



13600 SHORELINE DRIVE

±13,094 SF FIRST FLOOR OFFICE AVAILABLE

13600 SHORELINE DRIVE, EARTH CITY, MISSOURI



13600 SHORELINE DRIVE

Conveniently located in the heart of St. Louis County, 13600 Shoreline offers affordability while delivering an efficient and highly functional workspace designed to support modern business operations. The layout provides a balanced mix of private offices and open areas, complemented by abundant natural light that enhances productivity and employee comfort.

The property features building and monument signage opportunities that enhance corporate visibility. With premium exposure along Earth City Expressway (Hwy 141) and immediate access to I-70 and I-270, the location ensures seamless connectivity across the St. Louis metro area.

13600 Shoreline presents a compelling opportunity for companies seeking high-visibility, well-located, and efficiently designed office space with the advantage of affordability.





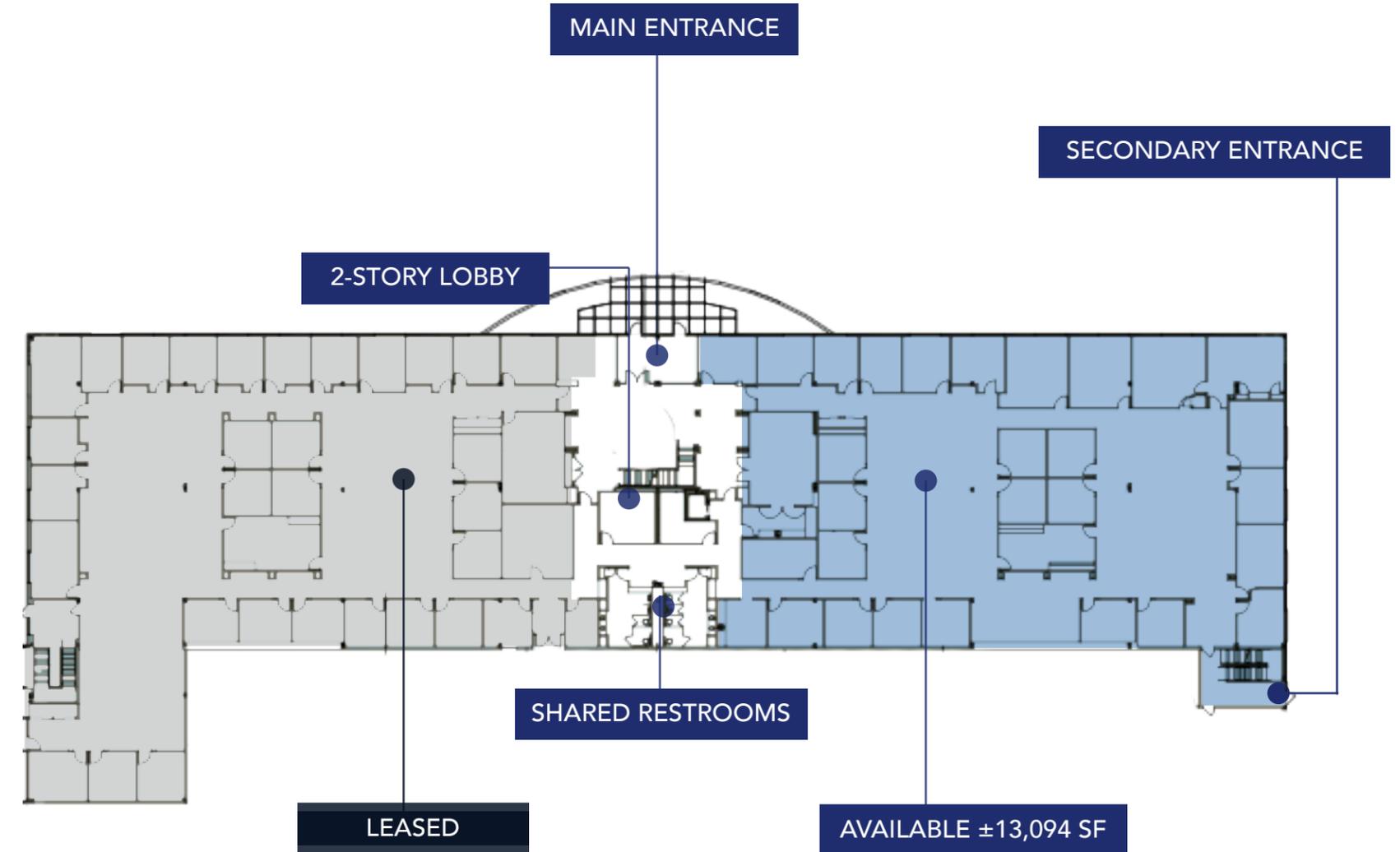
HIGHLIGHTS

±13,094 SF
Available Space **5:1,000**
Parking Ratio

\$12.00/SF
FULL SERVICE
Lease Rate

- Efficient office space located in the heart of St. Louis County
- ±13,094 SF available on first floor
- Functional mix of private offices and open areas with abundant natural light
- 5:1,000 SF parking ratio
- Building and monument signage available
- Premium visibility on Earth City Expressway (Hwy 141)
- Furniture available

