

THE
1400
BUILDING
on the Maritz campus



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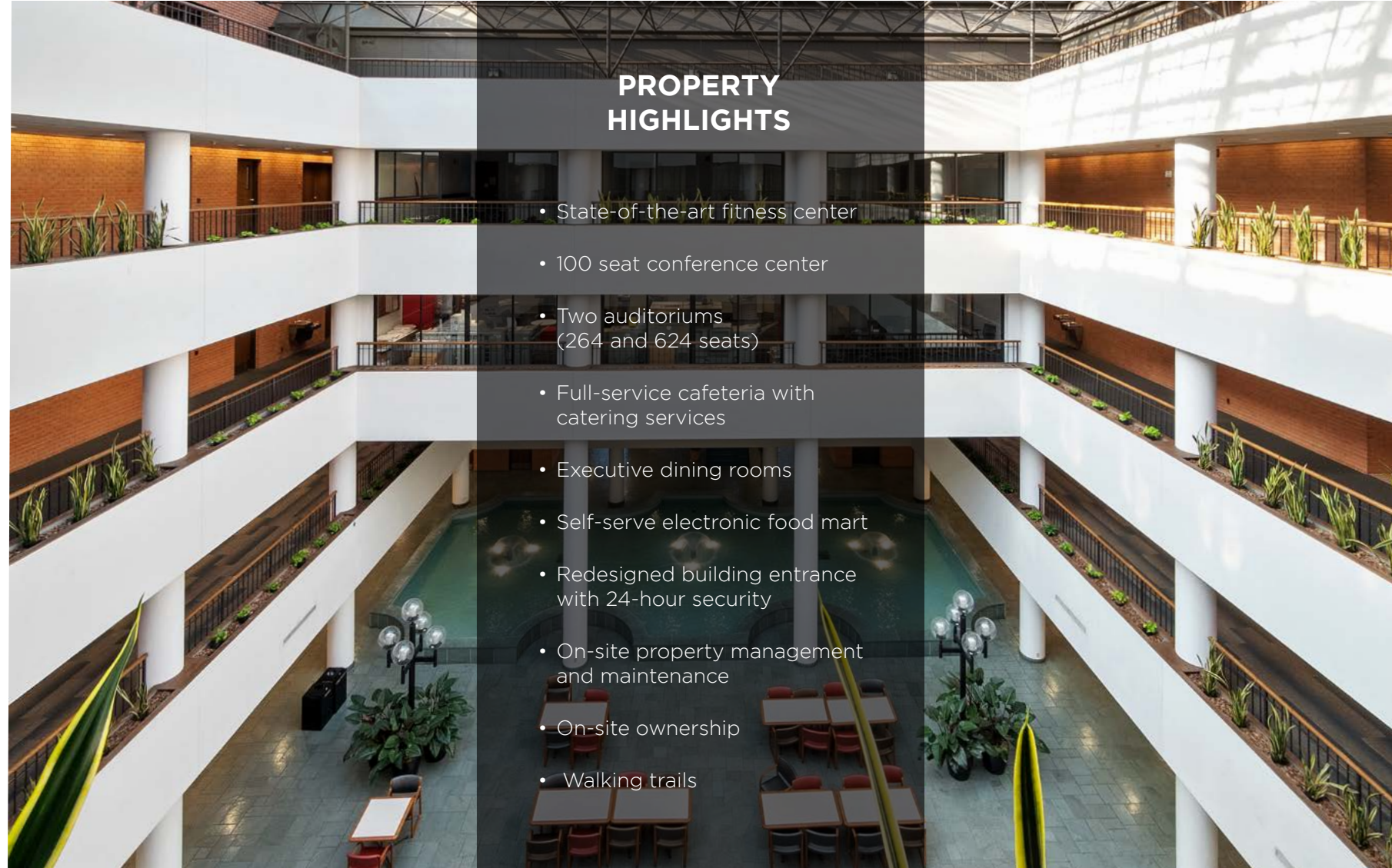


CLASS A OFFICE SPACE



The 1400 Building is a 400,000 square foot Class A office building located on the south side of I-44, two miles west of I-270.

This multi-tenant office building has its own on-site amenity package making it an ideal setting for any corporate user evidenced by its long standing current tenancy. Current tenants in the 1400 Building include Panera Bread, Ricoh, 8th Avenue Food & Provisions, Missouri Lawyers Media, Delta Dental, CACI and Mid America Logistics.



PROPERTY HIGHLIGHTS

- State-of-the-art fitness center
- 100 seat conference center
- Two auditoriums (264 and 624 seats)
- Full-service cafeteria with catering services
- Executive dining rooms
- Self-serve electronic food mart
- Redesigned building entrance with 24-hour security
- On-site property management and maintenance
- On-site ownership
- Walking trails



THE CAMPUS

Surrounded by greenery and a walking trail, the Maritz outdoor campus offers an ideal place to collaborate, create, strategize, and generally hang out.

