



575
MARYVILLE
CENTRE

CLASS A SPACE ON HIGHWAY 40 IN ST. LOUIS' PREMIER OFFICE PARK

575 Maryville is a class A asset and one of the most prestigious addresses in St. Louis. The property is located within Maryville Centre, which provides an unparalleled campus setting with lakes, fountains, courtyards, lush wooded surroundings and three miles of walking trails.

PROPERTY HIGHLIGHTS



Renovated Building Lobby



Renovated Café (overlooking lake) with outdoor patio



Building Conference Room & Fitness Center



Direct Highway 40 access via Maryville Centre interchange



Beautifully landscaped corporate park setting overlooking a lake and walking trails



Adjacent to Marriott Hotel and Conference Center



Electric vehicle chargers





1ST FLOOR



7,110 RSF 1ST FLOOR
CORNER SUITE WITH FULL HEIGHT GLASS
WITH MAIN LOBBY EXPOSURE

AVAILABILITY

1ST FLOOR

SIZE: 7,110 RSF
AVAILABLE: Now
ASKING RATE: \$27.50/RSF

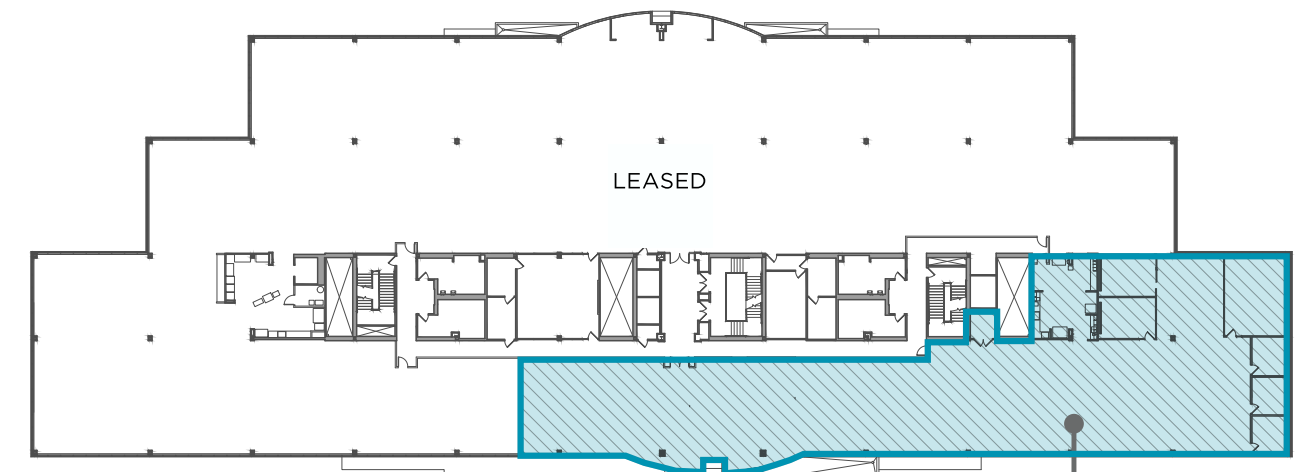
4TH FLOOR

SIZE: 12,094 RSF
AVAILABLE: Now
ASKING RATE: \$28.50/RSF

PARKING RATIO:

4/1,000 SF, free structured parking

4TH FLOOR

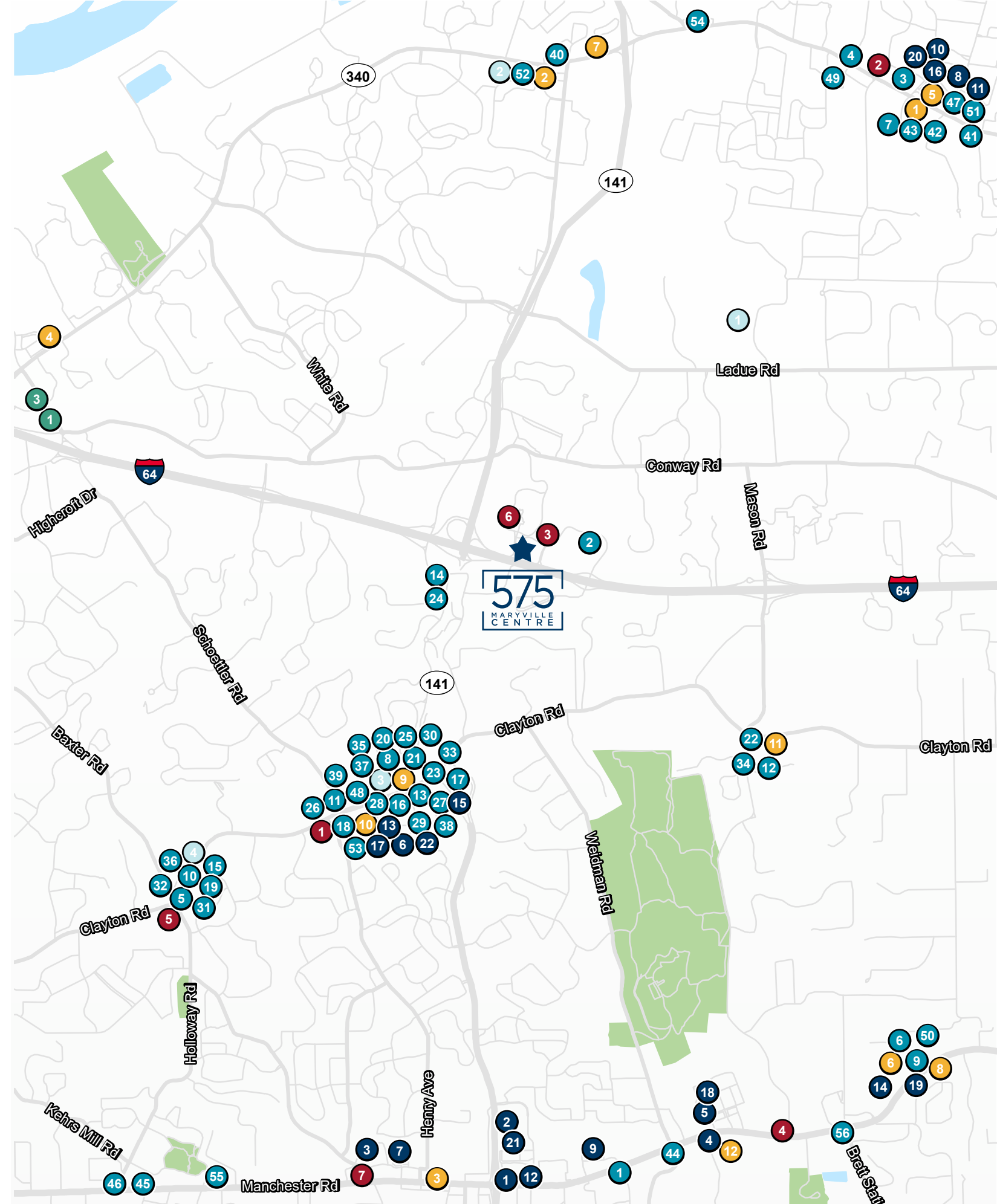


12,094 RSF 4TH FLOOR
CORNER SUITE
ELEVATOR LOBBY ENTRY

AMENITIES

■ Entertainment
 ■ Cafes
 ■ Fitness
 ■ Hotels
 ■ Restaurants
 ■ Retail

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| <ul style="list-style-type: none"> 1 Bellerive Country Club 2 Bowlero 3 Myseum 4 Townsend Music School 1 6 North Cafe 2 Argo Tea 3 Dock Cafe' 4 Dunkin' 5 UKRAFT Cafe & Smoothie Exchange 6 Starbucks 7 Smoothie King 1 9Round 2 Anytime Fitness 3 Burn Boot Camp 4 Club Pilates 5 F45 Training 6 Fitness Together 7 Jazzercise 8 Johnson Fitness & Wellness 9 StretchLab 10 The Bar Method 11 The Exercise Coach 12 Trek Bicycle 1 Fairfield Inn & Suites by Marriott 2 Marriott Hotels & Resorts 3 Sonesta ES Suites St. Louis - Chesterfield | <ul style="list-style-type: none"> 1 Arby's 2 Blue Fire Grill 3 Buffalo Wild Wings 4 Burger King 5 Charro Mexican Restaurant 6 Cheeburger Cheeburger 7 Chicken Salad Chick 8 China Garden 9 Chipotle Mexican Grill 10 Chirco's Pizza 11 Circle 7 Ranch 12 Cleaver & Cocktail 13 Cooper's Hawk Winery & Restaurant- Town and Country 14 Dave's World Famous Bar & Restaurant 15 Domino's Pizza 16 First Watch 17 Global Quesadilla Company 18 Goodcents Deli Fresh Subs 19 Grapevine Grill 20 Hearth Room Cafe 21 Jimmy John's 22 John Mineo's Italian Restaurant 23 Katie's Pizza & Pasta Osteria 24 Massa's Town & Country 25 McDonald's 26 Mia Sorella | <ul style="list-style-type: none"> 27 Mike Duffy's Pub & Grill 28 Napoli 2 29 QDOBA Mexican Eats 30 Rich & Charlie's 31 Shack Breakfast & Lunch 32 Smitty's Food & Drink 33 St. Louis Bread 34 Subway 35 The Country Club Bar and Grill 36 The Haus Pizzeria & Bar 37 The Melting Pot 38 Wasabi Sushi Bar 39 Yellowstone Cafe 40 Firehouse Subs 41 Imo's Pizza 42 Jersey Mike's 43 Jet's Pizza 44 KFC 45 Lion's Choice 46 Marco's Pizza 47 McAlister's Deli 48 McDonald's 49 Nathan's Famous 50 Panera Bread 51 Penn Station 52 Pizza Hut | <ul style="list-style-type: none"> 53 Qdoba Mexican Grill 54 Taco Bell 55 Wendy's 56 White Castle 1 Best Buy 2 Costco Wholesale Corp. 3 Dierbergs Markets 4 Dollar Tree 5 Fresh Thyme 6 HomeGoods 7 Kohl's 8 Marshalls 9 Menard's 10 Office Depot 11 Petco 12 PetSmart 13 REI 14 Sam's Club 15 Schnucks 16 T.J. Maxx 17 Target 18 The Home Depot 19 Trader Joe's 20 ULTA Beauty 21 Walmart 22 Whole Foods Market |
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LEASING CONTACTS

JAY HOLLAND

Vice Chairman

+1 314 236 5446

jay.holland@cushwake.com

SCOTT DUNWOODY, CCIM

Senior Director

+1 314 925 3158

scott.dunwoody@cushwake.com



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