

500 MARYVILLE

WHERE BUSINESS
MEETS OPPORTUNITY



500-510 MARYVILLE CENTRE DR





500 MARYVILLE



A PREMIERE BUSINESS DESTINATION

Conveniently positioned between Hwy 141 and the Maryville Centre Drive interchanges along I-64, 500-510 Maryville Centre offers a prominent, highly accessible, modern office destination centered around abundant area amenities and some of the region's most sought-after neighborhoods.

HIGHLIGHTS



Address: 500-510 Maryville Centre Dr,
Town and Country, MO 63141



Property Size: 167,357 SF



Available space from 3,000 up
to 56,037 RSF contiguous block

Total Availability: Up to 95,910 SF

Stories: 4, plus lower level amenity and
common area



Superior corporate signage & accessibility
along Interstate 64



Minutes from St. Louis' most desirable
suburban neighborhoods

FEATURES & AMENITIES



On-site food service



Fitness area with locker and showers



Quick access to I-64 and I-270



Great frontage and signage opportunities along I-64



4.2/1,000 parking ratio (surface & covered)



Multi-tenant design with modern interior finishes

Upgraded common area in 2024

Oversized dock - shipping and receiving area

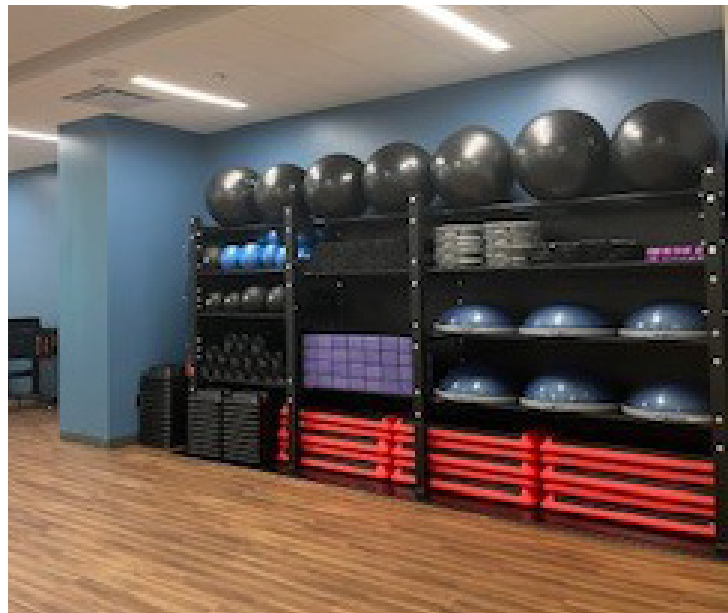
Attractive, dual atrium design with staffed reception/
security desk at entry

Equipped with 3 elevators with 1 freight elevator



Card access system

MARYVILLE





Conway RD

S Wood Mill Rd

Conway

500
MARYVILLE



64

141

64

S Wood Mill Rd

◀ ● ● ● ● INGRESS ▶ ● ● ● ● EGRESS



HIGHLY ACCESSIBLE INGRESS & EGRESS



LIFESTYLE AMENITIES AT YOUR FINGERTIPS

WITHIN A 15-MINUTE DRIVE:

Restaurants: 56

Retail: 22

Fitness: 12

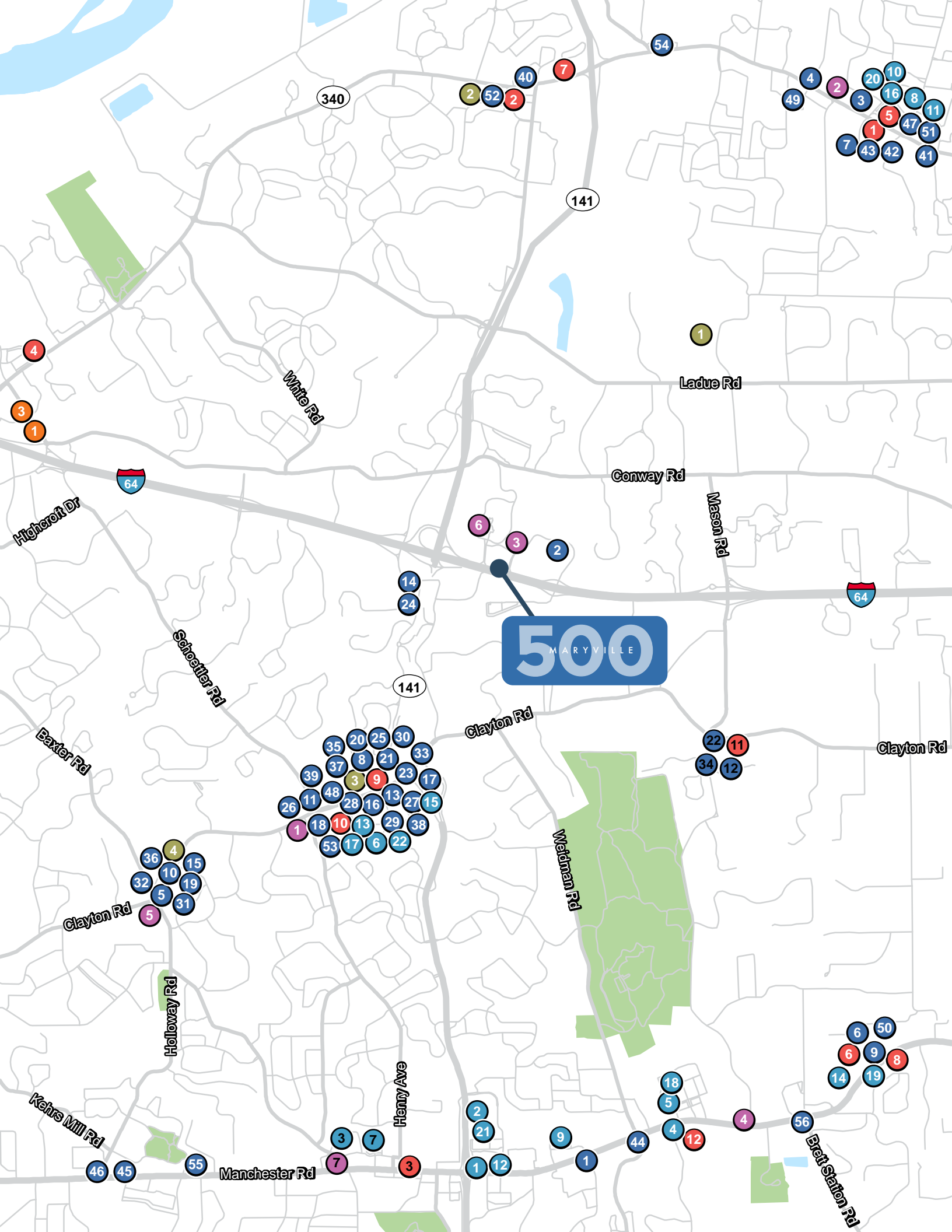
Cafes: 7

Entertainment: 4

Hotels: 3

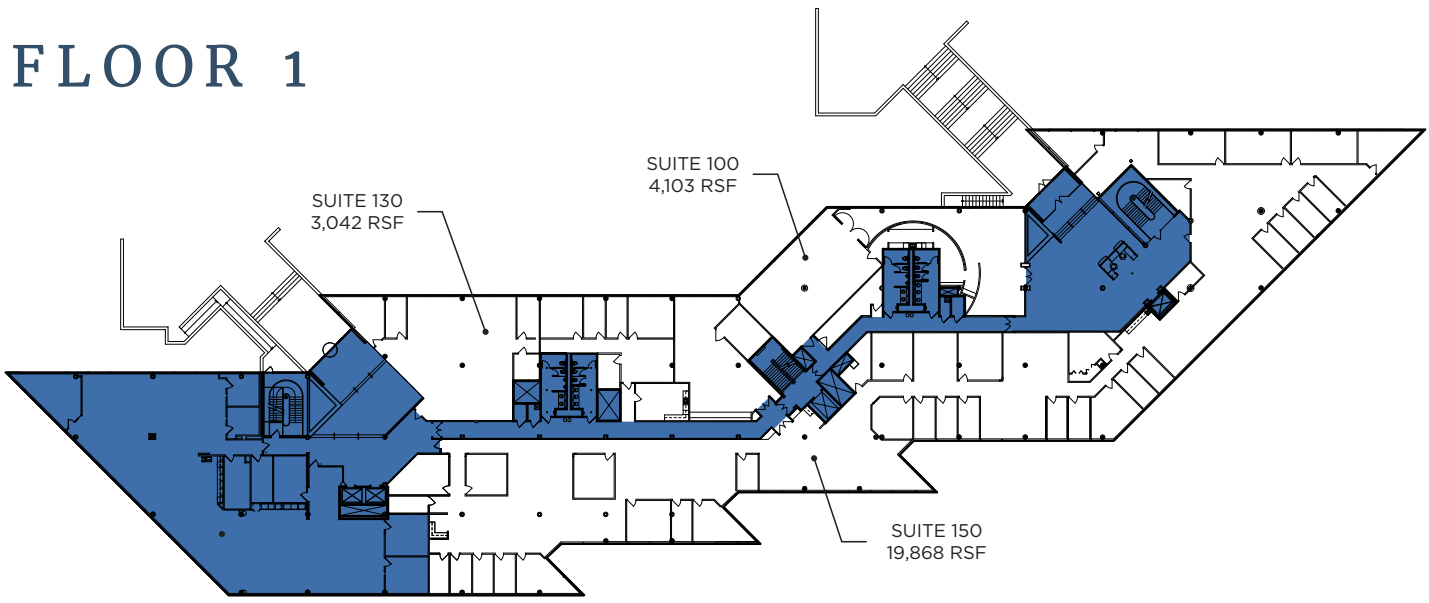


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|--------------------------------------|--------------------------------------|-----------------------------------|--------------------------|
| 1 Bellerive Country Club | 3 Sonesta ES Suites Chesterfield | 25 McDonald's | 52 Pizza Hut |
| 2 Bowlero | 1 Arby's | 26 Mia Sorella | 53 Qdoba Mexican Grill |
| 3 Myseum | 2 Blue Fire Grill | 27 Mike Duffy's Pub & Grill | 54 Taco Bell |
| 4 Townsend Music School | 3 Buffalo Wild Wings | 28 Napoli 2 | 55 Wendy's |
| 1 6 North Cafe | 4 Burger King | 29 QDOBA Mexican Eats | 56 White Castle |
| 2 Argo Tea | 5 Charro Mexican Restaurant | 30 Rich & Charlie's | 1 Best Buy |
| 3 Dock Cafe' | 6 Cheeburger Cheeburger | 31 Shack Breakfast & Lunch | 2 Costco Wholesale Corp. |
| 4 Dunkin' | 7 Chicken Salad Chick | 32 Smitty's Food & Drink | 3 Dierbergs Markets |
| 5 UKRAFT Cafe & Smoothie Exchange | 8 China Garden | 33 St. Louis Bread | 4 Dollar Tree |
| 6 Starbucks | 9 Chipotle Mexican Grill | 34 Subway | 5 Fresh Thyme |
| 7 Smoothie King | 10 Chirco's Pizza | 35 The Country Club Bar and Grill | 6 HomeGoods |