Fitness Center

Ease of access and convenience helps employees meet their fitness goals and fits their everyday life. This newly renovated state-of-the-art fitness facility offers the latest equipment, updated locker rooms, and group classes. Everything needed to provide a positive experience for you and your employees.

AMENITIES

Conference Room



THE BIG IDEA ROOM

Get the most out of meetings with various accommodations and an easy booking process. The 2,500 square foot room is great for project brainstorming, video conferencing, meetings, project demos, training classes, user groups and presentations.

Auditorium



REM THEATER

The REM Theater can hold up to 624 people. It is perfect for events such as keynote speakers, graduations, product releases, and large company meetings. There are a wide range of capabilities that can be customized to fit your needs.

Cafeteria



FULL SERVICE CAFE

Operated by Elite Cuisine, the provider of choice for organizations that view food services as a benefit. They are a premier dining and automated service provider that creates valuable partnerships for clients and customers alike.

Convenient Store



GRAB AND GO MART

The convenient store offers a convenient grab and go food and beverage option for employees who have no time for lunch or simply need to take a break.

The Atrium

The Atrium boasts ample seating and conversational areas your employees are sure to enjoy. It can also be transformed into event space and can be rented alone or along with another room rental.

FLEXIBLE SPACE

Flexible space is a term used to describe a variety of office types used by occupiers to increase portfolio flexibility, reduce occupancy costs, and enhance collaboration.

Productivity and creativity don't have to be at odds with each other. You can achieve both by building in as much flexibility and variability as possible into workspaces to support different styles of work. Choice is a great enabler; employees like to have options. Their needs won't always stay the same; they are constantly evolving. With that in mind, movement is being built into more offices today by integrating a range of quiet and collaborative spaces, where employees can take a break from their desk or meet, collaborate, and socialize with coworkers.



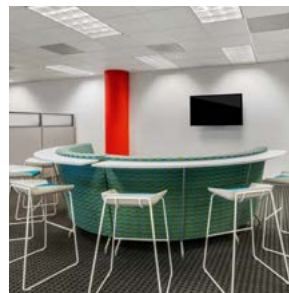
OPEN

Open space offices are dynamic and improve workflow and communication. Each space is customizable to fit the needs of you and your employees.



INTERACTION

Flexible workspace encourages interaction. Employees can work from different areas based on the type of work, instead of remaining anchored to their desks.



LIGHTING

Lighting is considered one of the most important factors in ergonomics. Natural lighting not only affects how well we are able to see, but it can also boost our mood, energy level, and hormonal balance.



COLLABORATION

With the incoming generation of workers putting a clear priority on social, communal workplaces, creating vibrant office spaces and an inclusive culture has never been more important.



THE DESIGNED ENVIRONMENT

SMALL GROUP

Small group break-out collaboration spaces.

