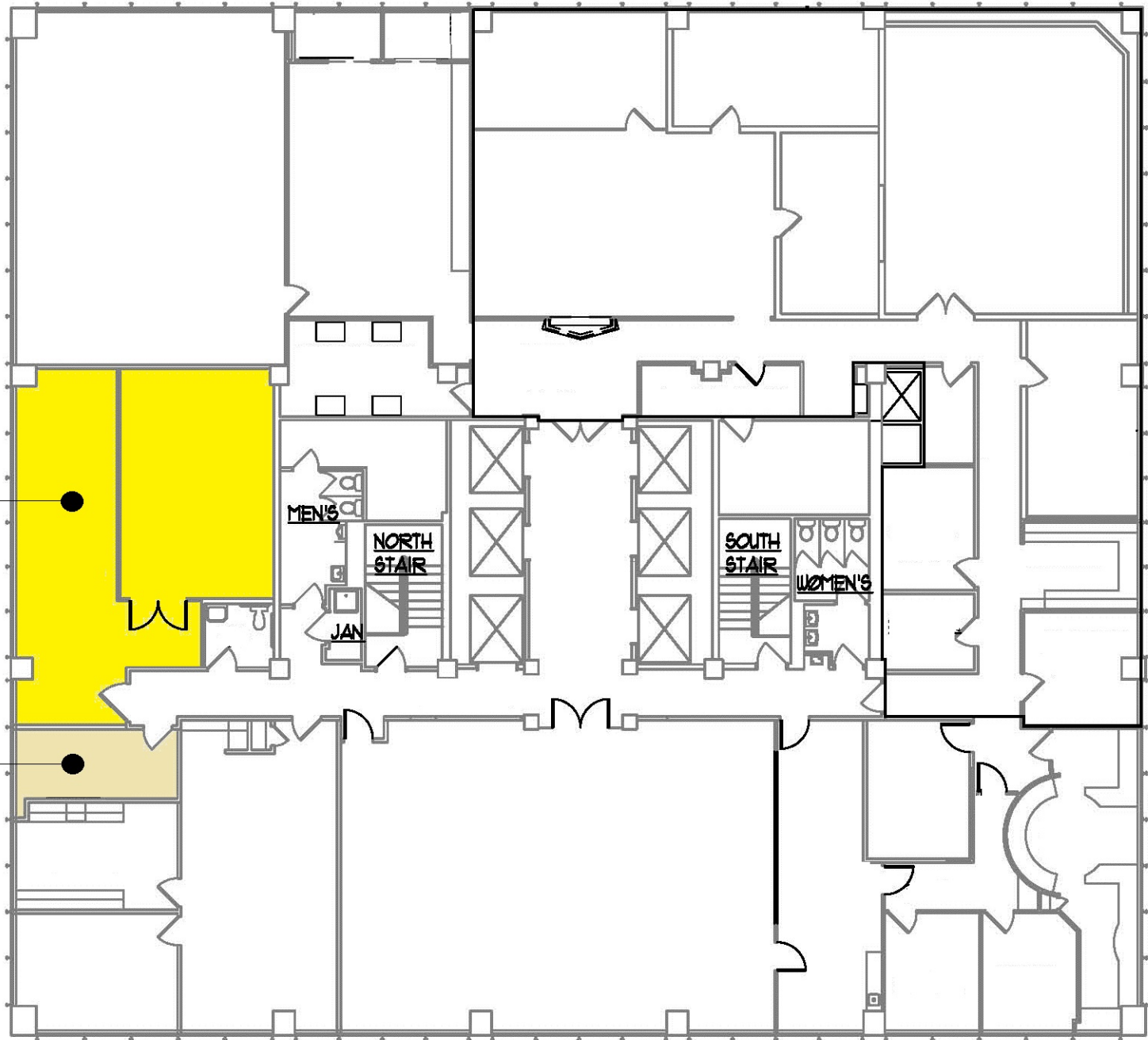
TWELFTH FLOOR PLAN

Available July 1, 2019

Suite 1492
2,936 rsf



FOURTEENTH FLOOR PLAN



Available
Suite 1605
1,100 rsf

