

St. Charles

Highway 94

Page Blvd

Earth City Expressway

Maryland Heights

Lambert International Airport

▲ 7 miles to Airport

Page Blvd

Earth City Expressway (planned)

Olive Street Road

Chesterfield

Olive Street Road

Highway 141

Clarkson Road

Highway 64

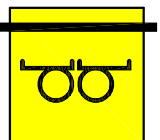
Highway 30

Highway 270

19 miles to Downtown
10 miles to Clayton



Kelley Real Estate, Inc.



bauer pankey
architects, inc

Bennington Place

Fee Fee Road

Ross Road

Page Avenue (State Route D)

Marine Avenue

Interstate 270

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OFFICE CENTER



Building II
Parking Garage
Building I

Westport Plaza

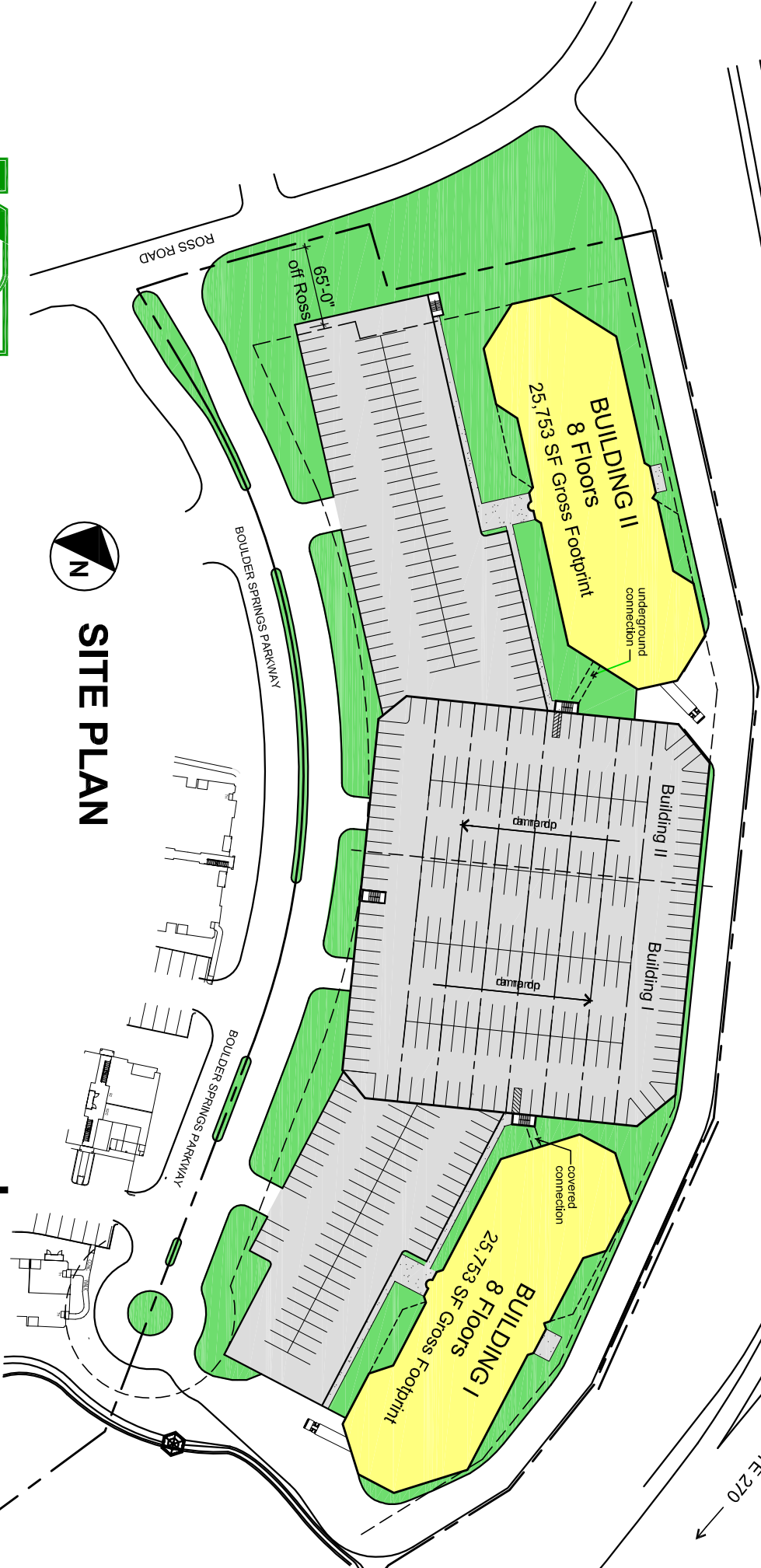
Westport Plaza Drive



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OFFICE CENTER

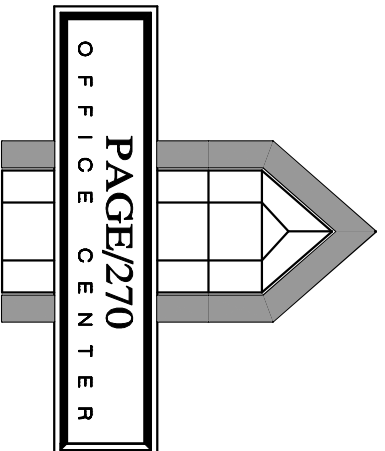
On-Ramp to I-270

INTERSTATE 270



SITE PLAN





CAR COUNTS

	Building I	Building II	TOTAL
Lower Level Parking	114	56	170
First Level Parking	226	109	335
Second Level Parking	199	228	427
Third Level Parking	139	214	353
Fourth Level Parking	145	185	330
TOTAL	823	792	1615

