

ASKING RATE: \$10.00/SF NNN

SUBLEASE AVAILABLE

232,521 SF

**14100 MAGELLAN PLAZA
MARYLAND HEIGHTS, MO 63043**

PLUG & PLAY OPPORTUNITY

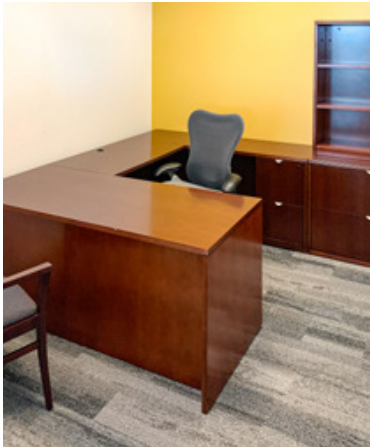
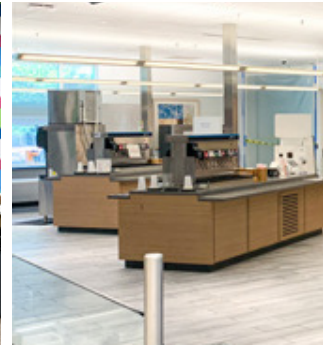
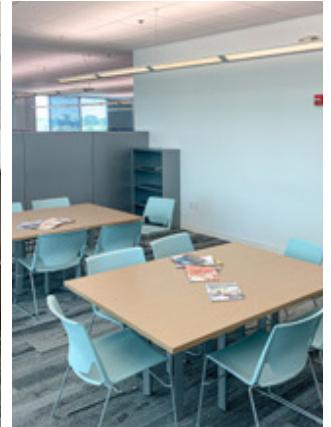
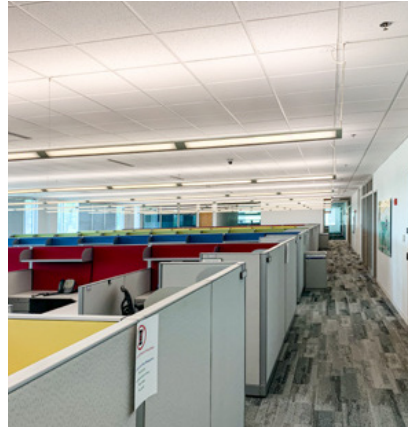


AVAILABILITY

- Up to **232,521 RSF** of contiguous office available
 - 1st Floor: ± 74,500 RSF
 - 2nd Floor: ± 74,500 RSF
 - 3rd Floor: ± 74,500 RSF
- Large, open floor plates
- 1/31/2025 lease expiration

