





PROPERTY HIGHLIGHTS

Total Available Space: 33,547 RSF **Total Building Size:** 117,330 RSF

Building Class: A

Stories: 3

Parking: 6/1,000 SF, 602 surface spaces

Lease Rate: \$21.00/RSF, full service



Efficient Space

High-quality, functional space with efficient floor plans



Building Signage

Building signage available for large user



Access

Easy access from Highway 141, I-70 & I-270



Security

Card access security and camera monitored



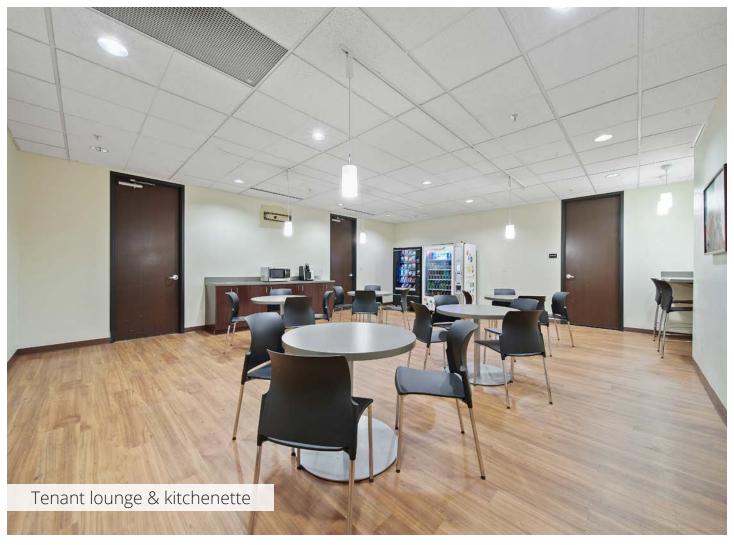
Location

Located at the Riverport Business Park



Nearby Amenities

Nearby amenities include hotels, restaurants and daycare facilities



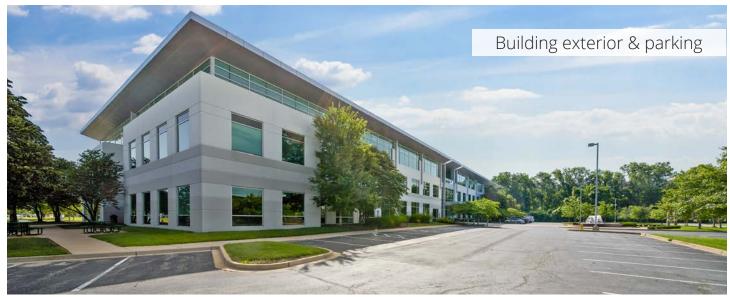
ON-SITEAMENITIES

- Now open Grab & go micro mart
- Fitnessfacilitywithshowers& locker room
- Tenant lounge with vending machines, seating, and kitchenette
- Main lobby with modern finishes

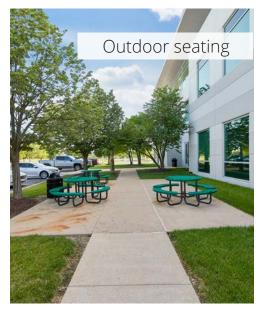














AvailabilitiesMake the most of your office with high-quality,

Make the most of your office with high-quality, efficient floor plates at Riverport Commons IV.

