



CARONDELET

◀ EAST + WEST ▶

7710-7730 Carondelet Avenue | Clayton, MO 63105

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states



DOWNTOWN CLAYTON MEETS AFFORDABILITY

Located in the heart of downtown Clayton, Carondelet East and West provides tenants with a coveted location all while staying within budget.

With a walkability score of 91, this is a walker's paradise being within blocks of Centene's campus, the St. Louis County Courthouse, and a variety of hotels most notably the Ritz-Carlton.

Get a taste of Clayton right outside your door. The Carondelet buildings are just steps away from some of the city's top-notch restaurants including the Capital Grille, 801 Chophouse, Pastaria, and the Crossing.

PROPERTY HIGHLIGHTS



Updated main lobby and common areas



On-site dining - Cafe Cornucopia
located on the 7710 side lower level



Covered parking in reserved garage
and surface lots available



Lease rate: **\$19.00/SF, full service**





Before/After

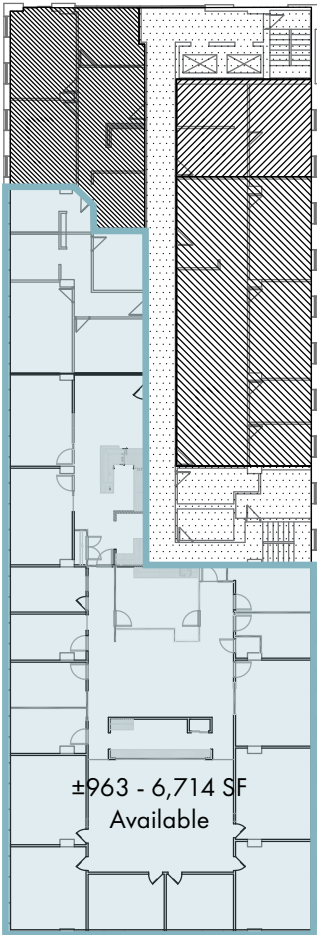
OFFICE SPACE RE-IMAGINED

Give your business and employees a place to flourish with a new home for your company. Carondelet East and West offers a variety of fully-customizable suites in varying sizes waiting to let your brand shine.

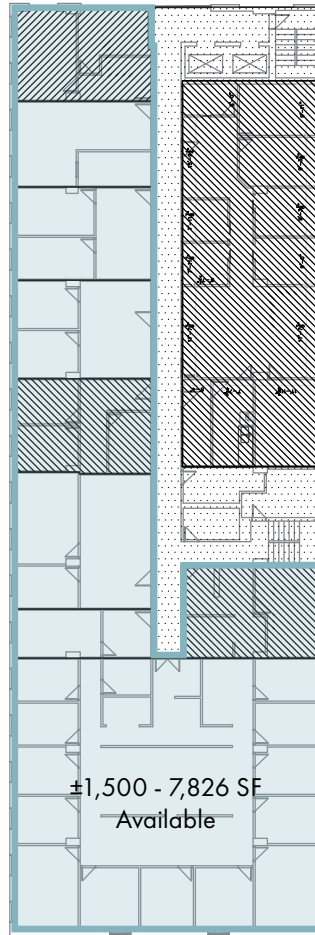


FLOOR PLANS

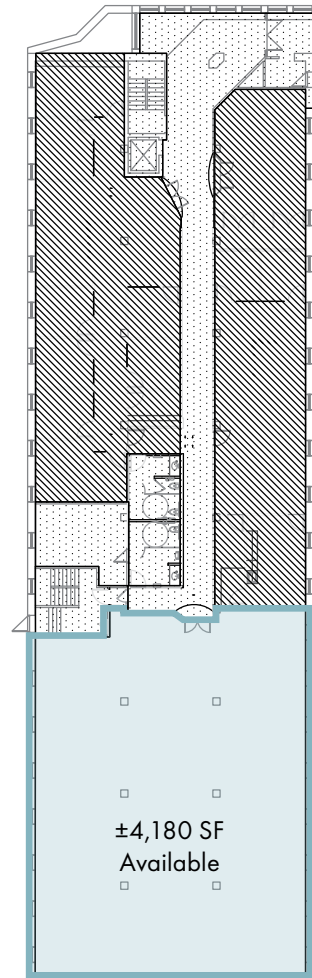
±576 - 7,826 contiguous square feet available



