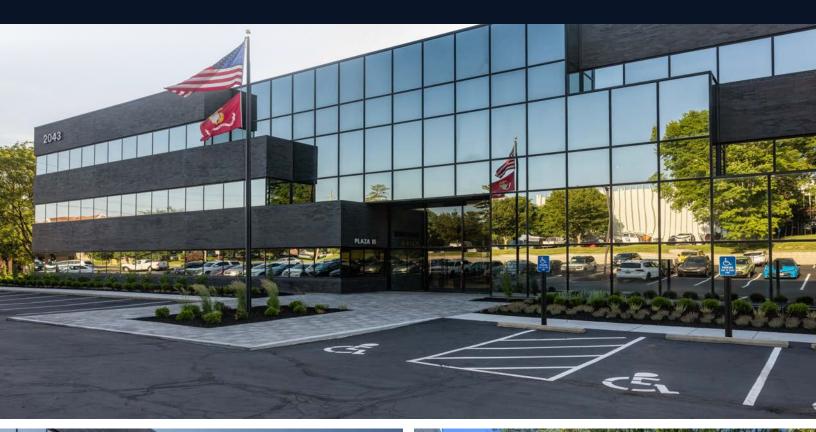


## For lease

2 plug-n-play opportunities with furniture

2043 Woodland Parkway, Maryland Heights, MO 63146







# Amenities and specifications











#### **Property features**

- Completed: Ownership recently completed significant renovations to the 1st and 2nd floor common areas and tenant spaces, including exterior landscaping
- Excellent physical condition including:
  - » 2023common area renovation
  - » Upgraded building systems (HVAC, EMS and fiber optics)
- Ample surface parking
- Top of building and monument signage opportunities available
- Existing furniture available
- Key card system for after hours access
- Centrally located in desirable Westport area with excellent highway access to I-270
- Lease rate: Contact broker

#### **Building amenities**



Signage



High visibility



Affordable



Convenient parking

## Floor plans

#### **Availabilities**

#### 1st floor

Suite 100 – ±8,205 RSF

#### 2nd floor

Suite 205 – ±5,247 RSF



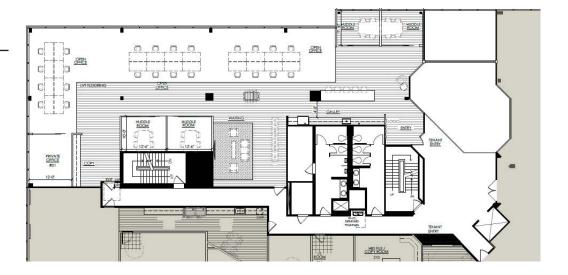
#### First floor





#### **Second floor**





## Interior photos







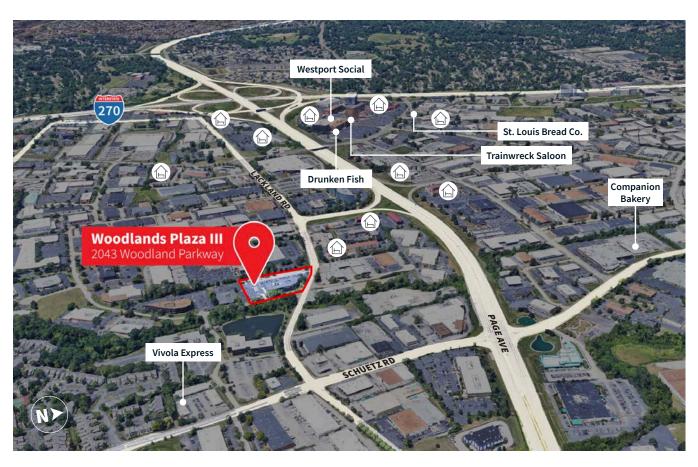
Updated lobby





### Location/site

Woodlands Plaza III is conveniently located just off Page Avenue only 1 mile from I-270. There are various dining, entertainment, and hotel options nearby including Westport Plaza, Funny Bone, Kobe Steakhouse of Japan, Fuzzy's Taco Shop, Westport Social, Drunken Fish, Trainwreck Saloon, Kemoll's, Starbucks, and Qdoba.



#### Contact

#### **David Biales**

Managing Director +1 314 261 7368 david.biales@am.jll.com





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