



**WHERE YOU
WANT TO BE**

COMING SOON: LOBBY RENOVATIONS

1600 S BRENTWOOD BLVD | BRENTWOOD, MO 63144

CENTER 40 IS WHERE YOU WANT TO BE

Surrounded by 3.5 million SF of retail and restaurants, Center 40 has numerous amenities right outside the doors. Choose from over 300 stores and restaurants to visit after the workday including Target, Trader Joe's, World Market, Nordstrom Rack, The Container Store, Whole Foods, Bonefish Grill, Mai Lee, The Galleria, The Boulevard, and so many more.

YOUR SIGN HERE

Washington University Physicians

Center 40 is also conveniently located within Brentwood offering immediate interstate access onto I-64 and I-170 at just a 1 minute drive time. Downtown Clayton is a short 5 minute drive north on I-170.

Free on-site parking is available for both tenants and guests.

PROPERTY HIGHLIGHTS



On-site conference facility



Newly designed modern
tenant lounge



Grab and go market



FREE on-site parking with a
3.4/1,000 SF parking ratio



Covered parking available



Monument signage available
along Brentwood Boulevard



Excellent location with
immediate interstate access



Rendering
Future lobby renovations



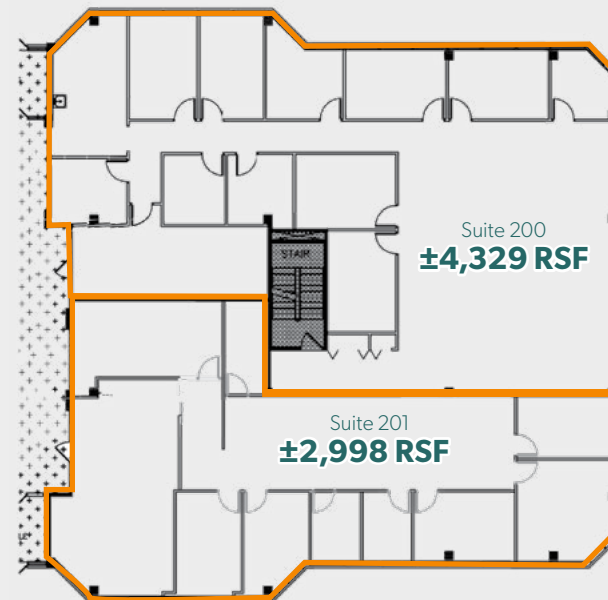
HIGH-END TENANT FINISHES

AVAILABILITY

± 1,034 - 14,028 RSF available



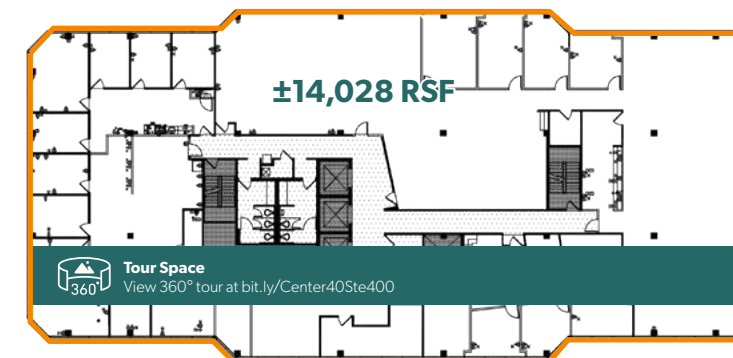
Suite 200-201
2nd floor



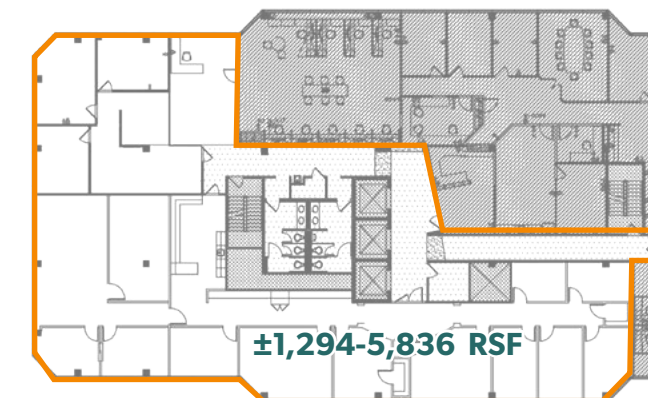
*Total contiguous: ±7,327 SF.
Spaces can be leased separately, or together.



Suite 400
4th floor

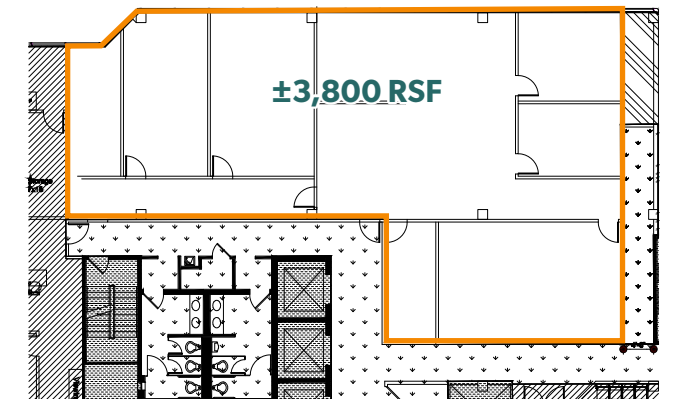


Suite 500
5th floor



*Total contiguous: Up to ±19,864 SF.

Suite 720
7th floor



ADDITIONAL DETAILS



Full 4th floor availability



Suites 200 -201 contiguous
4th and 5th floor contiguous

BRENTWOOD AMENITIES

The Meridian at Brentwood

BEST BUY, BED BATH & BEYOND, MEN'S WEARHOUSE, Mai Lee, LA BOY, BUILD SOMETHING AMAZING

COURTYARD, Starbucks, RED ROBIN, MENARDS, McDonald's, Chipotle, Walmart, Sams Club, Lowe's

The Promenade at Brentwood

TRADER JOE'S, Total Wine & More, TARGET, DXL, WORLD MARKET, Burlington, MICRO CENTER, five BELOW, ULTA

Brentwood Pointe

Chick-fil-A, Famous Footwear, DSW, Dierberg's, petco, dressbarn

CENTER FORTY

WHERE YOU WANT TO BE

The Boulevard

MAGGIANO'S, Crate&Barrel, Soft Surroundings, LOFT, DEER CREEK, Residence Inn Marriott

CLAYTON CBD
5 minute drive via I-170

ihop, HOMewood Suites by Hilton

verizon

CVS/pharmacy

St. Louis Galleria

ANTHROPLOGIE, NORDSTROM, H&M, Dillard's, The Cheesecake Factory, Apple, macy's, west elm, californie PIZZA KITCHEN

DRURY INN.

Brentwood Square

Michaels, REI, ARHAUS, WHOLE FOODS, NORDSTROM, rack, at&t, The Container Store, Pier 1 Imports

<EVO> LIVING

1600



Professionally
managed by



LEASING CONTACTS

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