451 cars per thousand overall

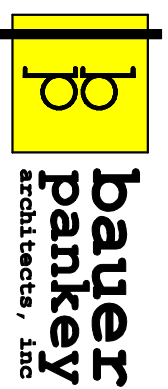
Area Calculations

BOMA RENTABLE SQUARE FOOTAGE CALCULATION

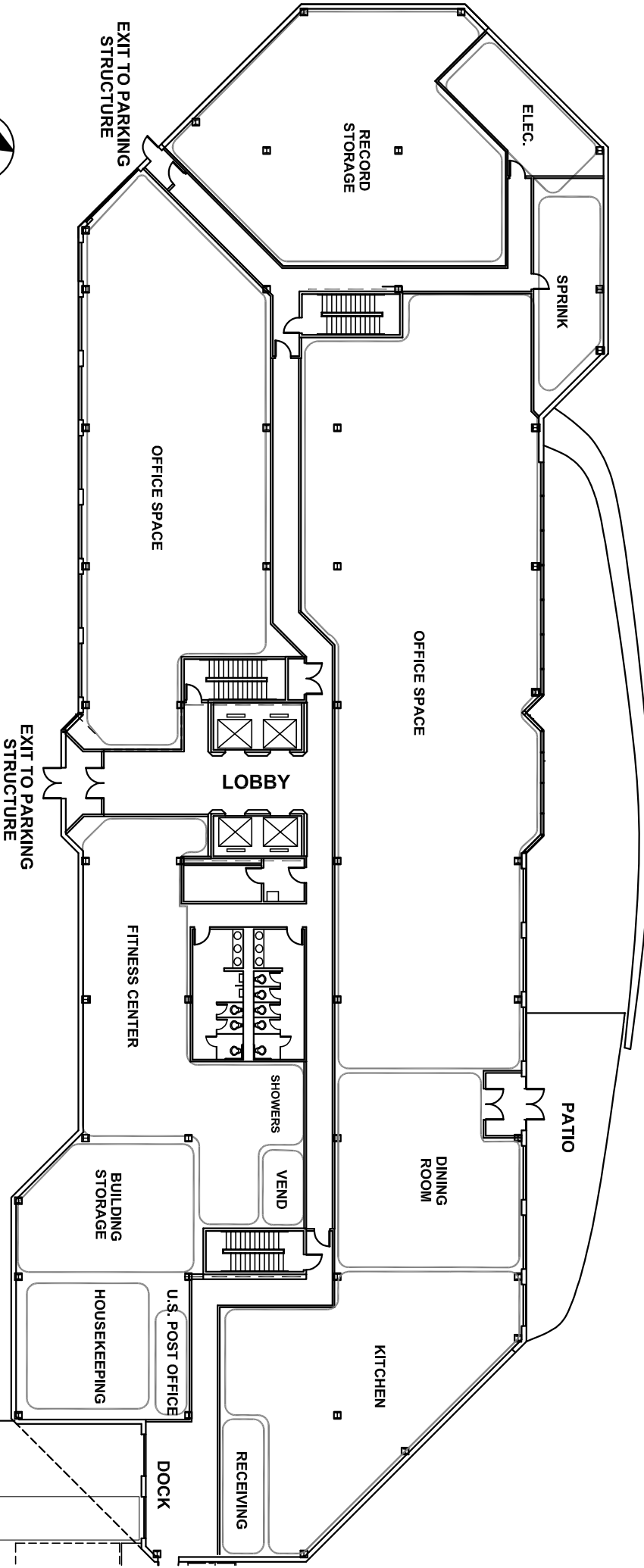
	Constr. Gross	BOMA Gross 1" to inside of glass	less penetrations	BOMA RSF	Maryland Heights Area
1st Floor	25,465	25,032	842	24,190	10,391
2nd Floor	25,753	25,570	1,137	24,433	22,358
3rd Floor	25,753	25,618	1,795	23,823	22,825
4th Floor	26,472	26,342	857	25,485	24,374
5th Floor	26,810	26,690	995	25,695	24,687
6th Floor	27,104	26,989	1,009	25,980	24,973
7th Floor	27,104	26,994	1,055	25,939	24,932
8th Floor	27,104	26,999	1,263	25,736	24,695
(less 3rd Floor void)	658				179,235 x 2
					358,470 TOTAL

210,907 Constr. Gross - Bldg I
 210,907 Constr. Gross - Bldg II
 421,814 Constr. Gross - TOTAL

201,281 RSF - Bldg I
 201,281 RSF - Bldg II
 402,562 RSF - TOTAL

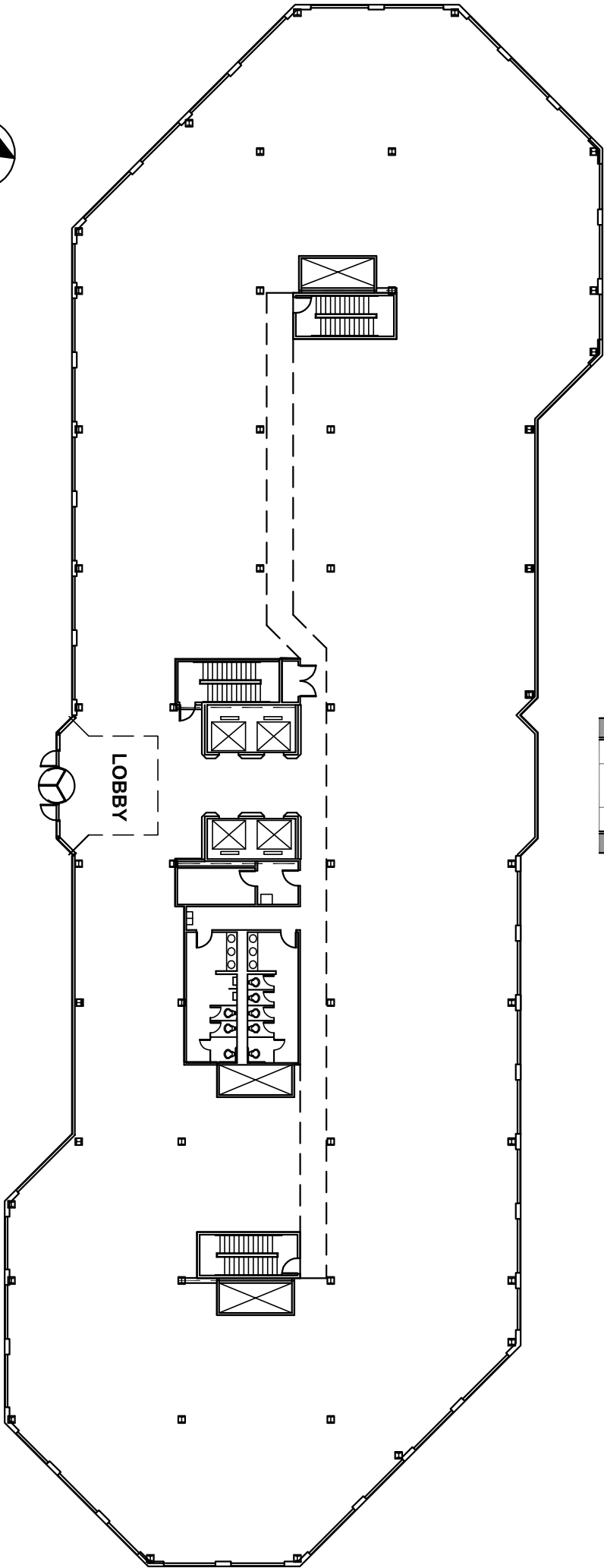
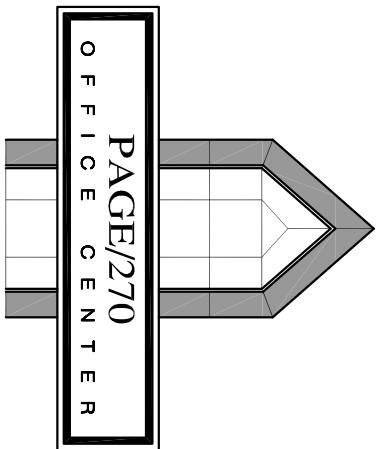