Total Available Space **33,547 RSF**

1st floor

Suite 105 – 1,675 RSF Suite 190 – 2,520 RSF

2nd floor

Suite 200 – 2,906 RSF

Suite 205 - 17,324 RSF

Suite 225 - 9,048 RSF

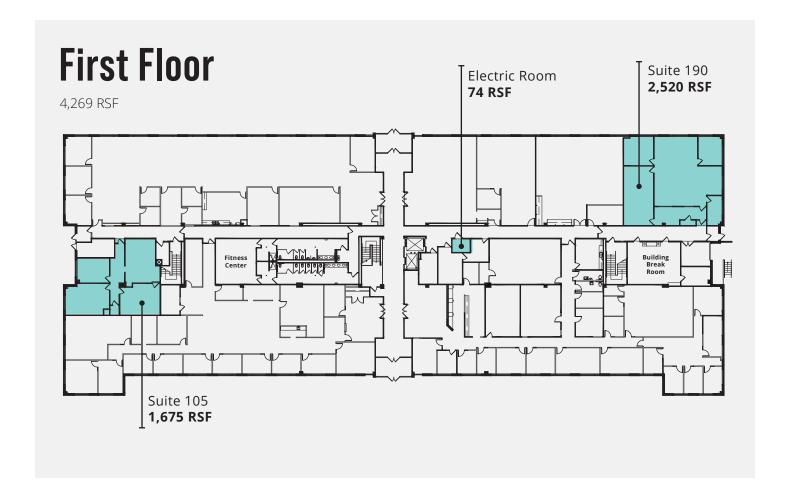
5,000 - 30,000 RSF Contiguous

3rd floor

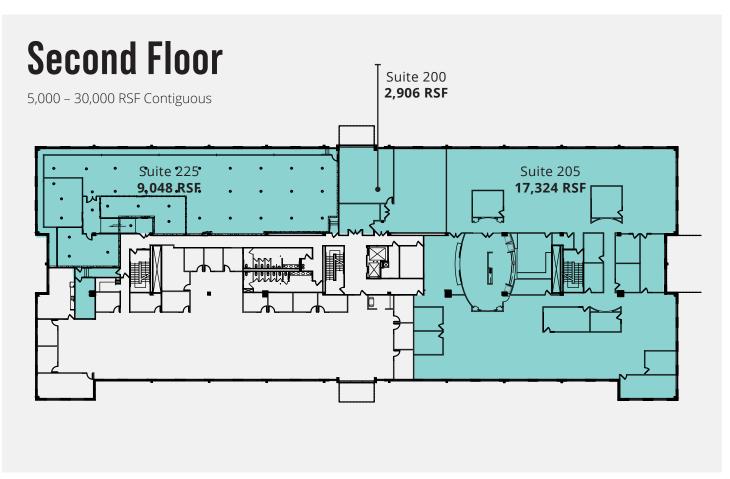
Leased

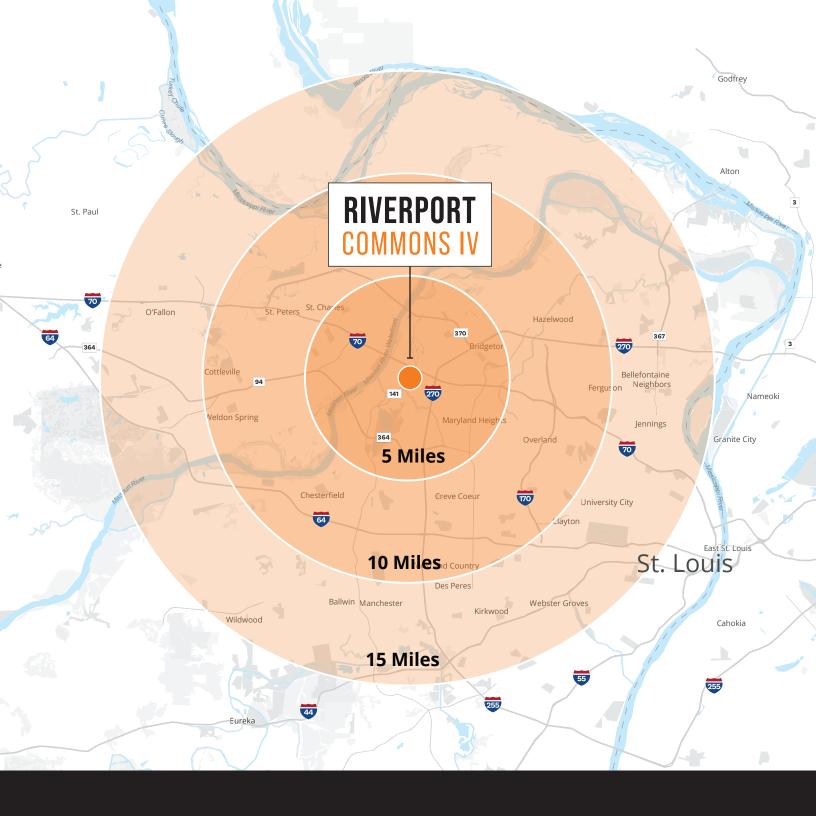












AREA DEMOGRAPHICS



Riverport Commons IV is located in one of the state's fastest growing areas. This densely populated location boasts a highly educated workforce with an average household income of nearly \$100,000.

Conveniently situated five miles west of St. Louis Lambert International Airport, Riverport Commons IV is just 2 miles from the intersection of I-70 & I-270, two of the area's most heavily trafficked roads.

Within the 500-acre Riverport Business Park, several entertainment options are just steps away including Hollywood Casino & Hotel, Hollywood Casino Amphitheatre, and Dave & Buster's.