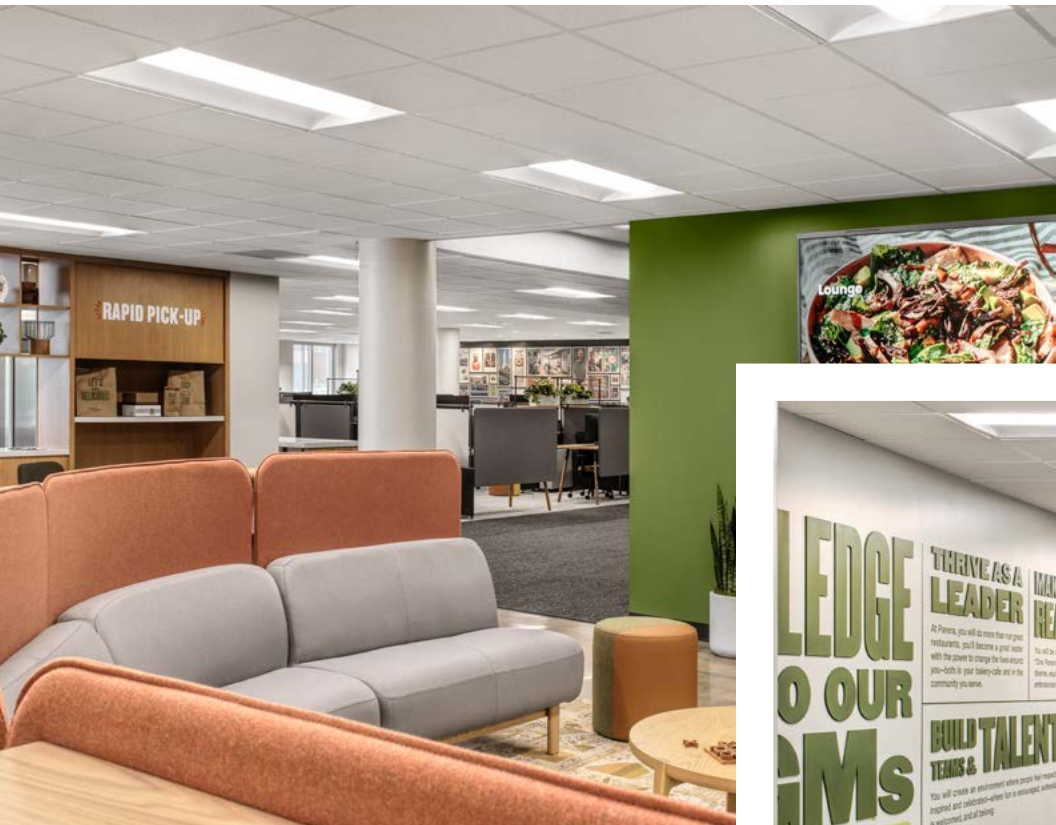


LARGE GROUP

Large group collaboration and meeting spaces.



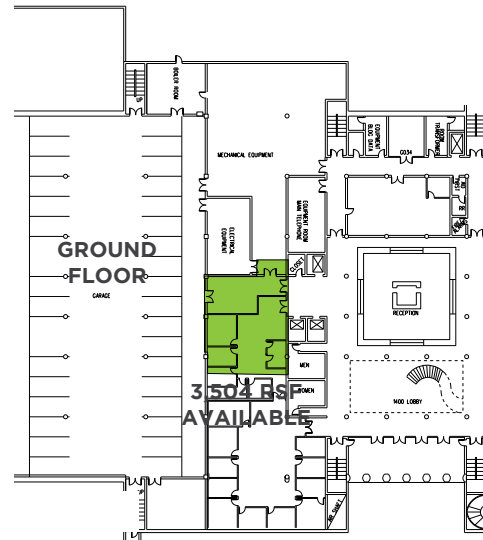
AVAILABLE SPACE



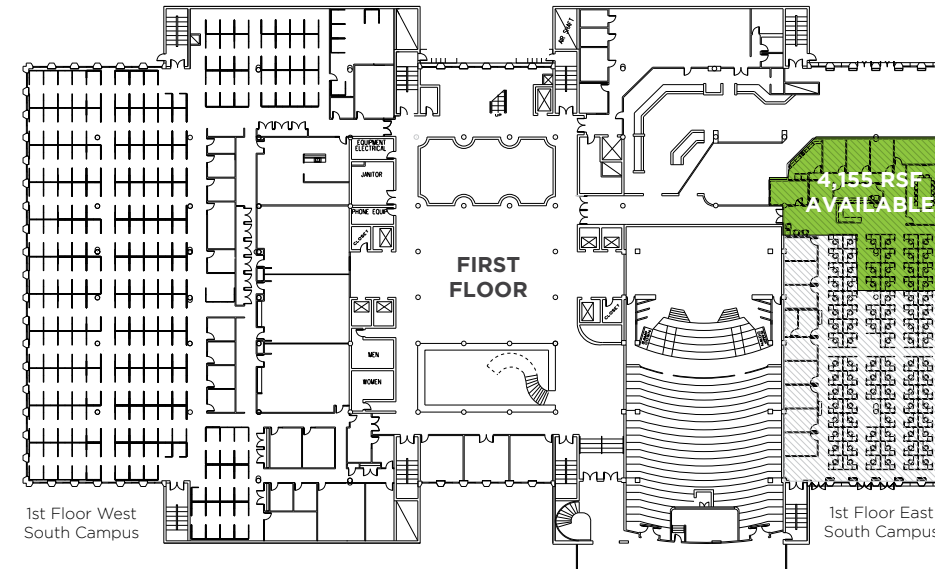
GROUND FLOOR

3,504 RSF office space available for lease.

\$23.50/sf, FSG



South Campus
Ground Floor East



1st Floor West
South Campus

1st Floor East
South Campus

FIRST FLOOR

4,155 RSF office space available for lease.

\$23.50/sf, FSG

FOURTH FLOOR

445 RSF up to 5,440 RSF office space available for lease.

\$23.50/sf, FSG



4th Floor West
South Campus

4th Floor East
South Campus

PARKING

SIX

ONE

THREE

FIVE

TWO

FOUR

PARKING

Dedicated visitor and expanded employee parking lots with free on-site parking - 6/1,000 SF (expandable)

Access to The 1400 Building is convenient to all areas of the St. Louis Metropolitan area.

DOWNTOWN ST. LOUIS

20 minutes

LAMBERT ST. LOUIS INTERNATIONAL AIRPORT

24 minutes

CLAYTON

19 minutes

CHESTERFIELD

18 minutes

ST. CHARLES

24 minutes

ILLINOIS VIA JEFFERSON BARRACKS BRIDGE

12 minutes

