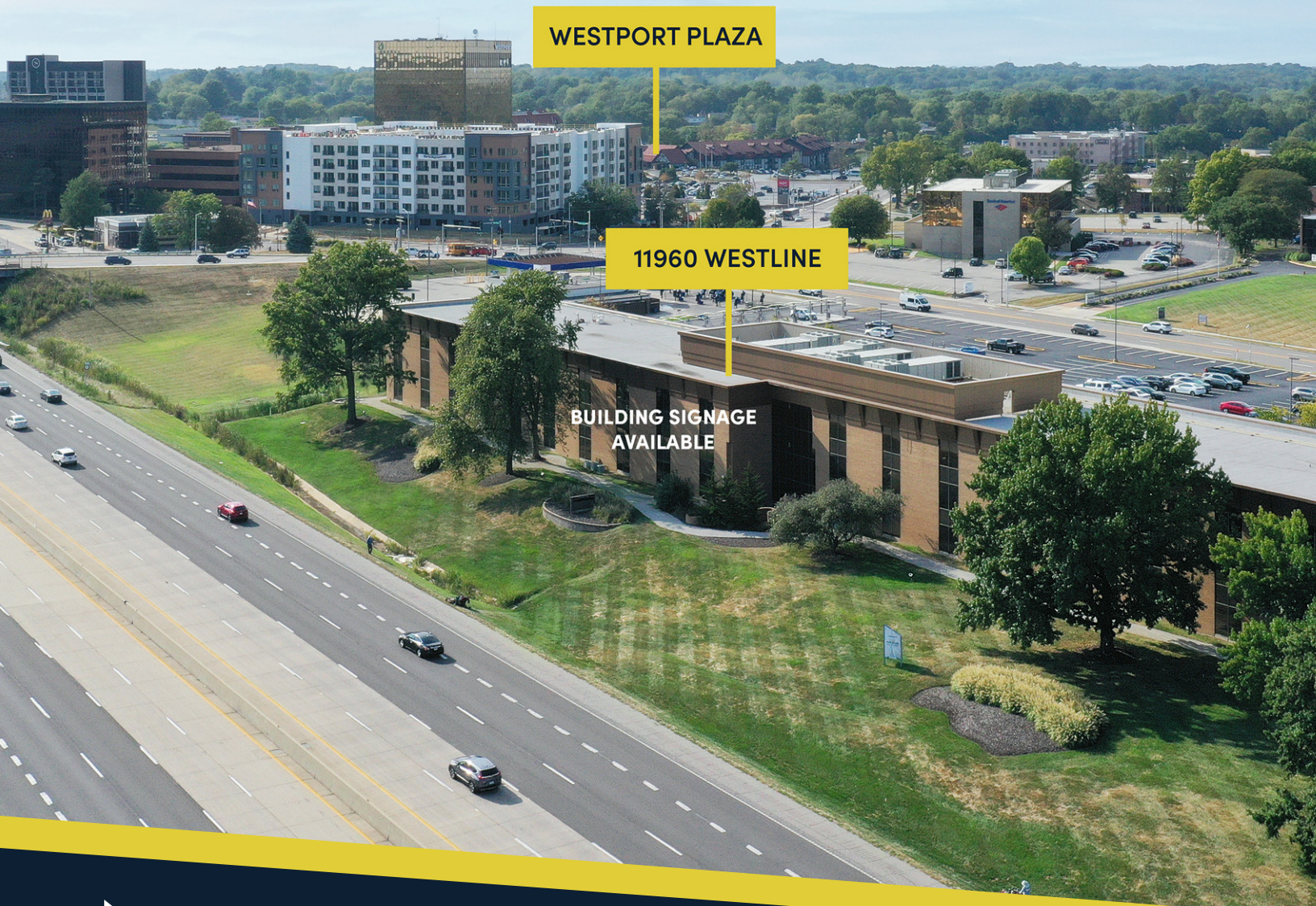


HIGH VISIBILITY OFFICE SPACE

FOR LEASE

11960 Westline Industrial Drive
Maryland Heights, MO 63146



PROPERTY FEATURES



- Prime Westport location
- Aggressive tenant improvement allowance
- Signage opportunity facing Page Avenue with 67,474 VPD
- Owner/broker