5 miles

144,861

population



10 miles

575,944 population



15 miles

1,276,231 population

Highly educated workforce



889,729

people 25+ living within 15 miles



41.9MM SF

Heavily commercialized area

of retail within 10 miles



43.8%

of 25+ population with at least a bachelor's degree within 15 miles



145 hotels

within 10 miles



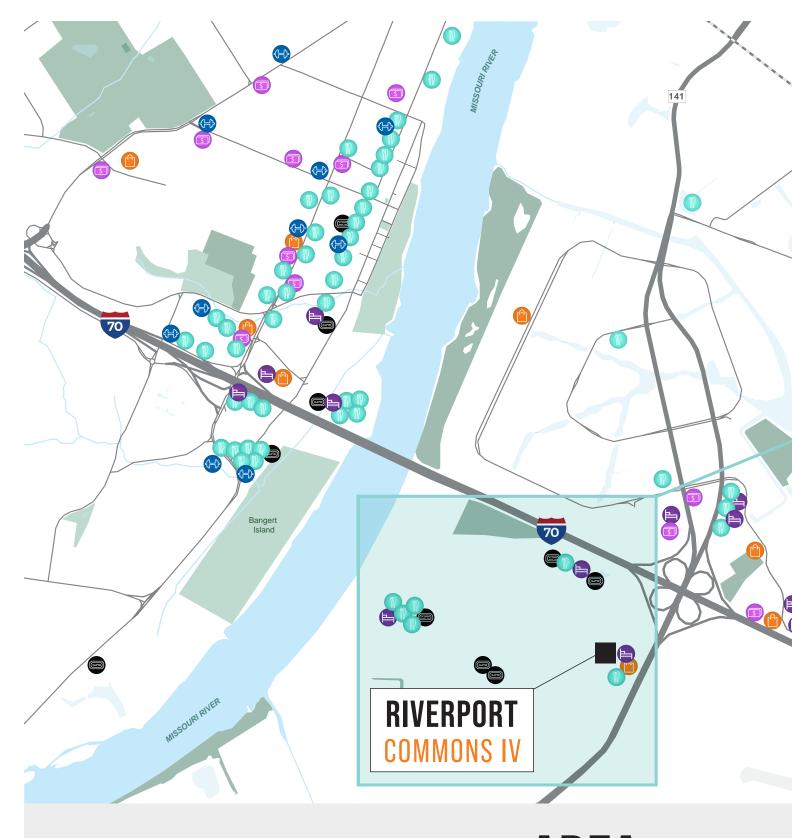
\$99,570

average household income within 15 miles

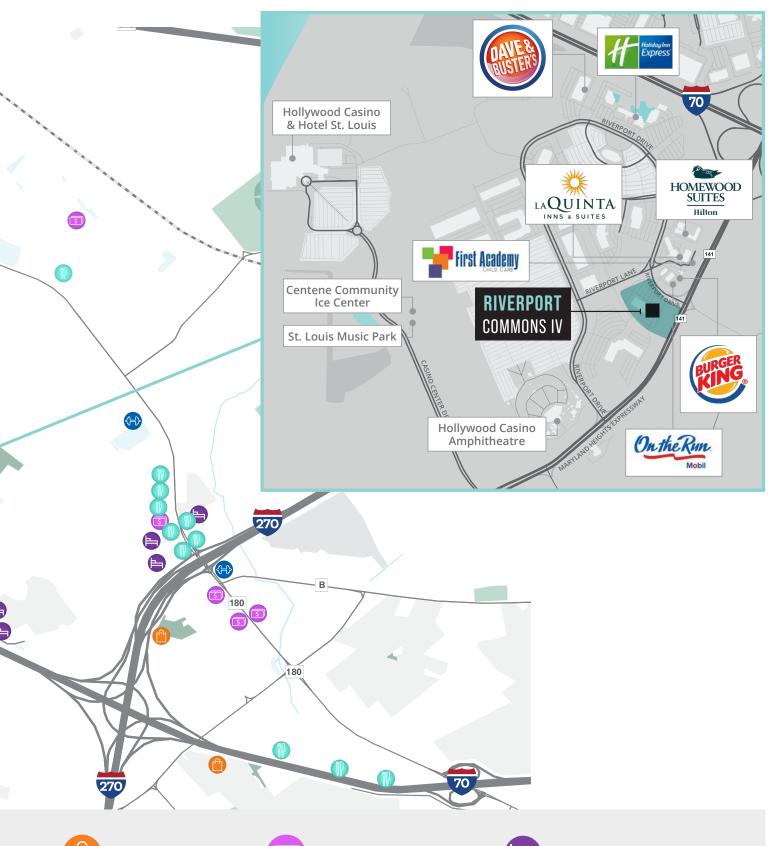


47,078

multi-family units within 10 miles



AREA AMENITIES





Retail



Banking



Hotel



Fitness



Restaurant



Entertainment

RIVERPORT COMMONS IV

13500 Riverport Drive, Maryland Heights, MO 63043

Dave Biales, CCIM

+1 314 261 7368 david.biales@jll.com

Stephen Lordo

+1 314 338 2089 stephen.lordo@jll.com

jll.com/st-louis

+1 314 338 2080

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