Available
Suite 1603
155 rsf

SIXTEENTH FLOOR PLAN

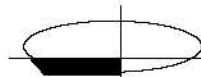
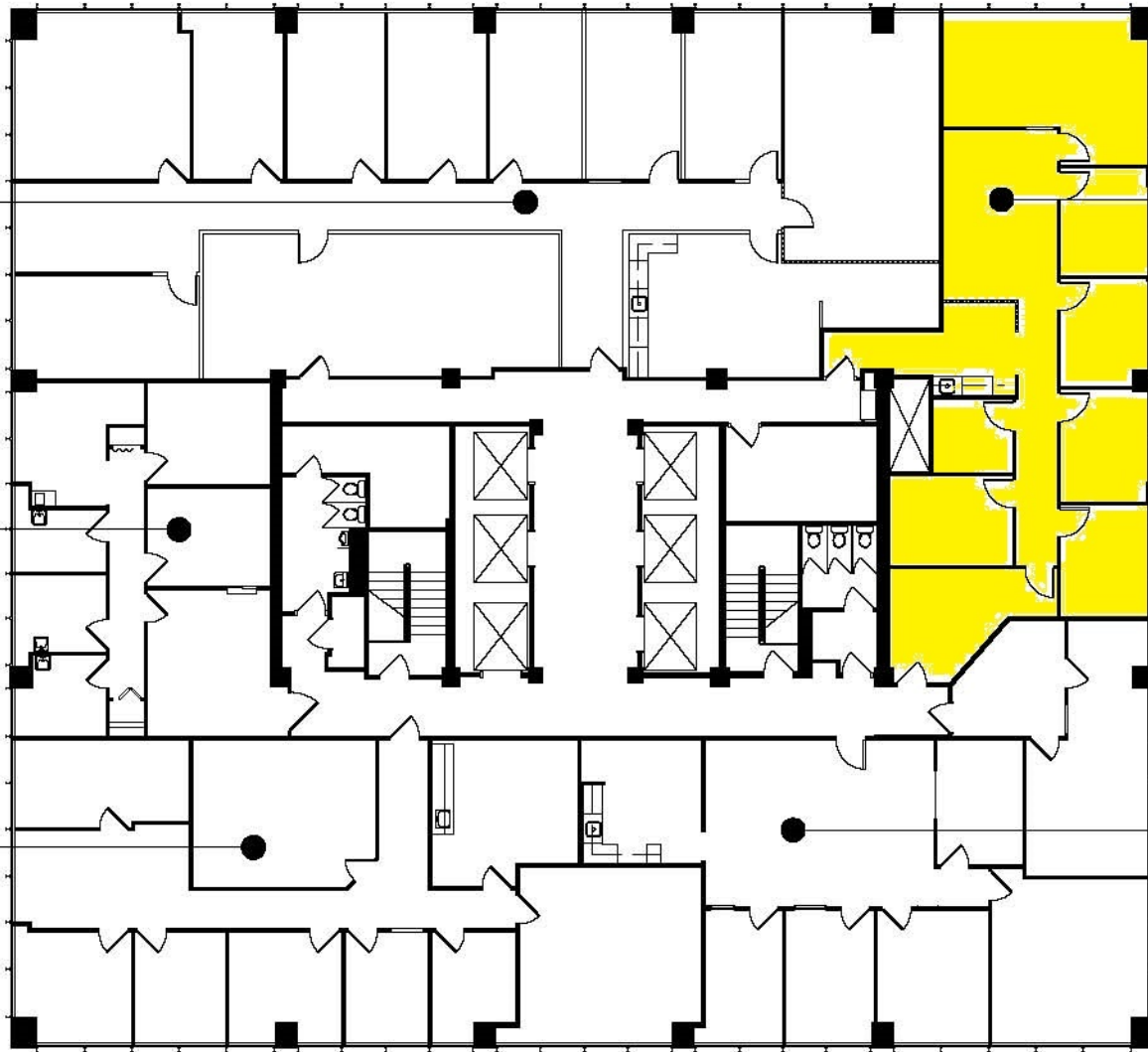
Leased
Suite 1860
4,697 rsf