- Shops and restaurants in Westport Plaza within walking distance
- Central location with easy access to major highways and Lambert International Airport



- Modern tenant build outs
- Fiber internet served

FOR LEASE
\$18.00/SF
(Full Service)



INTERIOR PHOTOS



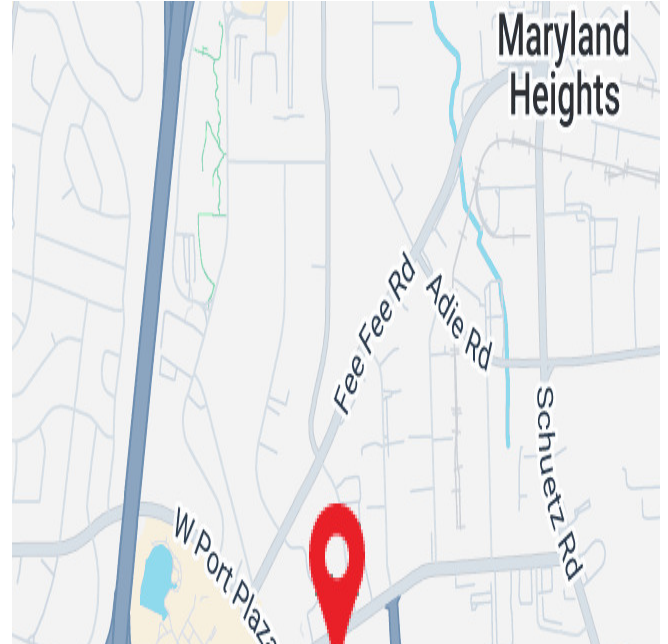
ABUNDANT POTENTIAL

92,640 SF Class B office building with multiple suites available for lease. Amenities include signage opportunities on Page Avenue, Prime Westport location with Westport Plaza amenities within walking distance, and aggressive tenant improvement allowance.

Potential Uses for this Property:

- Office
- Education/Training Center
- Call Center

The building is located in the city of Maryland Heights, located just east of I-270 and south of Page Avenue in the Olive-270/Westport submarket. The Olive-270/Westport submarket contains a total of 7.5 million square feet of office space. Its close location to Westport Plaza accommodates numerous support services, restaurants and hotels. The location provides excellent access to interstates, St. Louis-Lambert International Airport and into St. Charles and St. Charles County.



ABOUT MARYLAND HEIGHTS

https://www.marylandheights.com/about_us/facts___demographics.php

28,284

Population

11,980

Households

\$70K

Avg. HH Income

13K

Housing Units

23.43

Square Miles

WESTPORT DINING

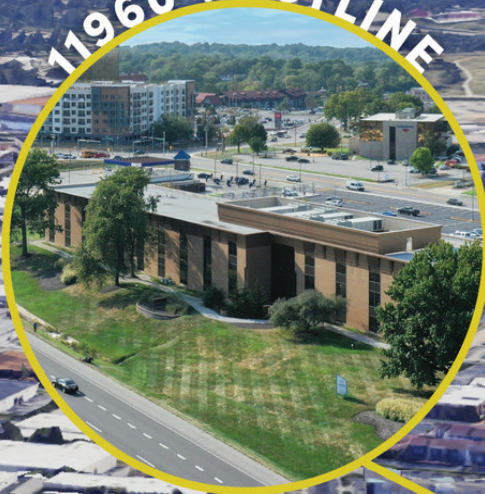


City of
Maryland
Heights

11960 WESTLINE



360 WEST ROOFTOP
STARBUCKS



ST. LOUIS BREAD CO.

SODA FOUNTAIN
TRAINWRECK SALOON

KOBE JAPANESE GRILL
DRUNKEN FISH

BASSO ON THE PLAZA



McDONALD'S

PAGE AVENUE

FUZZY'S TACO SHOP
JOVICK BROTHERS' DELI

WESTPORT SOCIAL



WESTPORT PLAZA



PAGE AVENUE



Joel Meyer | SIOR

Principal

314.744.8992

jmeyer@intcre.com



Michael Backer | SIOR

Vice President | Brokerage

314.744.8979

mbacker@intcre.com



Ed Backer | SIOR

Principal

314.744.8997

ebacker@intcre.com



Ericka Seidel

Senior Associate | Brokerage

314.528.2296

eseidel@intcre.com

