

# 50,083 SF Available Immediately for Lease

River City Business Park  
230 Carondelet Commons Blvd.  
St. Louis, MO 63111  
[www.cbre.com/stlouis](http://www.cbre.com/stlouis)

Rare End Cap Space with 12,073 SF of High Quality, Move-In Ready Office



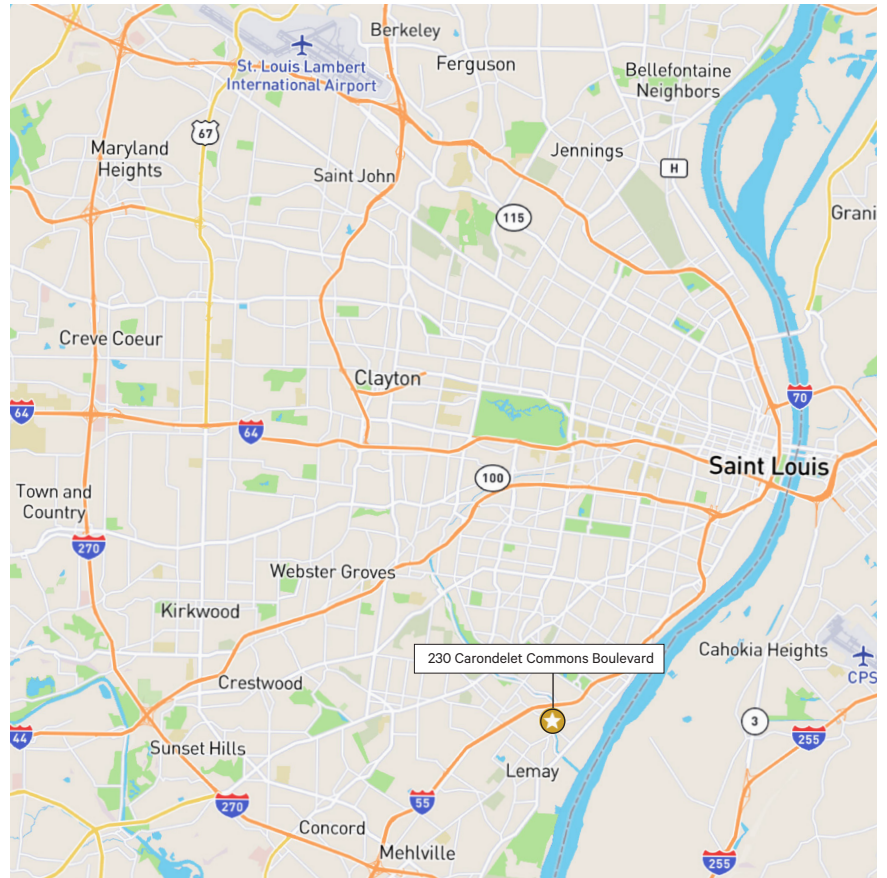
# 230 Carondelet Commons Blvd.

