

SUBLEASE AVAILABLE



TIMBERLAKE

CORPORATE CENTER
at CHESTERFIELD



1350, 1370, & 1390
TIMBERLAKE MANOR PKWY
CHESTERFIELD, MO 63017

PROPERTY FEATURES



LOBBY RENDERING - EST. COMPLETION Q4 2023



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TOTAL SIZE: 317,101 SF

TOTAL ACROSS 3 BUILDINGS:

- 1350 IS 86,478 SF
- 1370 IS 117,618 SF
- 1390 IS 113,005 SF

LEASE EXPIRATION: 6/30/2030

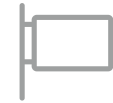
SUBLEASE ASKING RATE: \$26.00 PSF FSG



Custom designed suites



Conveniently located at Timberlake Manor Parkway and I-64/40 with excellent highway visibility and ingress and egress



Prominent building signage available



4/1,000 parking - covered and reserved available



Institutional ownership with no mortgage debt

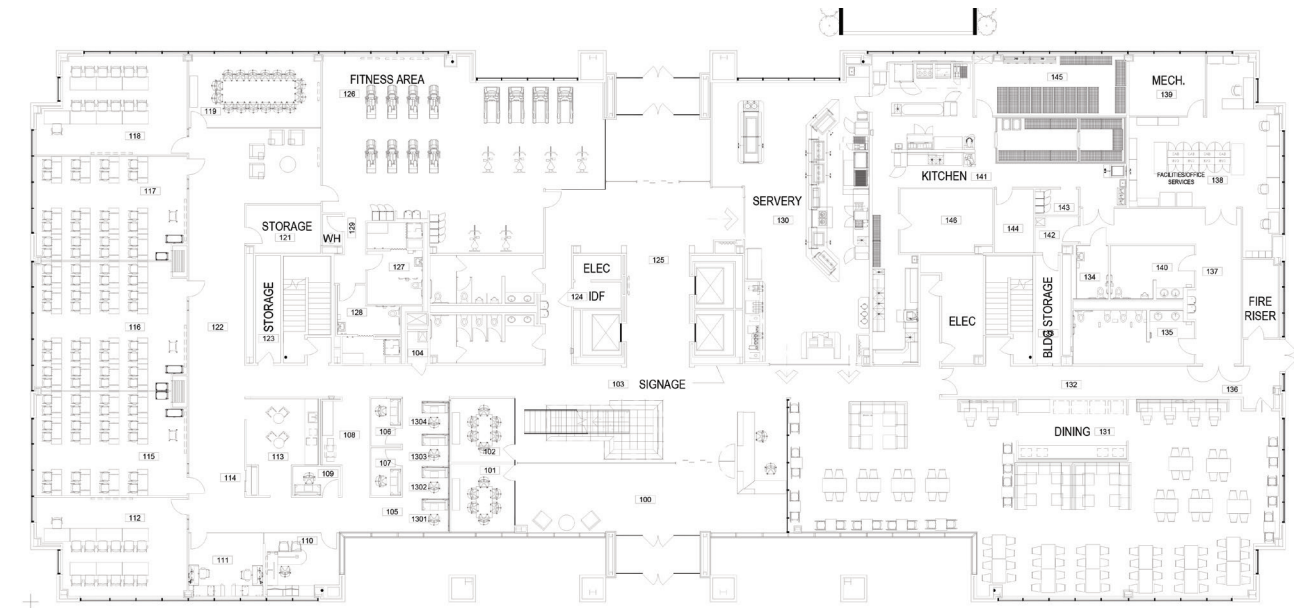


Lease Rate: \$26.00/SF





SAMPLE FLOOR PLANS

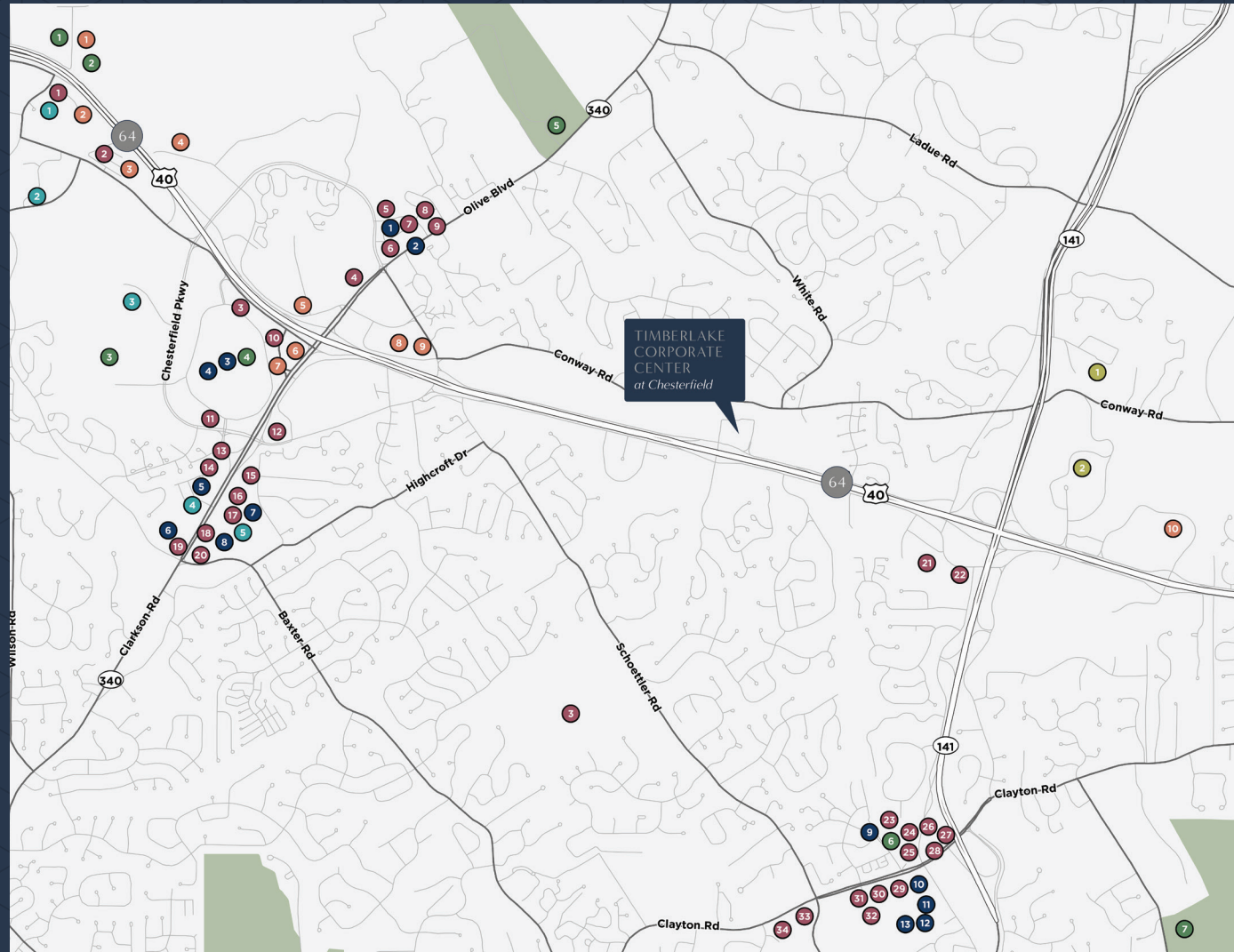


FIRST FLOOR - AMENITIES (BUILDING 1370)



SAMPLE FLOOR PLAN (+/-25,000 SF FLOOR PLATES)

AMENITIES MAP



ENTERTAINMENT

- 1 Main Event Chesterfield
- 2 Topgolf
- 3 Central Park
- 4 AMC 14
- 5 Faust Park
- 6 Myseum
- 7 Edgar Queeny Park

FITNESS

- 1 F45 Training
- 2 The J Chesterfield
- 3 Chesterfield Family YMCA
- 4 Cyclebar
- 5 Orangetheory Fitness

HOTELS

- 1 Residence Inn by Marriott
- 2 Hilton Garden Inn
