

PAGE/270

OFFICE CENTER

BUILDING I

12401 Boulder Springs Parkway

8 story - 201,281 RSF

BUILDING II

12501 Boulder Springs Parkway

8 Story - 201,281 RSF

5 LEVEL PARKING GARAGE

Building I - 968 cars

Building II - 977 cars

Total - 1,945 cars



- OCCUPANCY -
18 months from lease
execution

Premier corporate headquarters location with highway visibility and easy access. Page/270 Office Center Class "A" office space offering quality, value, a timeless architectural design and convenience unsurpassed in the St. Louis Metropolitan office market.

**KELLEY REAL
ESTATE, INC.**
and
**VANTAGE POINTE
OFFICE CENTER, LLC**
L.B. Eckelkamp, Jr.

Joseph J. Kelley, Jr.
12444 Powerscourt Drive
Suite 150
Saint Louis, Missouri 63131

Phone: 314-965-6400

Fax: 314-821-2567

www.kelleyre.com

70% covered, reserved parking

State of the art HVAC and electrical systems with expansion capabilities for future growth

Full service cafeteria with corporate catering available

Post Office branch onsite with various overnight drop boxes

Nature walking trails with lake, health club, and on-site storage

7 miles to St. Louis Lambert Airport and 10 miles to Clayton

Airport shuttle service and corporate housing available

Located in West Port area near restaurants, hotels, and retail

Signage on the building and the double face, interior lit monument sign fronting on Interstate 270

ZONING APPROVED and READY FOR CONSTRUCTION