

SHAW PARK PLAZA



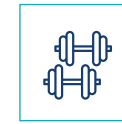
TIMELESS DESIGN MEETS

MODERN LUXURY

With a classic style that has established its prominence on the Clayton skyline, Shaw Park Plaza sets a new standard for the modern workplace.

- Class A+ 274,272 square foot, 15-story office tower with high-end finishes
- Above standard parking ratio at 3.5 spaces per 1,000 RSF
 - 541 in-building spaces with an additional 422 spaces available in the adjacent parking garage accessible via covered walkway
- Convenient access to I-170 via Maryland Avenue and Forest Park Parkway
- Adjacent to brand new Residence Inn hotel
- Highly efficient, rectangular floor plates of approximately ±28,000 square feet
- Outdoor terrace for informal gatherings and formal events
- Enhanced micro-market with daily prepared breakfast and lunch offerings
- LEED™ Certified and Energy Star rated building
- 24/7 manned security desk with expansive security camera system
- Committed, hands-on ownership with extensive corporate headquarters experience
- On-site property management
- \$40.50/SF, Full Service

All New Amenity Center



FITNESS CENTER



OUTDOOR TERRACE



ENHANCED MICROMARKET



CONFERENCE & TRAINING CENTER



TENANT LOUNGE



A Commanding Presence at the Crossroads of Clayton

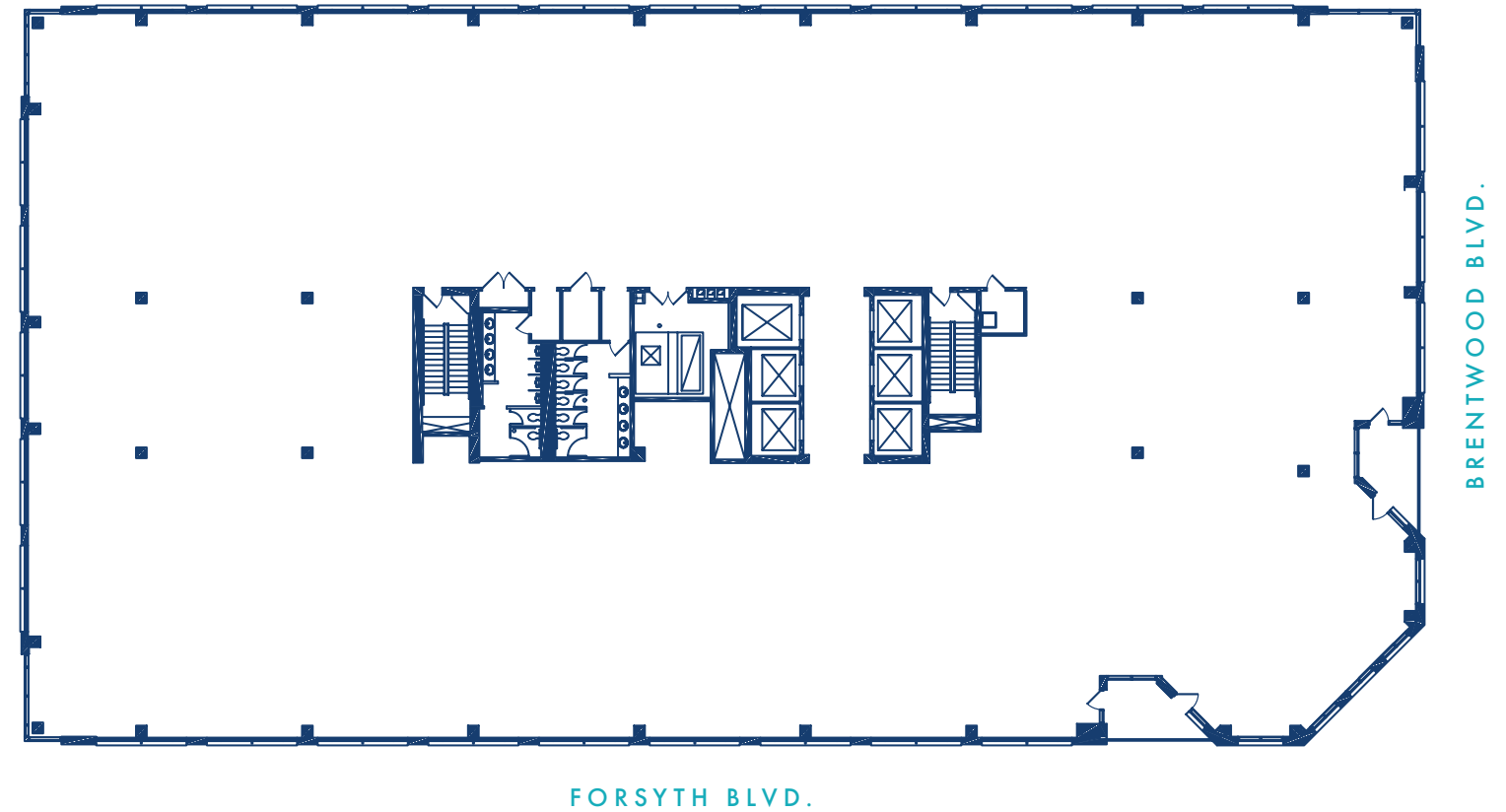
Prominently positioned at the corner of Brentwood and Forsyth Boulevards, Shaw Park Plaza stands 15 stories tall and offers one-of-a-kind, scenic views of Clayton's skyline and beautiful Shaw Park.