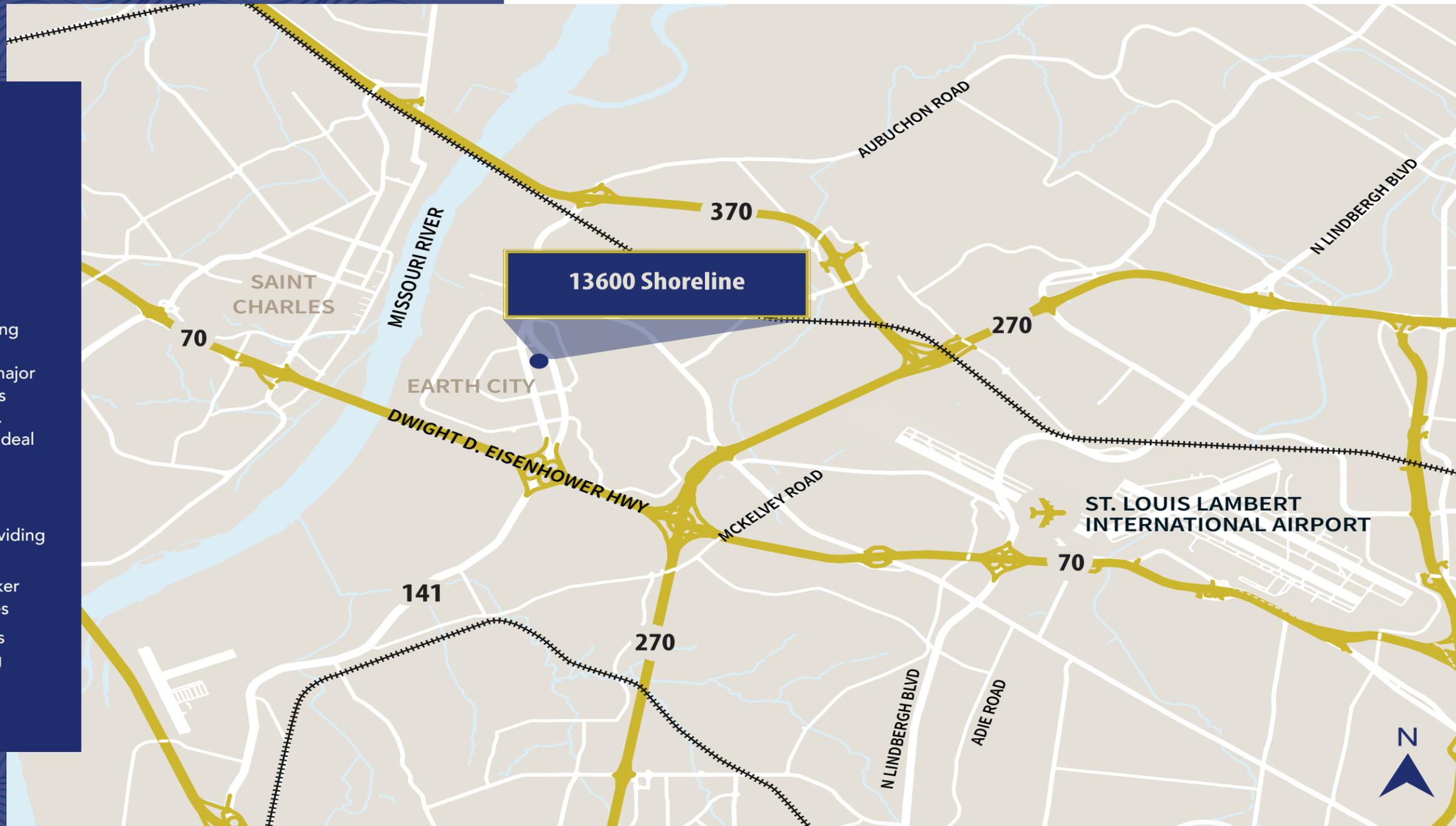
FLOOR 1



CONVENIENT EARTH CITY LOCATION

Convenience is a key advantage, delivering faster client access, reduced employee commute times, and close proximity to major amenities. The site is located just minutes from Interstates 70, 270 and Lambert–St. Louis International Airport, making it an ideal choice for businesses requiring seamless regional and national accessibility.

- Close proximity to I-70 and I-270 providing seamless access to the market
- Conveniently located delivering quicker client access and employee commutes
- Minutes away from Lambert- St. Louis International Airport and surrounding amenities



HOTELS

- SpringHill Suites by Marriott
- Courtyard by Marriott
- Tru by Hilton
- Drury Plaza Hotel
- Hampton Inn & Suites

FAST FOOD

& COFFEE

- Chick-fil-A
- Burger King
- Picasso's Coffee
- Starbucks

RESTAURANTS

- St. Louis Bread Co
- First Watch
- Chicken N Pickle
- Dave & Busters
- Firebirds Wood Fired Grill
- Sauce on the Side
- Dewey's Pizz
- P.F. Chang's
- Napoli 3





DAVID BRANDING

Senior Managing Director

+1 314 338 2084

david.branding@jll.com

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