- 3 AC Hotel by Marriott
- 4 DoubleTree by Hilton
- 5 Hampton Inn
- 6 Drury Plaza Hotel
- 7 Hyatt Place
- 8 Sonesta ES Suites
- 9 SpringHill Suites
- 10 Marriott St.Louis West

POINTS OF INTEREST

- 1 St. Luke's Hospital
- 2 Maryville University
- 3 Logan University

RESTAURANTS

- 1 Annie Gunn's Steakhouse
- 2 Ruth's Chris Steakhouse
- 3 EdgeWild
- 4 YaYas Bistro
- 5 Daylight Donuts
- 6 Thai Sawadee
- 7 Gianfabio's Italian Cafe
- 8 Harpo's
- 9 First Watch
- 10 Stoney River Steakhouse
- 11 Bishop's Post
- 12 PF Chang's
- 13 Crazy Bowls
- 14 Smashburger
- 15 Fin Japanese
- 16 Chipotle
- 17 Crushed Red
- 18 Starbucks Coffee
- 19 McDonald's
- 20 Noodles & Co
- 21 Massa's Town & Country
- 22 Dave's World Famous
- 23 Yellowstone Cafe
- 24 The Melting Pot
- 25 Rich & Charlie's
- 26 Jimmy John's
- 27 St. Louis Bread Co
- 28 Katie's Pasta Osteria
- 29 Cooper's Hawk
- 30 QDoba
- 31 Napoli II
- 32 Wasabi Sushi Bar
- 33 Circle 7 Ranch
- 34 Six North

RETAIL

- 1 Schnuck's
- 2 CVS Pharmacy
- 3 Chesterfield Mall
- 4 Macy's
- 5 Trader Joe's
- 6 Total Wine & More
- 7 Alpine Shop
- 8 Dierbergs
- 9 Ace Hardware
- 10 Whole Foods Market
- 11 REI
- 12 HomeGoods
- 13 Target

KEY

- ENTERTAINMENT
- FITNESS
- HOTELS
- POINTS OF INTEREST
- RESTAURANTS
- RETAIL





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