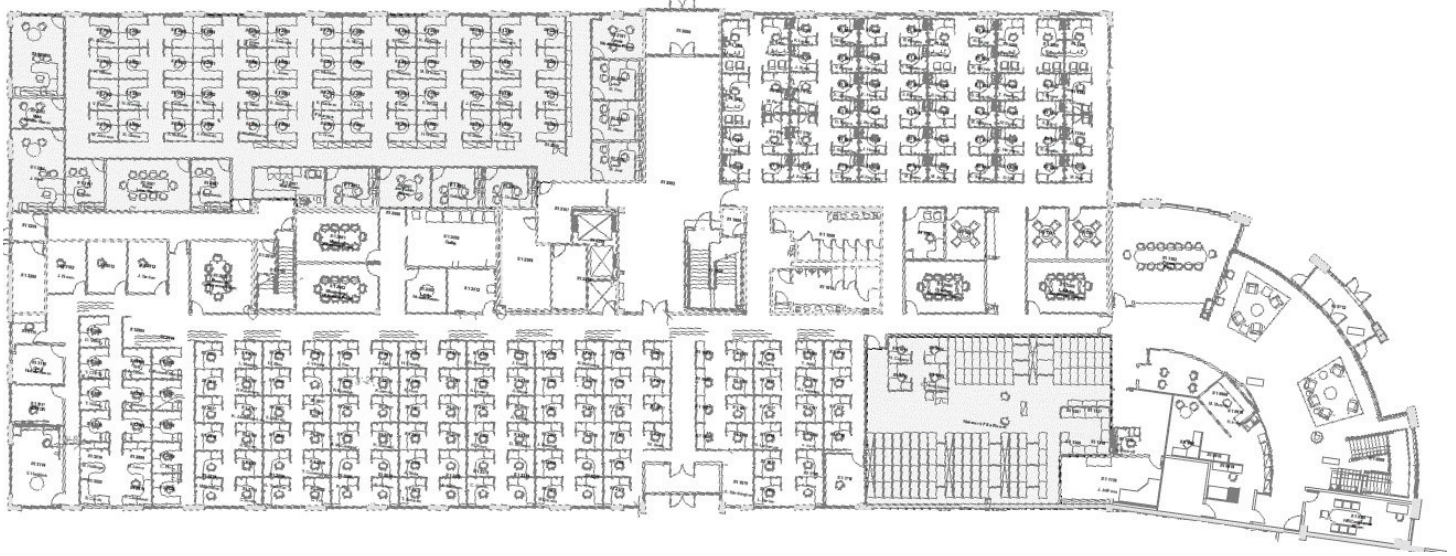
HIGHLIGHTS

- Class A office building
- Full plug & play opportunity
- On site cafeteria
- Building fitness center with locker rooms
- Ample surface parking with a 6/1,000 SF ratio
- Convenient access to I-70 & I-270
- Existing furniture potentially available



1ST FLOOR (SOUTH WING)
32,000 sq ft

- | | |
|-------------------------|---------------------------|
| 238 Workstations | 6 Conference Rooms |
| 18 Offices | 8 Huddle Rooms |