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OFFICE CENTER

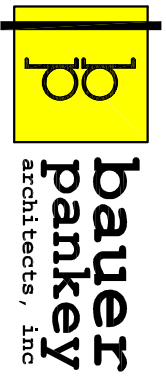


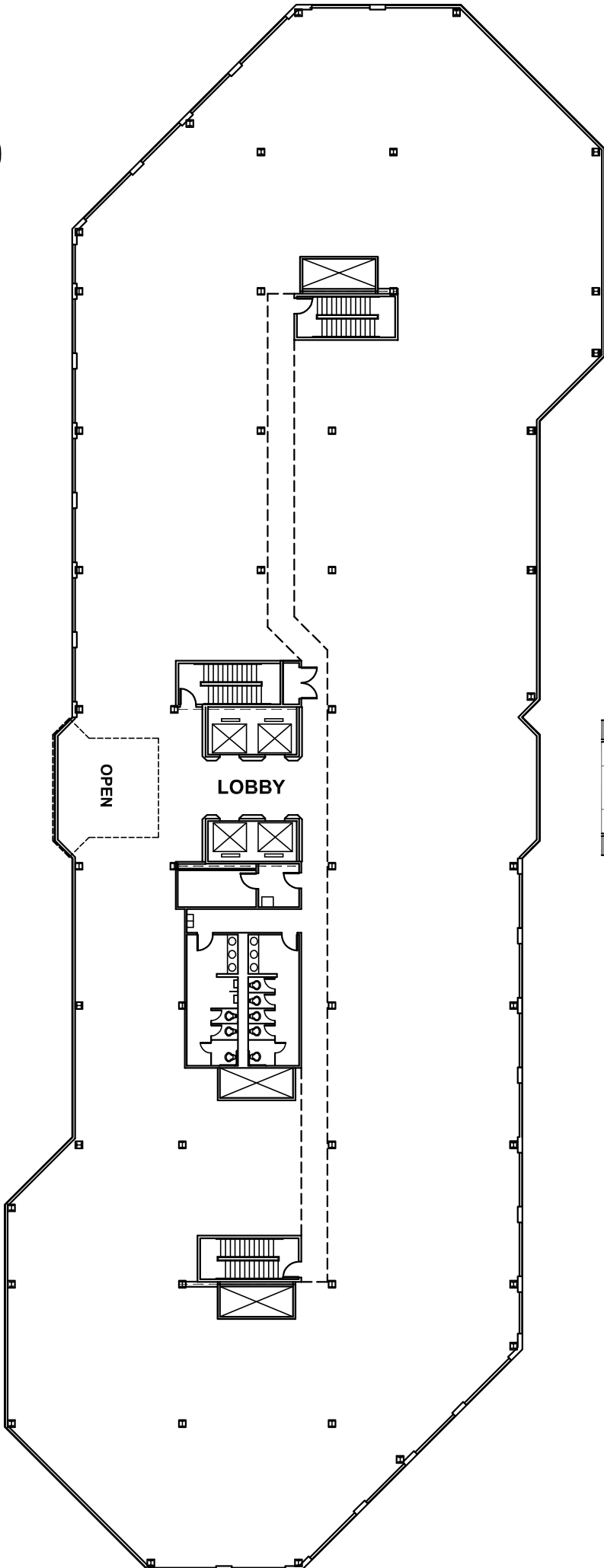
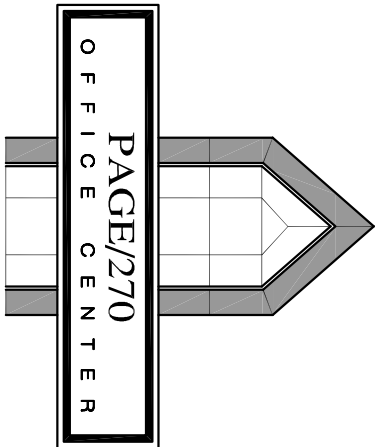
FIRST FLOOR PLAN



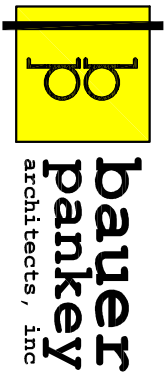


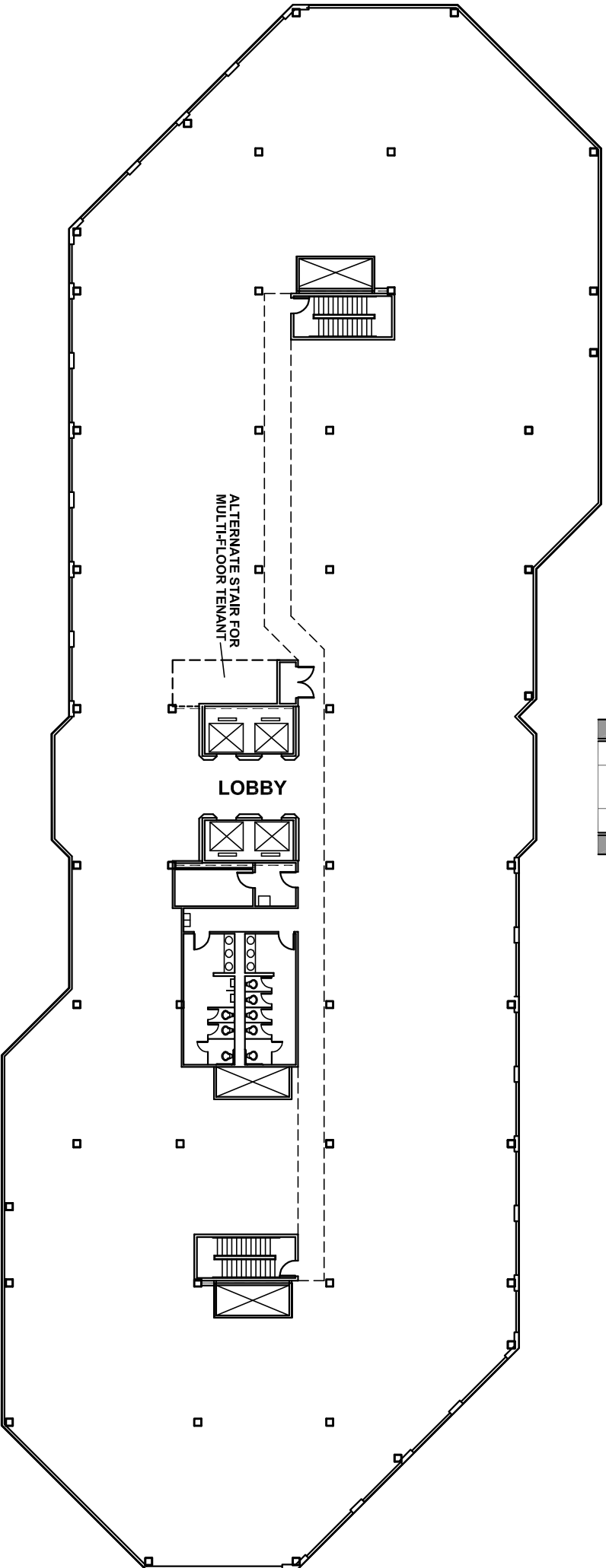
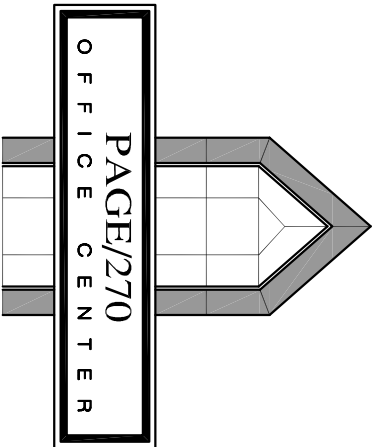
SECOND FLOOR PLAN