| 1 9Round | 11 Circle 7 Ranch | 36 The Haus Pizzeria & Bar | 7 Kohl's |
| 2 Anytime Fitness | 12 Cleaver & Cocktail | 37 The Melting Pot | 8 Marshalls |
| 3 Burn Boot Camp | 13 Cooper's Hawk Winery & Restaurant | 38 Wasabi Sushi Bar | 9 Menard's |
| 4 Club Pilates | 14 Dave's World Famous | 39 Yellowstone Cafe | 10 Office Depot |
| 5 F45 Training | 15 Domino's Pizza | 40 Firehouse Subs | 11 Petco |
| 6 Fitness Together | 16 First Watch | 41 Imo's Pizza | 12 PetSmart |
| 7 Jazzercise | 17 Global Quesadilla Company | 42 Jersey Mike's | 13 REI |
| 8 Johnson Fitness & Wellness | 18 Goodcents Deli Fresh Subs | 43 Jet's Pizza | 14 Sam's Club |
| 9 StretchLab | 19 Grapevine Grill | 44 KFC | 15 Schnucks |
| 10 The Bar Method | 20 Hearth Room Cafe | 45 Lion's Choice | 16 T.J. Maxx |
| 11 The Exercise Coach | 21 Jimmy John's | 46 Marco's Pizza | 17 Target |
| 12 Trek Bicycle | 22 John Mineo's Italian Restaurant | 47 McAlister's Deli | 18 The Home Depot |
| 1 Fairfield Inn & Suites by Marriott | 23 Katie's Pizza & Pasta Osteria | 48 McDonald's | 19 Trader Joe's |
| 2 Marriott Hotels & Resorts | 24 Massa's Town & Country | 49 Nathan's Famous | 20 ULTA Beauty |
| | | 50 Panera Bread | 21 Walmart |
| | | 51 Penn Station | 22 Whole Foods Market |