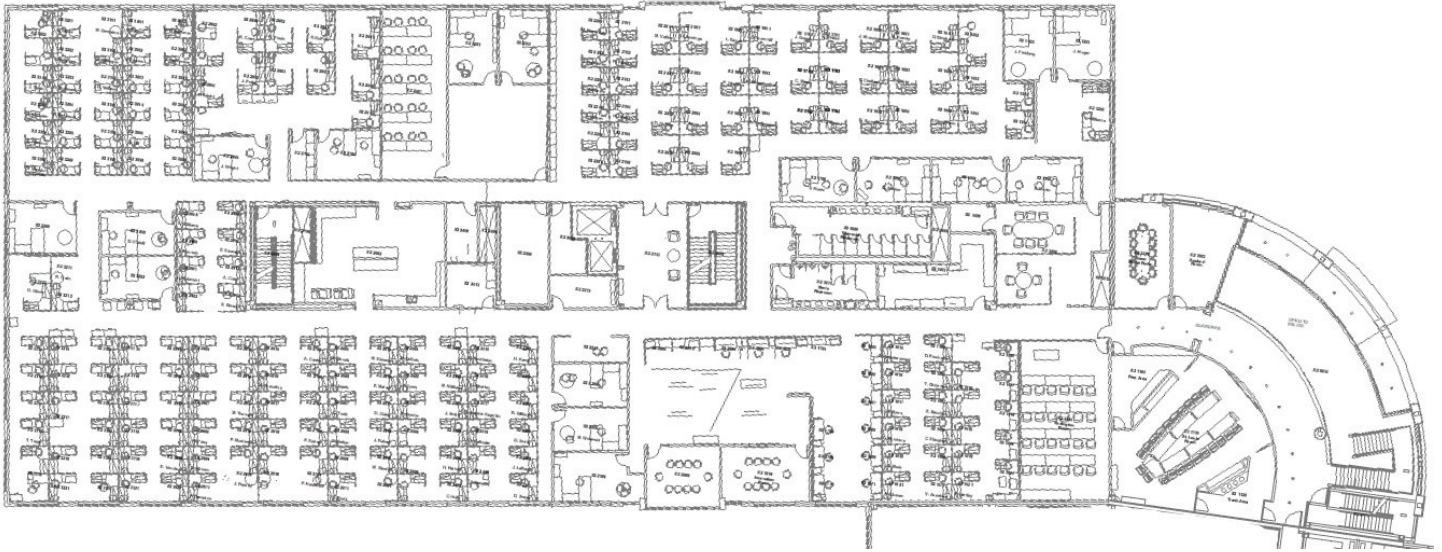
1ST FLOOR (EAST WING)
42,500 sq ft

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|------------------------|---------------------------|-------------------------|
| 97 Workstations | 3 Conference Rooms | 2 Print Shops |
| 23 Offices | 3 Huddle Rooms | 1 Mail Room/Dock |
| 1 Cafe | 1 Fitness Center | |