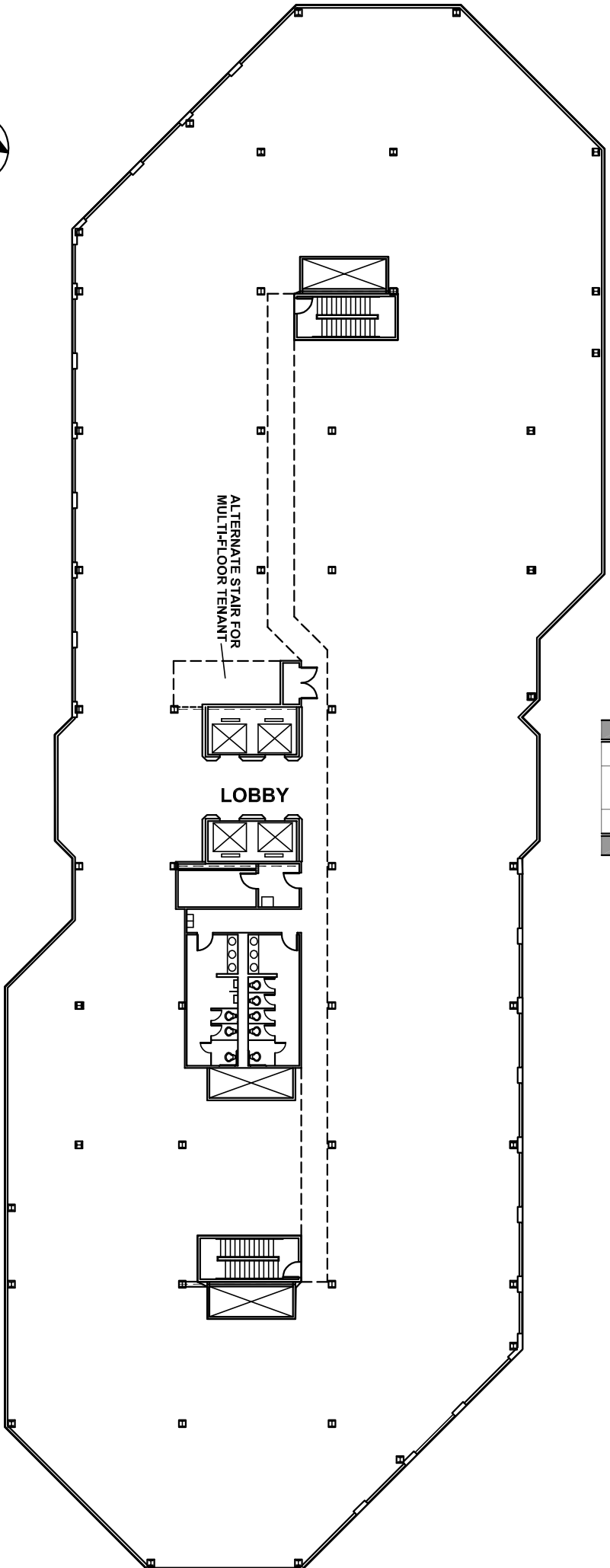
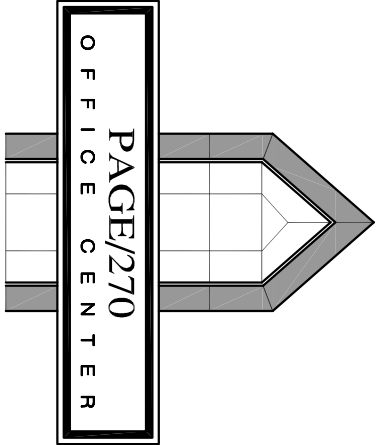
THIRD FLOOR PLAN



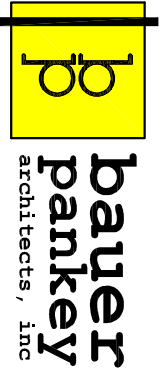


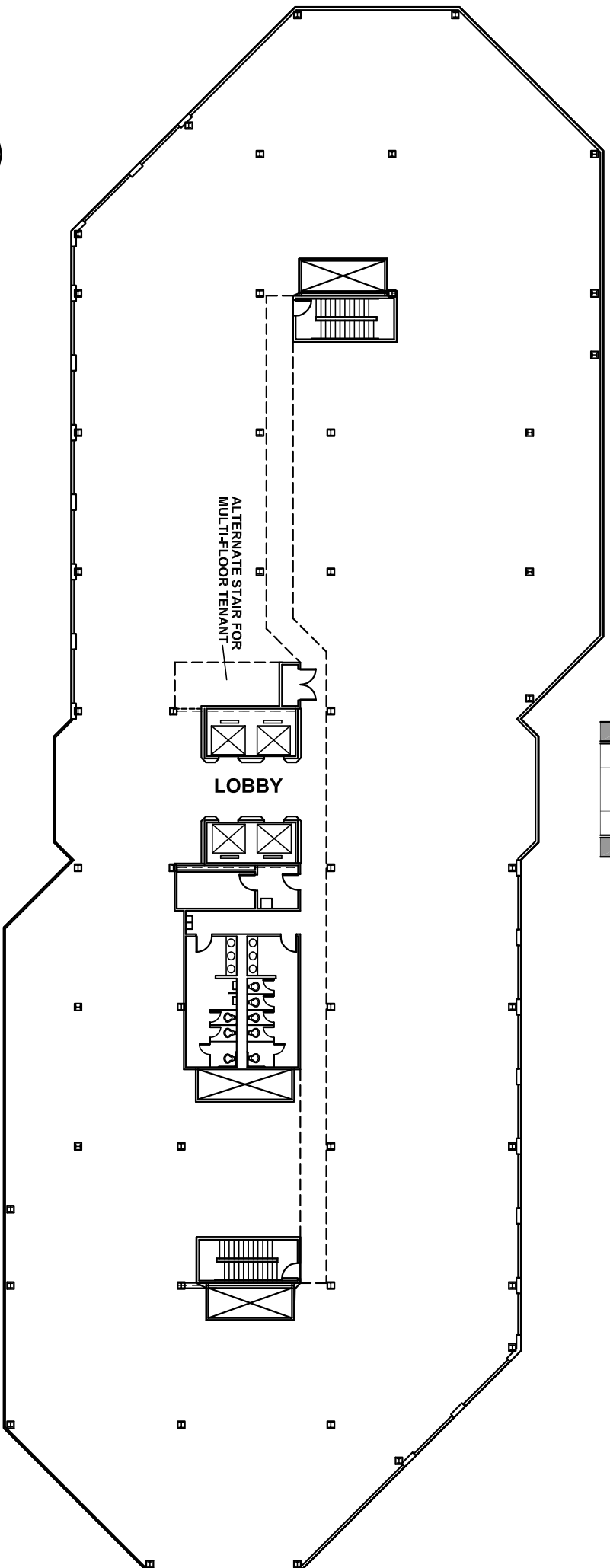
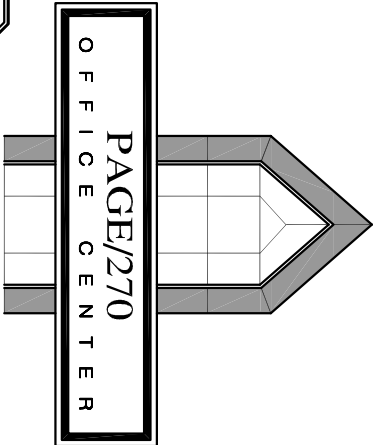
FOURTH FLOOR PLAN