UPCOMING AVAILABILITY

Rare opportunity for large and mid-size users alike in Clayton's coveted central business district.



Typical Floor Plan



Space Efficiencies for a More Productive Workplace

- Shaw Park Plaza offers highly efficient ±28,000 SF floor plates with only 8 interior columns per floor
- Tenant balconies on floors 5, 8, 11, 15
- Bay depths provide for optimal mix of private offices, conferencing, work stations, and collaboration
- Free access to state-of-the-art conference and training center, reducing in-suite programming needs



28,000 SF
FLOOR PLATES



TENANT
BALCONIES

THE ALL NEW AMENITY CENTER

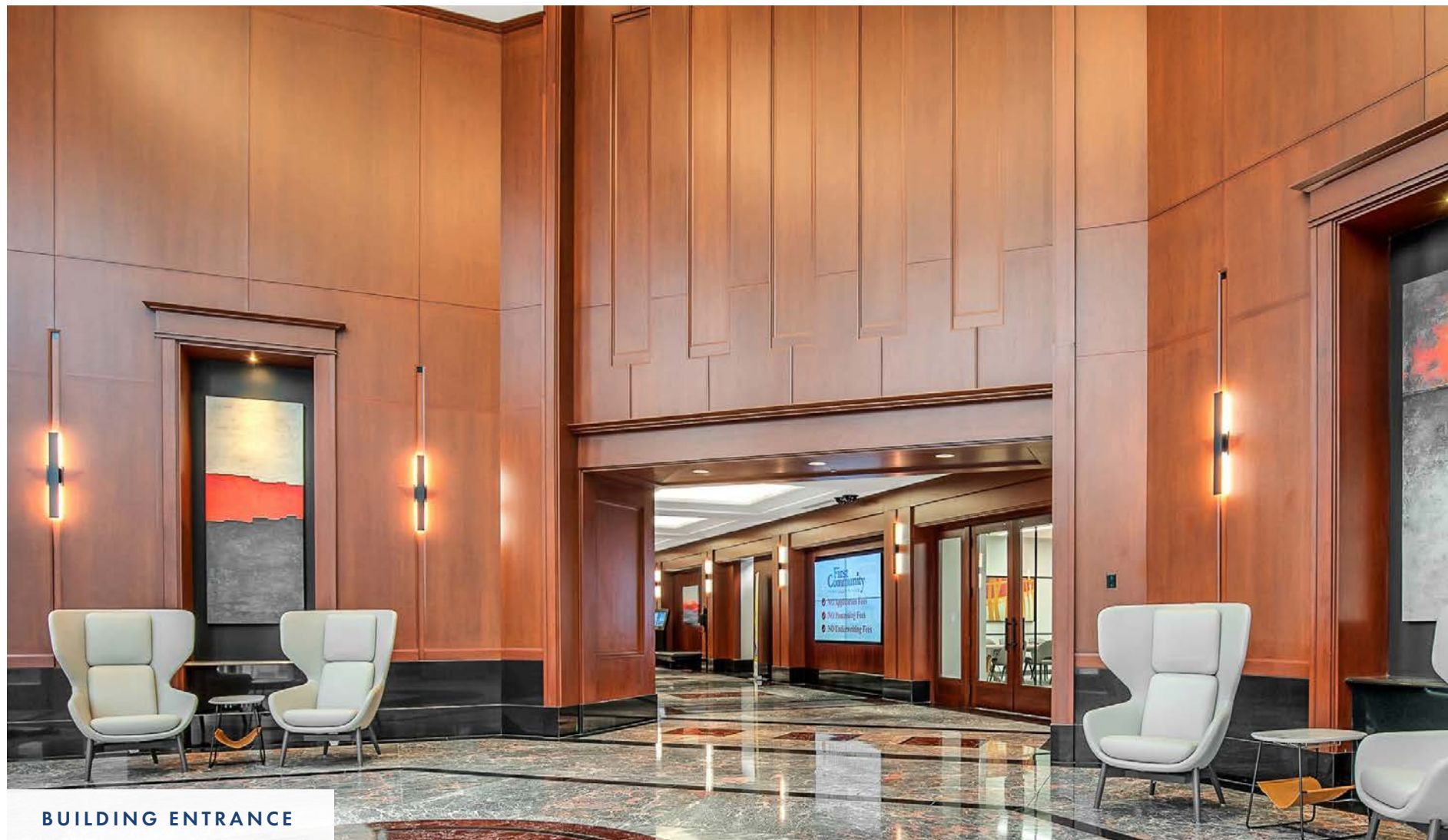
Modern amenities specifically designed to meet the demands of today's workforce.