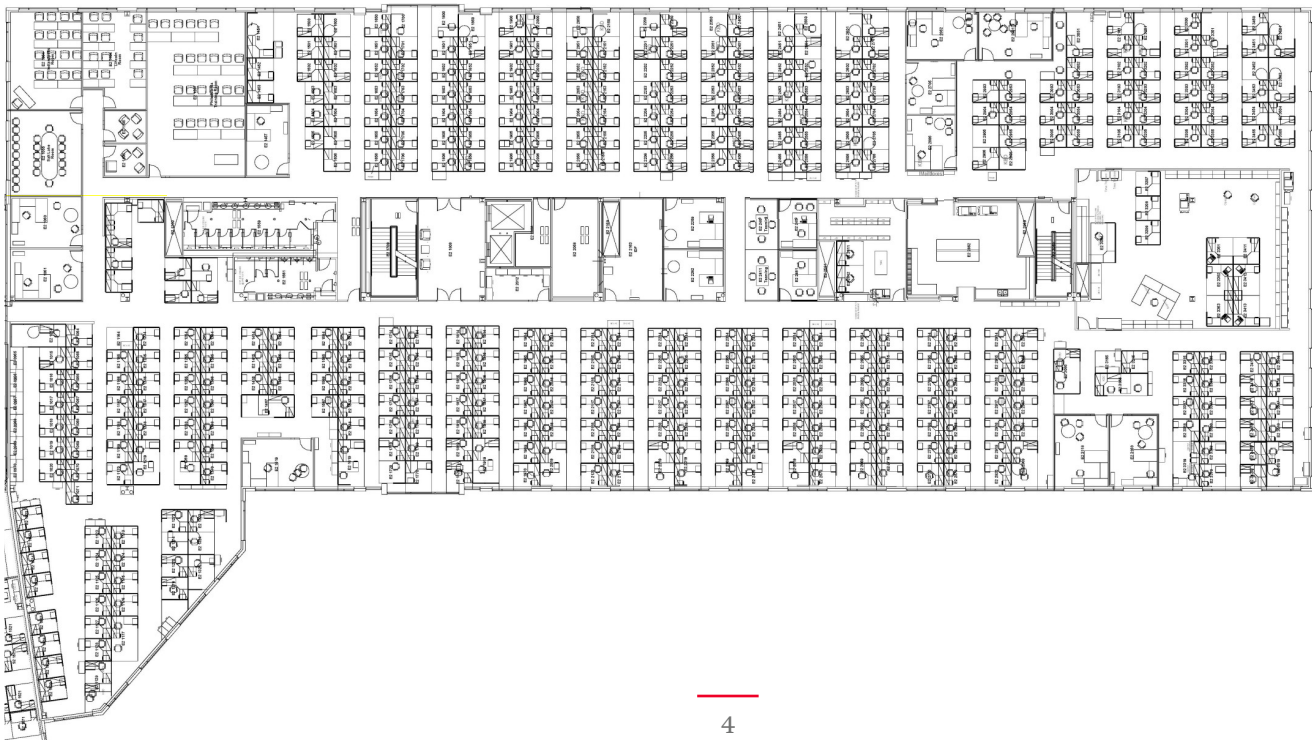
2ND FLOOR (SOUTH WING)
32,000 sq ft

- 213** Workstations
- 11** Offices
- 7** Conference Rooms
- 2** Huddle Rooms



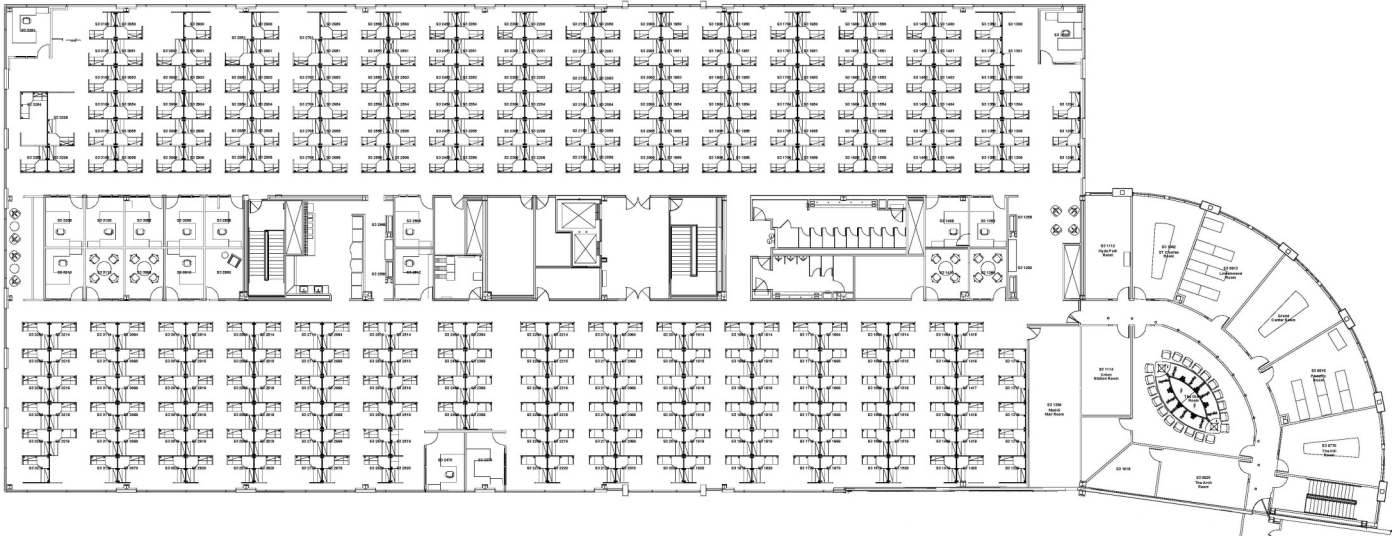
2ND FLOOR (EAST WING)
42,500 sq ft

- 394** Workstations
- 15** Offices
- 1** Conference Rooms
- 4** Training Rooms



3RD FLOOR (SOUTH WING)
32,000 sq ft

- | | | |
|-------------------------|---------------------------|-------------------------|
| 338 Workstations | 7 Conference Rooms | 2 Training Rooms |
| 15 Offices | 4 Huddle Rooms | |