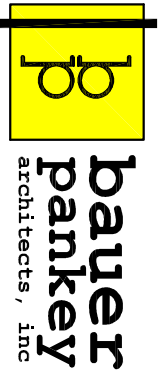


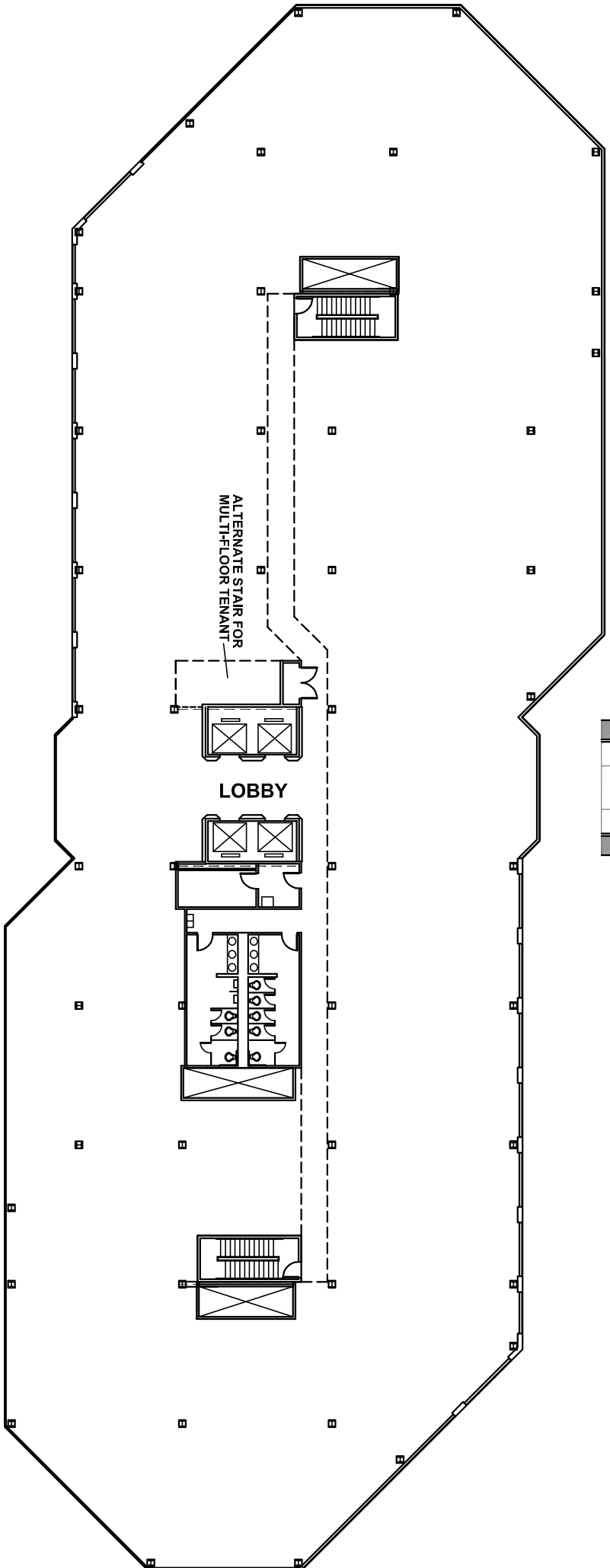
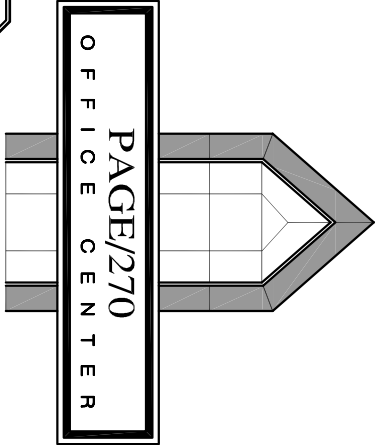
FIFTH FLOOR PLAN





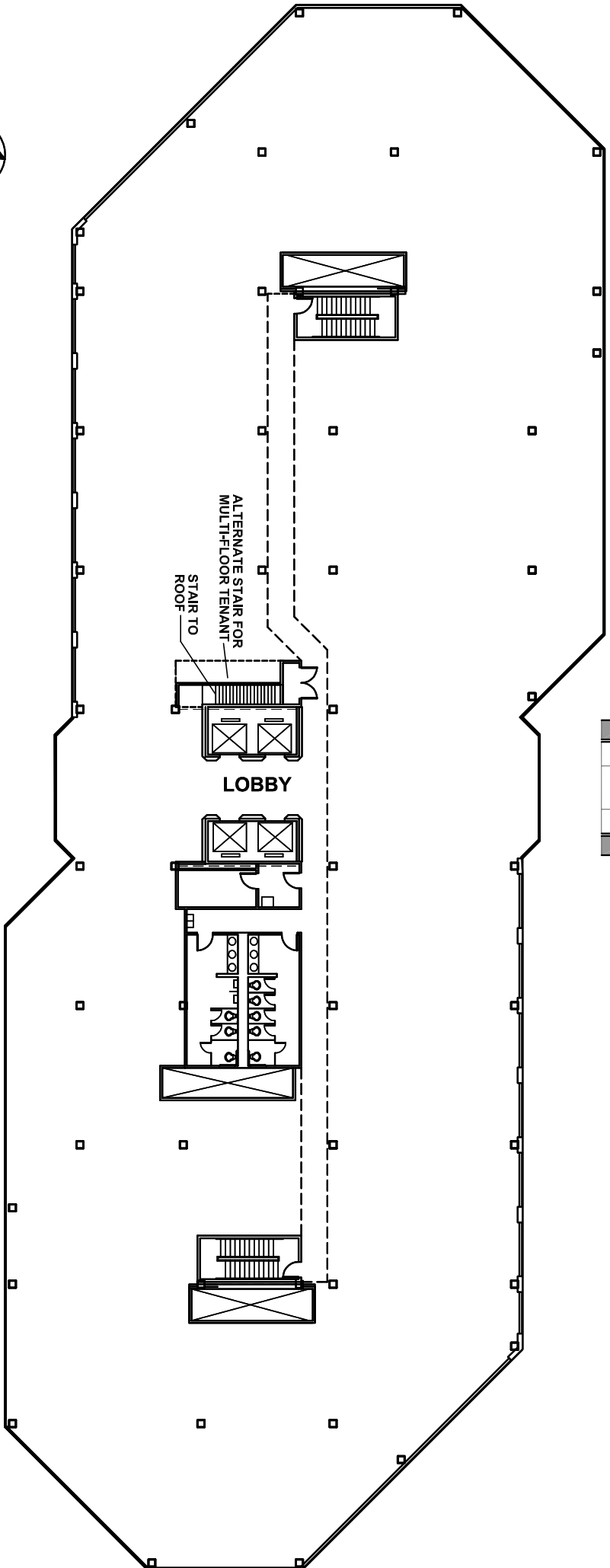
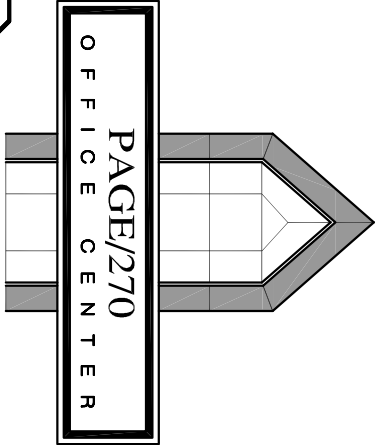
SIXTH FLOOR PLAN