BREAKOUT SPACE



ENHANCED MICROMARKET



BUILDING ENTRANCE



ELEVATORS



TRAINING CENTER



FITNESS CENTER



FITNESS CENTER



CAFÉ SEATING



TENANT LOUNGE

THERE'S NO PLACE LIKE

CLAYTON

Clayton's unique and vibrant mix of recreational facilities like Shaw Park, fine dining restaurants, premier hotels, diverse housing options, and cultural amenities combine to make it the premier office destination in the region. Clayton's central location and convenient access to interstates, public transportation, and major arteries place it within 30 minutes of the entire St. Louis metropolitan area.

1M SF+ Pedestrian Friendly Retail Space

80 Restaurants & Bars

225+ Boutique and Service Related Businesses

94 Walk Score

6 Hotels

Shaw Park Amenities

Chapman Plaza, Treetop Playground, Enterprise Holdings Pavilion, Picnic and Recreation Facilities including an Outdoor Aquatic Center, Ice-Skating Rink, Tennis Center & Athletic Fields, and Fitness Center.

Restaurants

- R1 5 Star Burger
- R2 801 Chophouse
- R3 801 Fish
- R4 Almonds
- R5 Avenue
- R6 Bao
- R7 Katerinas
- R8 Café Napoli
- R9 Cantina Laredo
- R10 Capital Grille
- R11 Dominic's Trattoria
- R12 Half & Half
- R13 Herbie's
- R14 John P. Field's
- R15 Louie's Wine Dive
- R16 Oceano Bistro
- R17 Pastaria
- R18 Potbelly Sandwich Shop
- R19 Subway
- R20 Sushi Ai
- R21 Wasabi Sushi Bar
- R22 The Crossing
- R23 IL Palato
- R24 Peel Woodfire Pizza
- R25 Chipotle
- R26 Smoothie King
- R27 IMO'S Pizza
- R28 Tropical Smoothie Cafe
- R29 C.J. Mugg's
- R30 Casa Don Alfonso
- R31 Tony's Restaurant & Anthony's Bar
- R32 The Posh Nosh Deli
- R33 Garbanzo Mediterranean
- R34 Straub's Market
- R35 Craft Beer Cellar
- R36 Crushed Red
- R37 Pastaria Deli and Wine

Coffee Shops

- C1 City Coffee House & Creperie
- C2 Kaldis
- C3 Starbucks

Health & Recreation

- F1 20 Minute Fitness
- F2 Peak Brain St. Louis
- F3 Red Fitness Lounge
- F4 Sweat
- F5 TruFusion STL
- F6 Shaw Park Pool
- F7 Shaw Park Ice Rink
- F8 Shaw Park Tennis Courts
- F9 Center of Clayton

Hotels

- H1 Clayton Plaza Hotel
- H2 Seven Gables Inn
- H3 Le Meridien
- H4 The Ritz-Carlton
- H5 Residence Inn by Marriott
- H6 Hampton Inn & Suites



SHAW PARK PLAZA

For more information and
leasing opportunities, please contact:

PIERS PRITCHARD

Vice Chairman

+1 314 236 5477

piers.pritchard@cushwake.com

SCOTT DUNWOODY, CCIM

Senior Director

+1 314 925 3158

scott.dunwoody@cushwake.com