Available April 1, 2019
Suite 1830
1,909 rsf

Leased
Suite 1880
1,209 rsf
01/31/2017

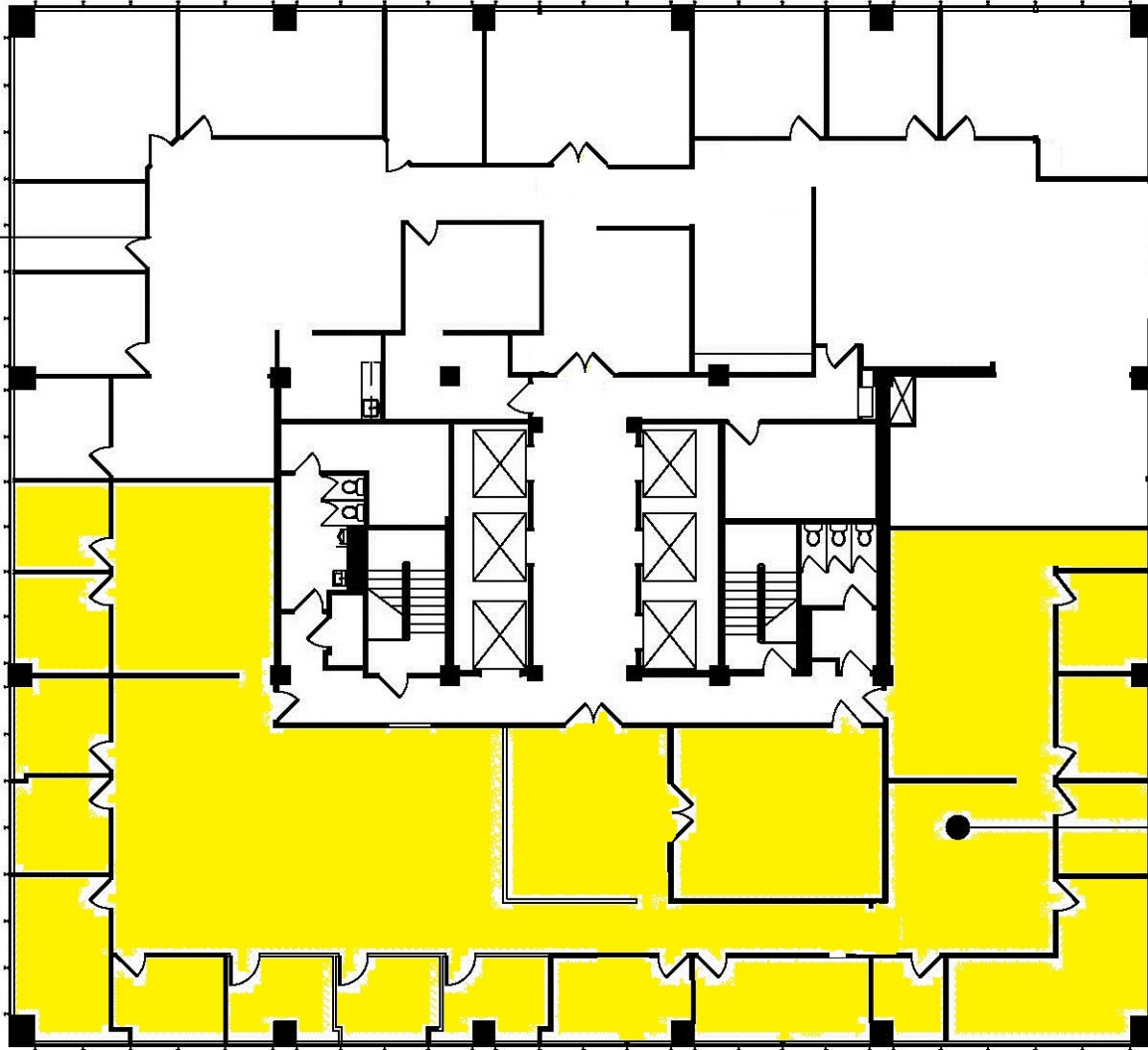
Leased
Suite 1800
2,435 rsf

Leased
Suite 1850
1,689 rsf



EIGHTEENTH FLOOR PLAN

*Leased
Suite 1930*



Available June 1, 2019

*Suite 1910
6,100 RSF*



NINETEENTH FLOOR PLAN