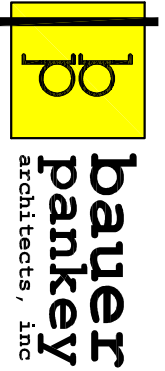


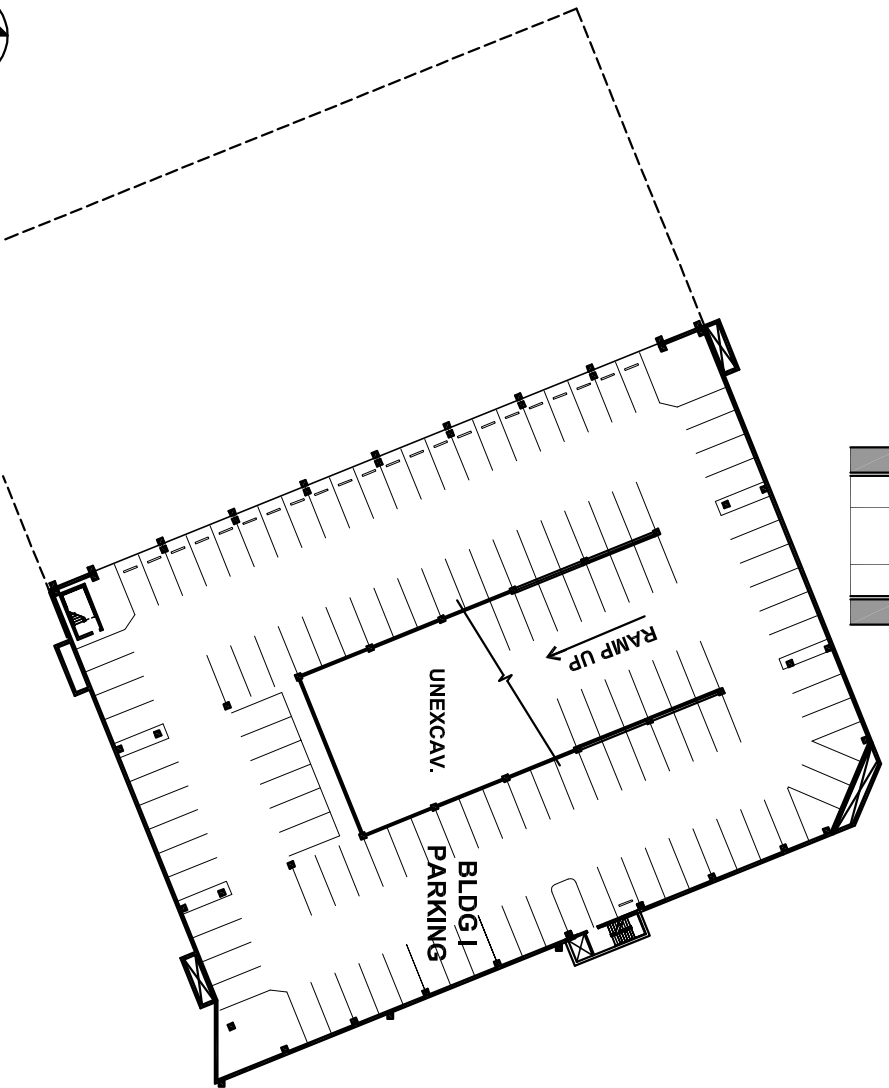
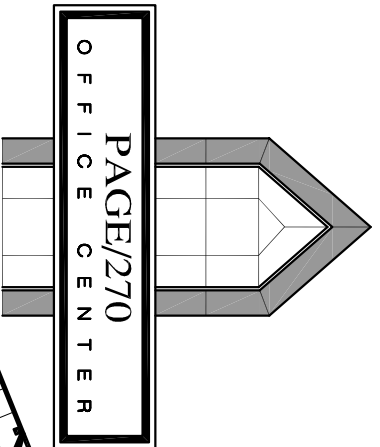
SEVENTH FLOOR PLAN