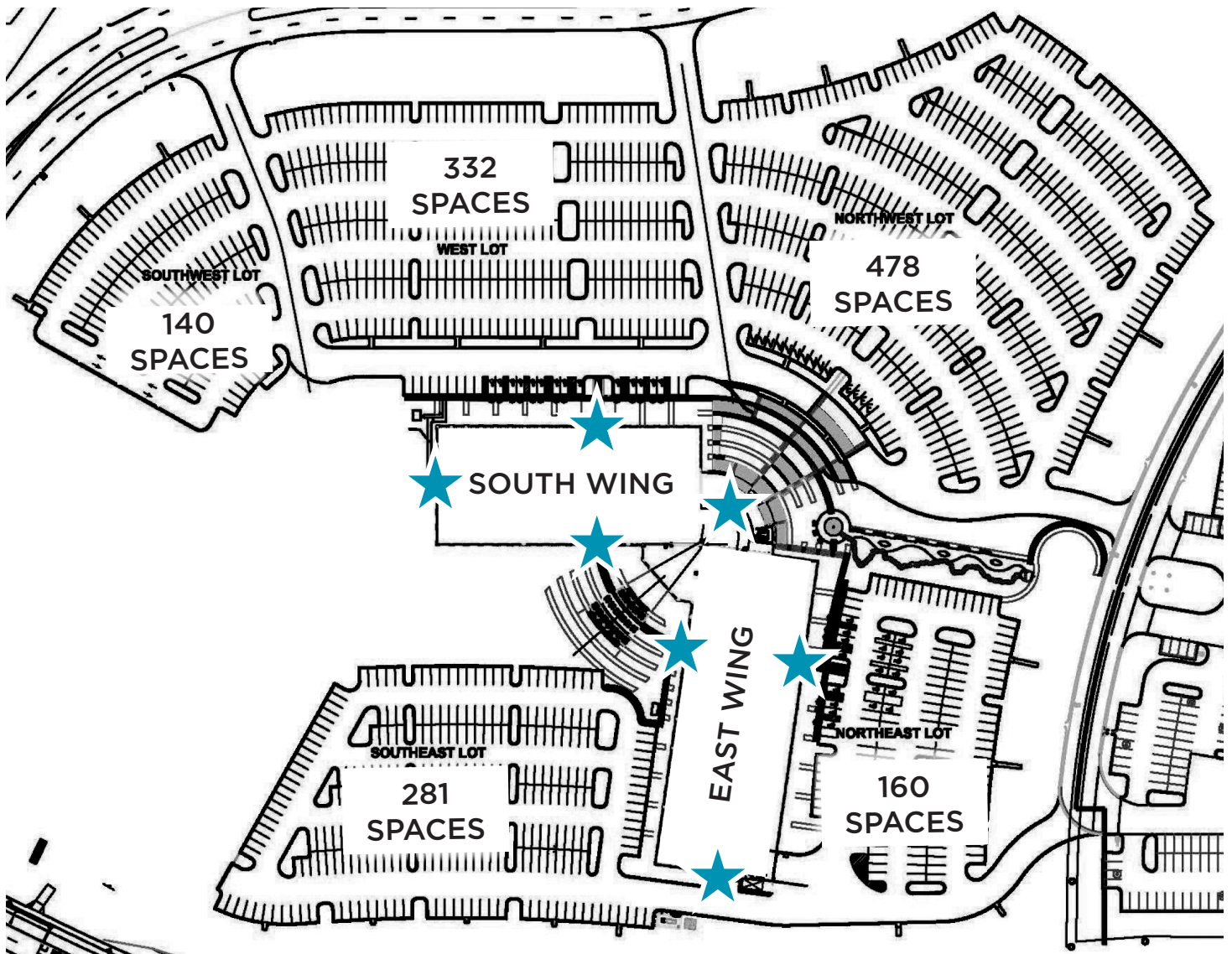
3RD FLOOR (EAST WING)
42,500 sq ft

- | | | |
|-------------------------|---------------------------|-------------------------|
| 443 Workstations | 1 Conference Rooms | 2 Training Rooms |
| 20 Offices | 2 Huddle Rooms | |



PARKING SPACES

Southwest Lot	140
Southeast Lot	281
West Lot	332
Northwest Lot	478
Northeast Lot	160
Total	1,391
Building Entrances	★



JIM MOSBY
Executive Managing Director
314 474 0316
jim.mosby@cushwake.com

PADDY MULLEN
Director
314 925 3178
paddy.mullen@cushwake.com

cushmanwakefield.com