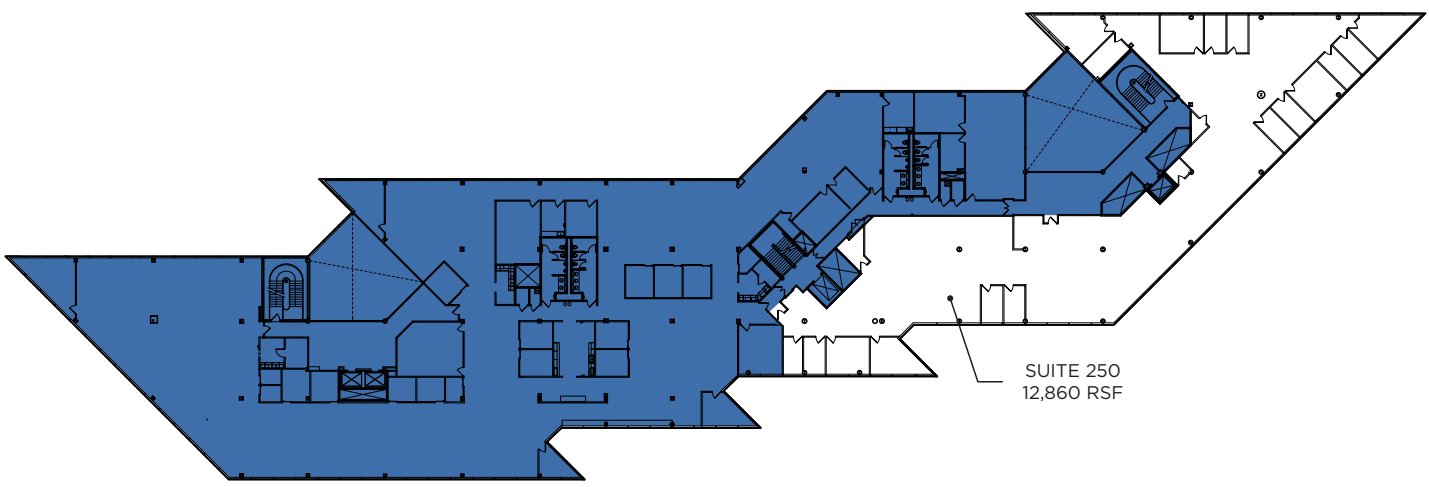




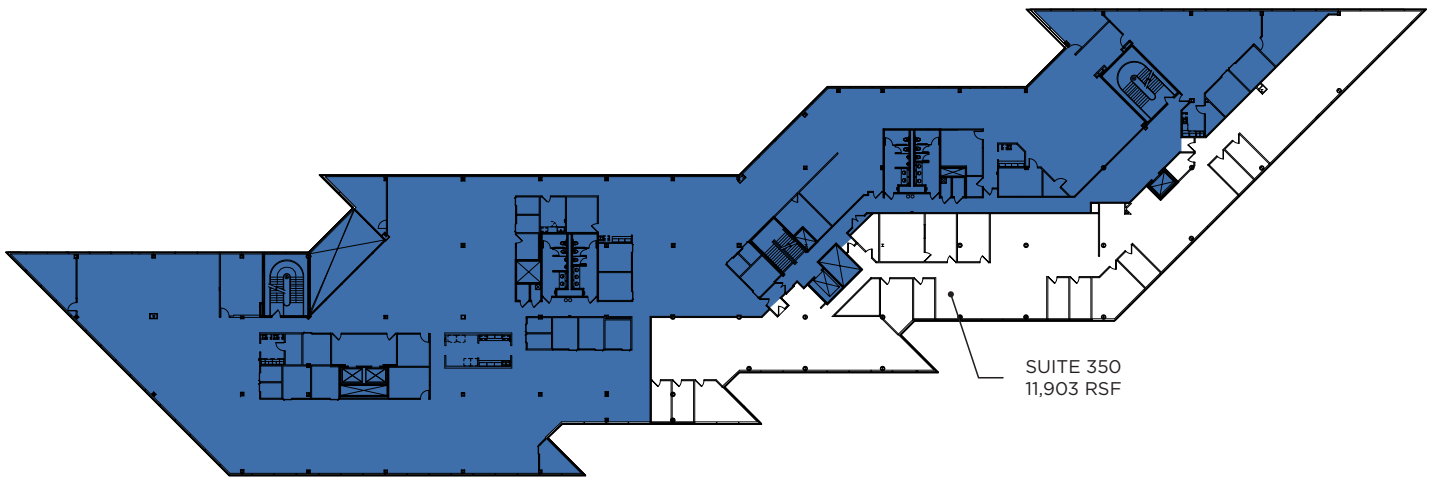
FLOOR 1



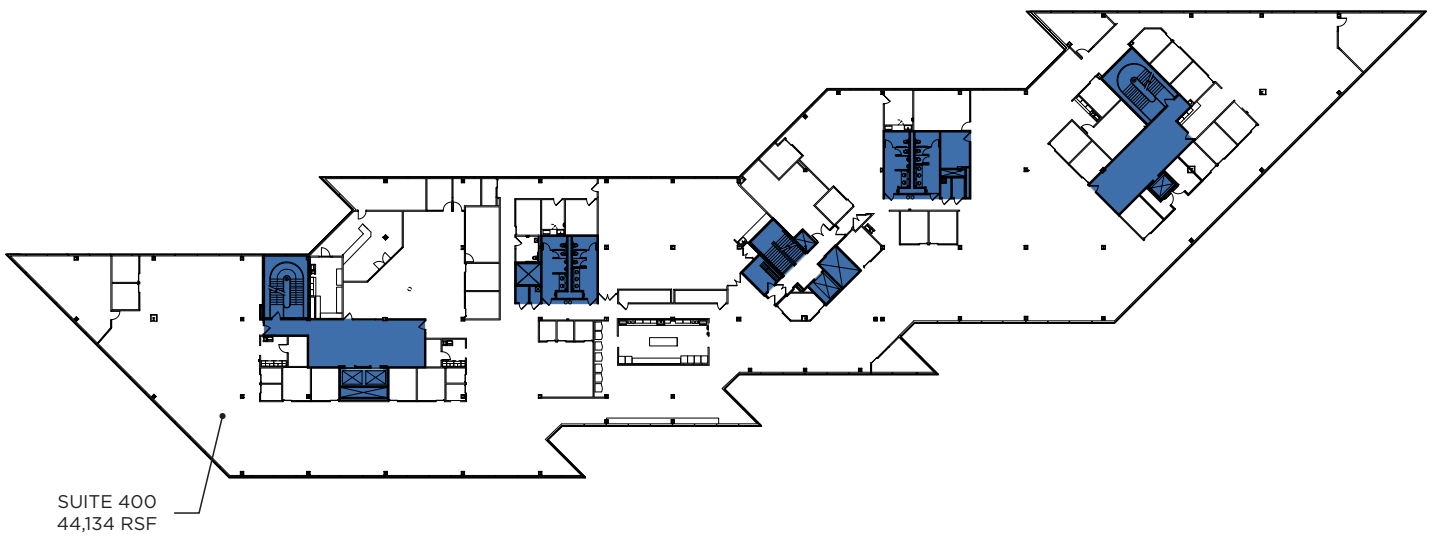
FLOOR 2



FLOOR 3



FLOOR 4



FOR MORE INFORMATION, PLEASE CONTACT:

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