EIGHTH FLOOR PLAN

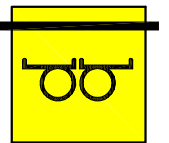




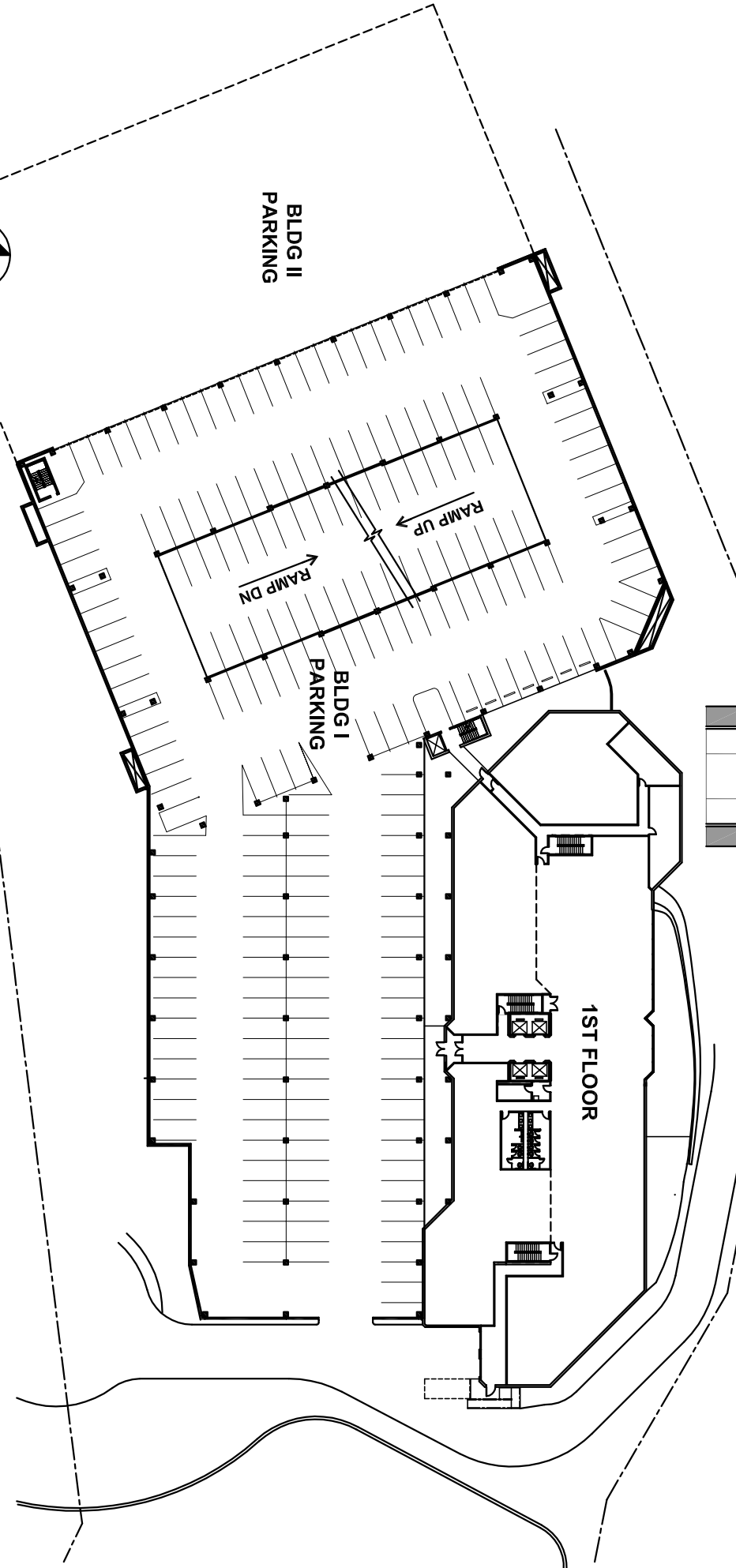
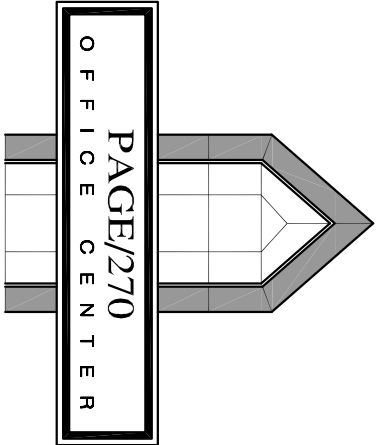
LOWER LEVEL PARKING GARAGE
114 CARS



Kelley Real Estate, Inc.



**bauer
pankey**
architects, inc

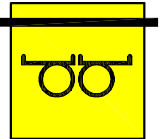


FIRST LEVEL PARKING GARAGE

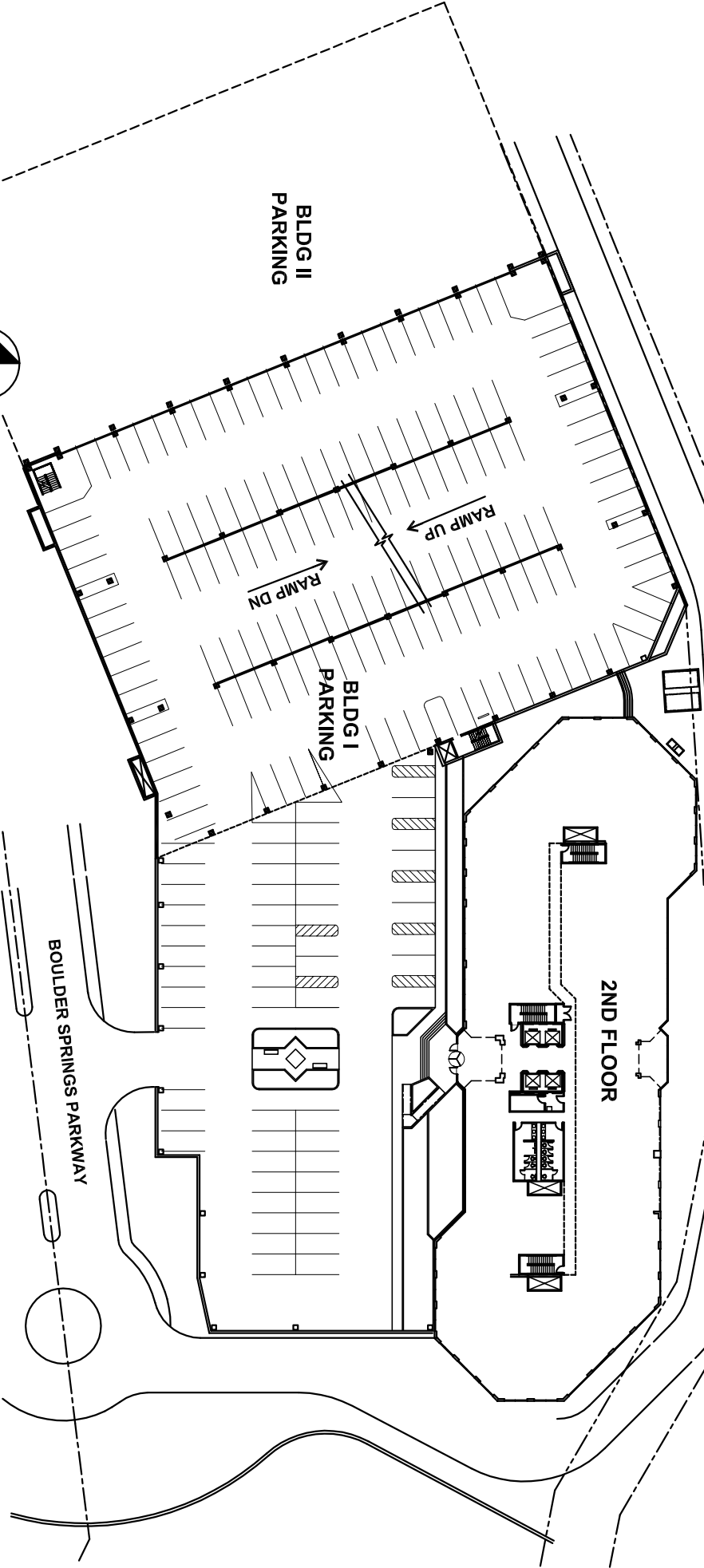
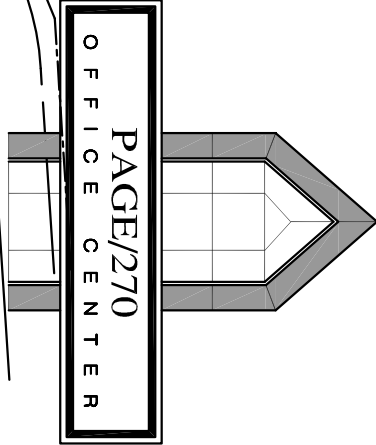
226 CARS