St. Louis, MO 63111

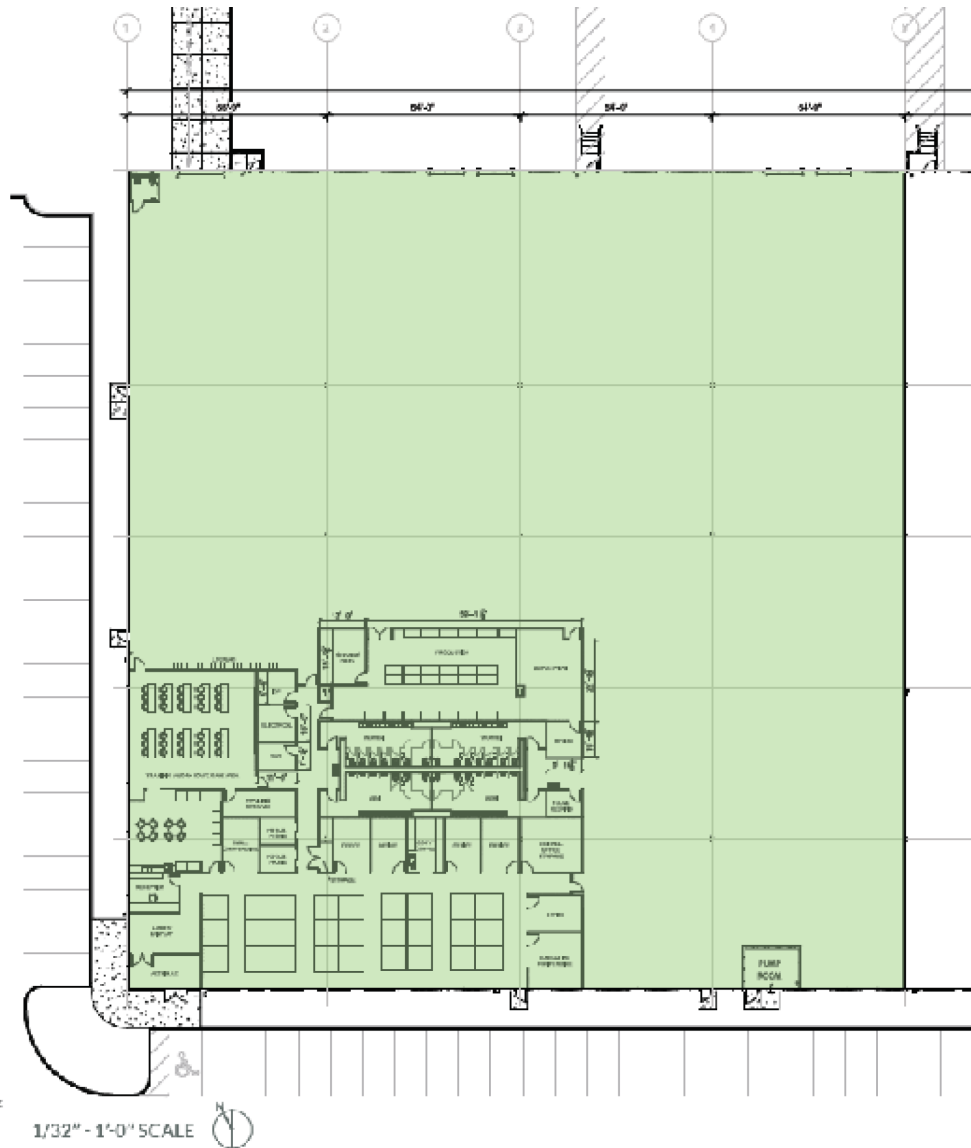
# For Lease

## Property Features

- + 125,000 SF total building
- + 50,083 SF available
- + ±12,083 SF high quality office finish
- + 28' clear height
- + 4 docks with levelers (expandable to 10)
- + 1 ramped drive-in (12' x 14')
- + 42'd x 54'w column spacing
- + 60'd x 54'w speed bay spacing
- + 230' building depth
- + 100+ parking spaces
- + LED warehouse lights
- + 600 Amp 480/277 Volt, 3-Phase electric
- + ESFR sprinkler system
- + Located within River City Business Park, offering a secure, campus-like environment with remote gate access
- + Lease Rate: \$6.95/SF, NNN



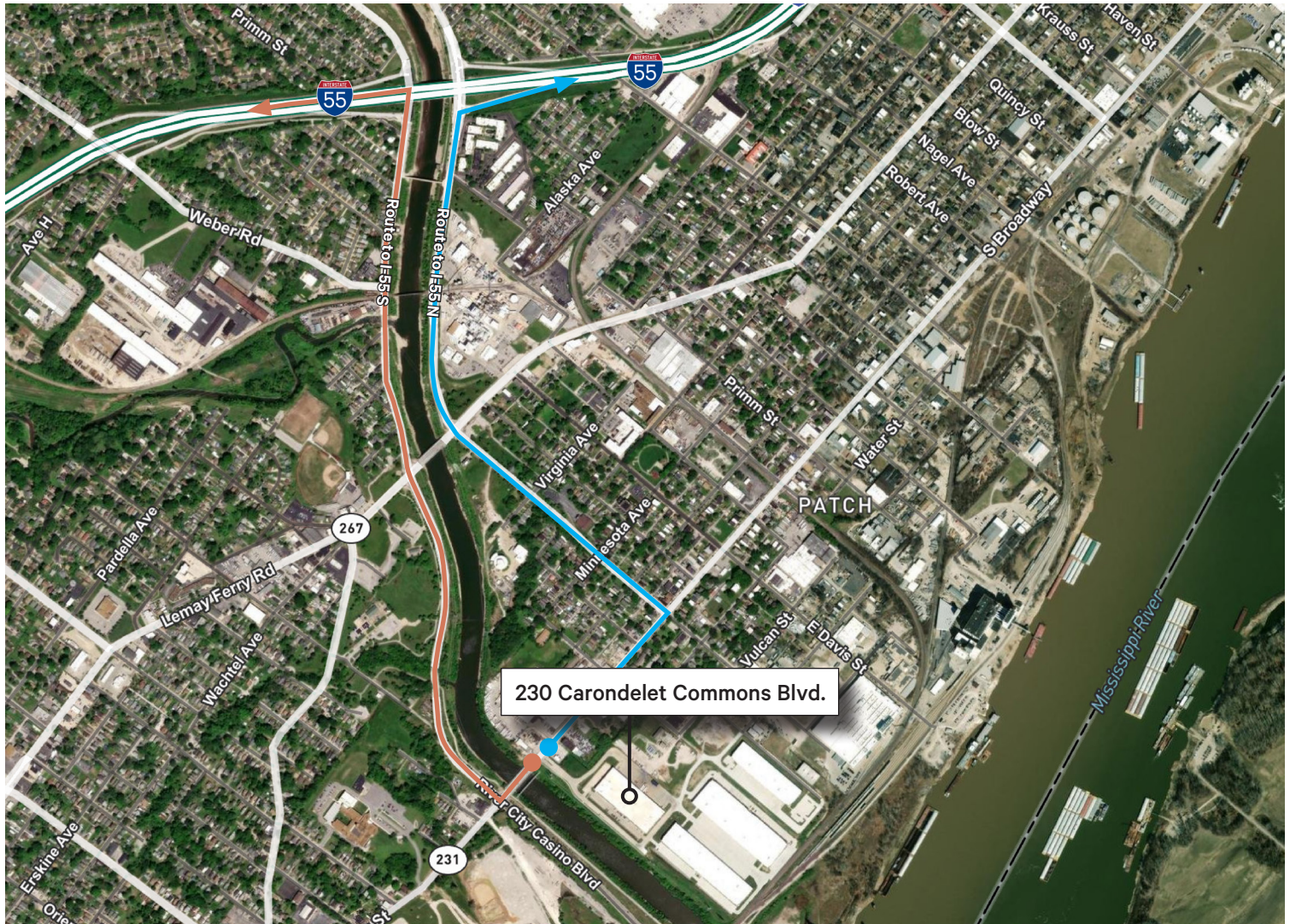
# Floor Plan



# 230 Carondelet Commons Blvd.

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# For Lease



~3 Minutes North & South (Interstate 55)  
~10 Minutes STL Int'l Airport (Airplane icon)  
~9 Minutes J.B. Bridge (Bridge icon)  
~13 Minutes Downtown STL (Arch icon)

## Contact Us

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