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pankey**
architects, inc

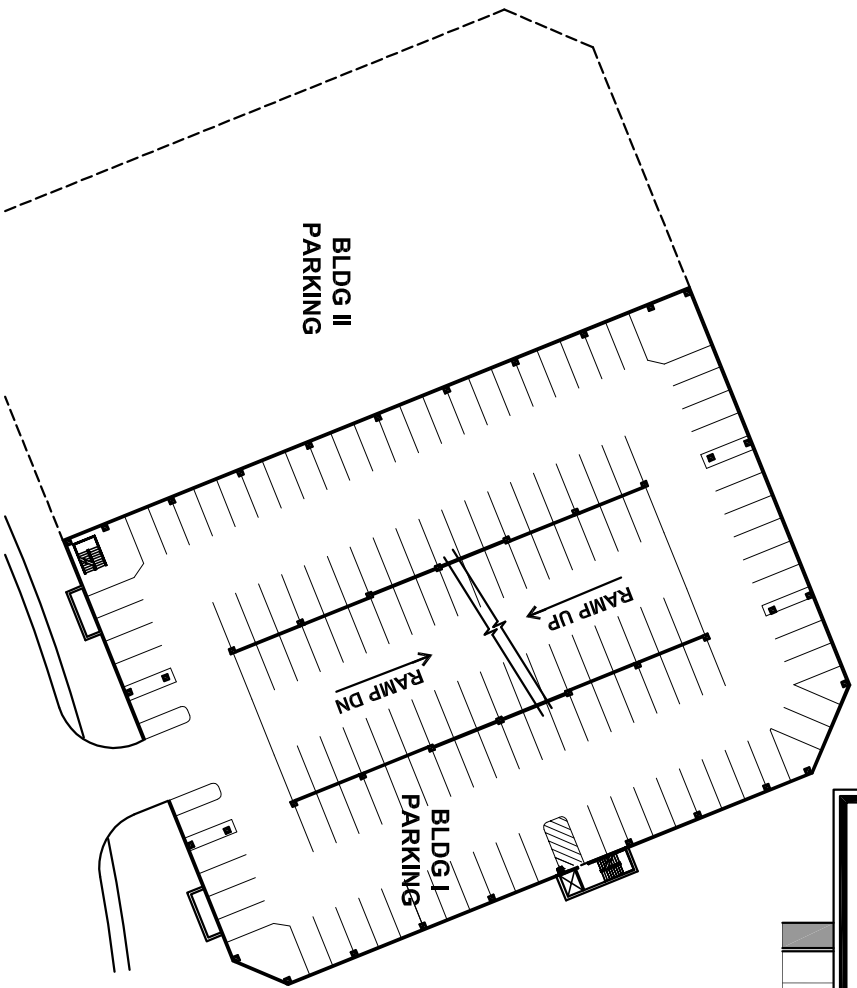
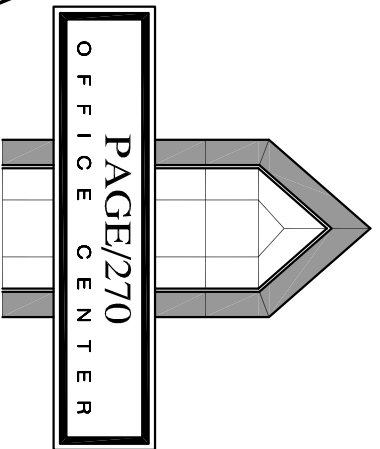


SECOND LEVEL PARKING GARAGE
199 CARS

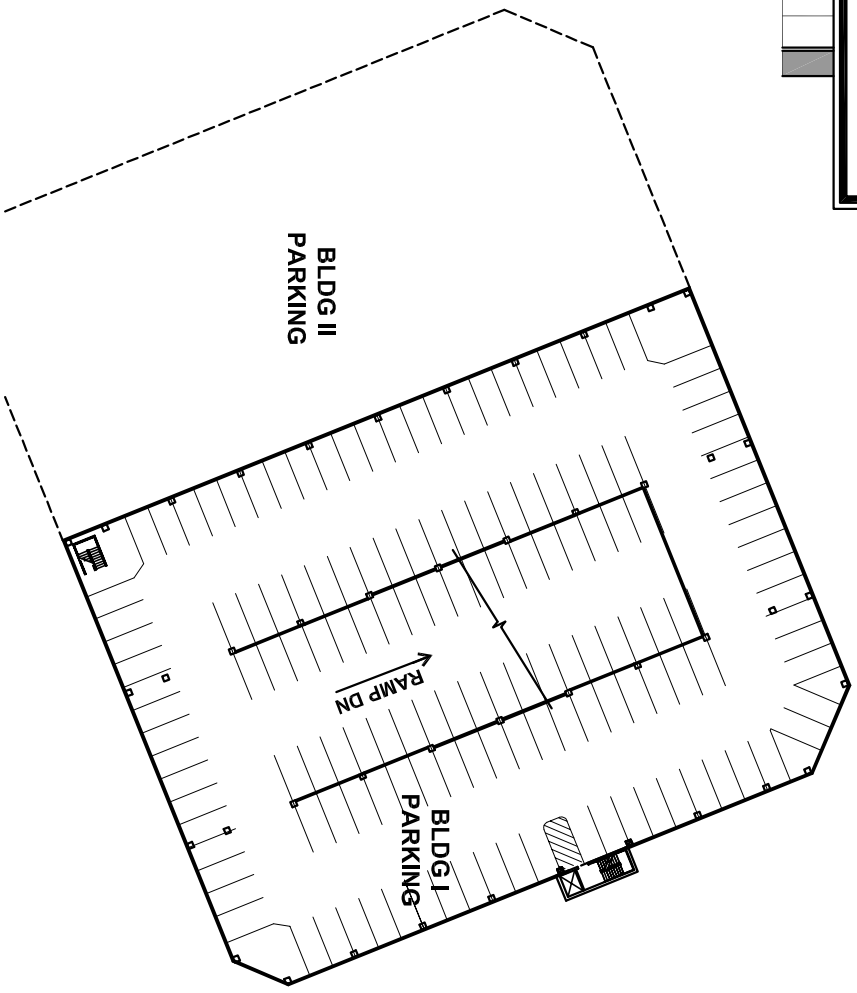


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THIRD LEVEL PARKING GARAGE
139 CARS



FOURTH LEVEL PARKING GARAGE
145 CARS