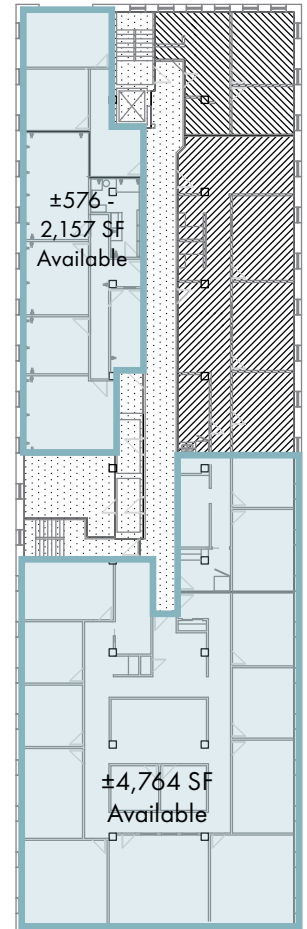
Carondelet East
4th floor



Carondelet East
5th floor



Carondelet West
2nd floor



Carondelet West
3rd floor

CLAYTON AMENITIES



RESTAURANTS

The Capital Grille
Tony's/Anthony's Bar
Plaza Grill Restaurant
IL Palato Italian Restaurant
Tropical Smoothie Cafe
Plaza Grill
Katerina's Greek Restaurant
C.J. Mugg's
Peel Wood Fired Pizza
801 Chophouse
Wasabi Sushi Bar
Blue Elephant Royal Thai Cuisine
Kaldi's Coffee
Potbelly Sandwich Shop
Café Napoli
Pasteria
Starbucks
Chipotle
Smoothie King
John P Fields
Sauce on the Side
Cantina Laredo
Louie's Wine Dive
The Crossing
the BAO
Subway
Crushed Red
Avenue Restaurant



HOTELS

Clayton Plaza Hotel
Le Méridien St. Louis Clayton
Seven Gables Inn
The Ritz-Carlton



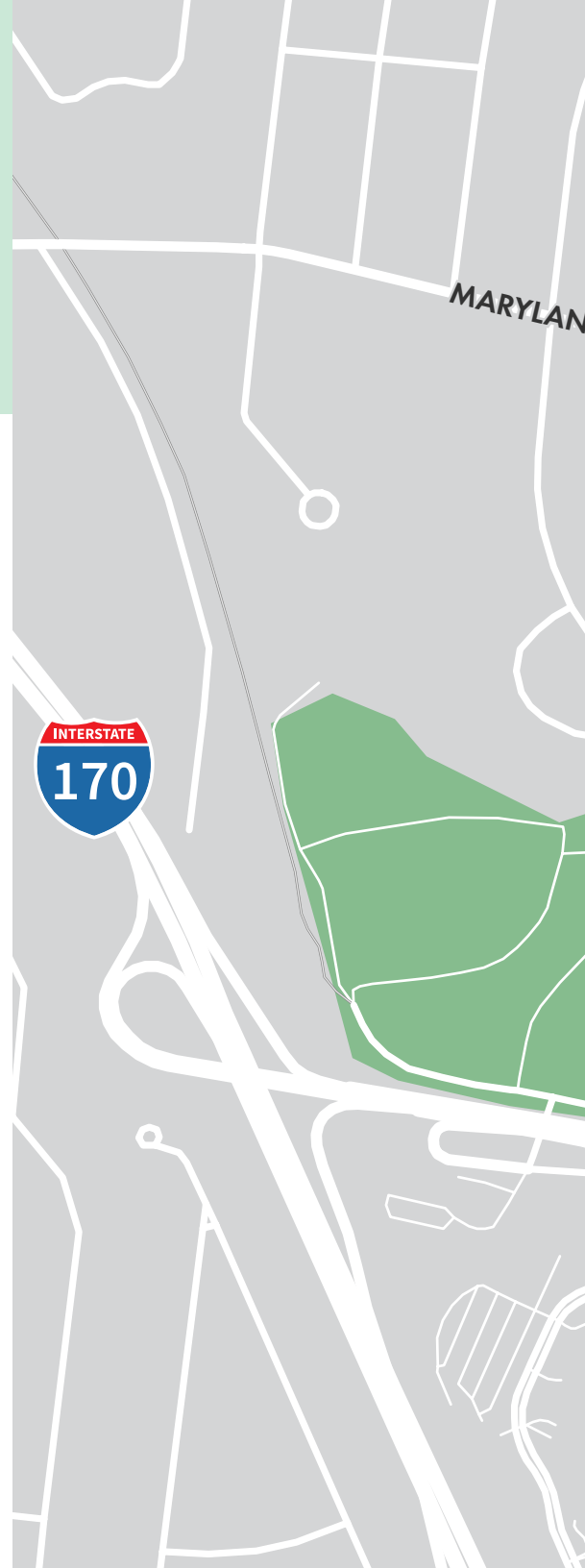
BANKS

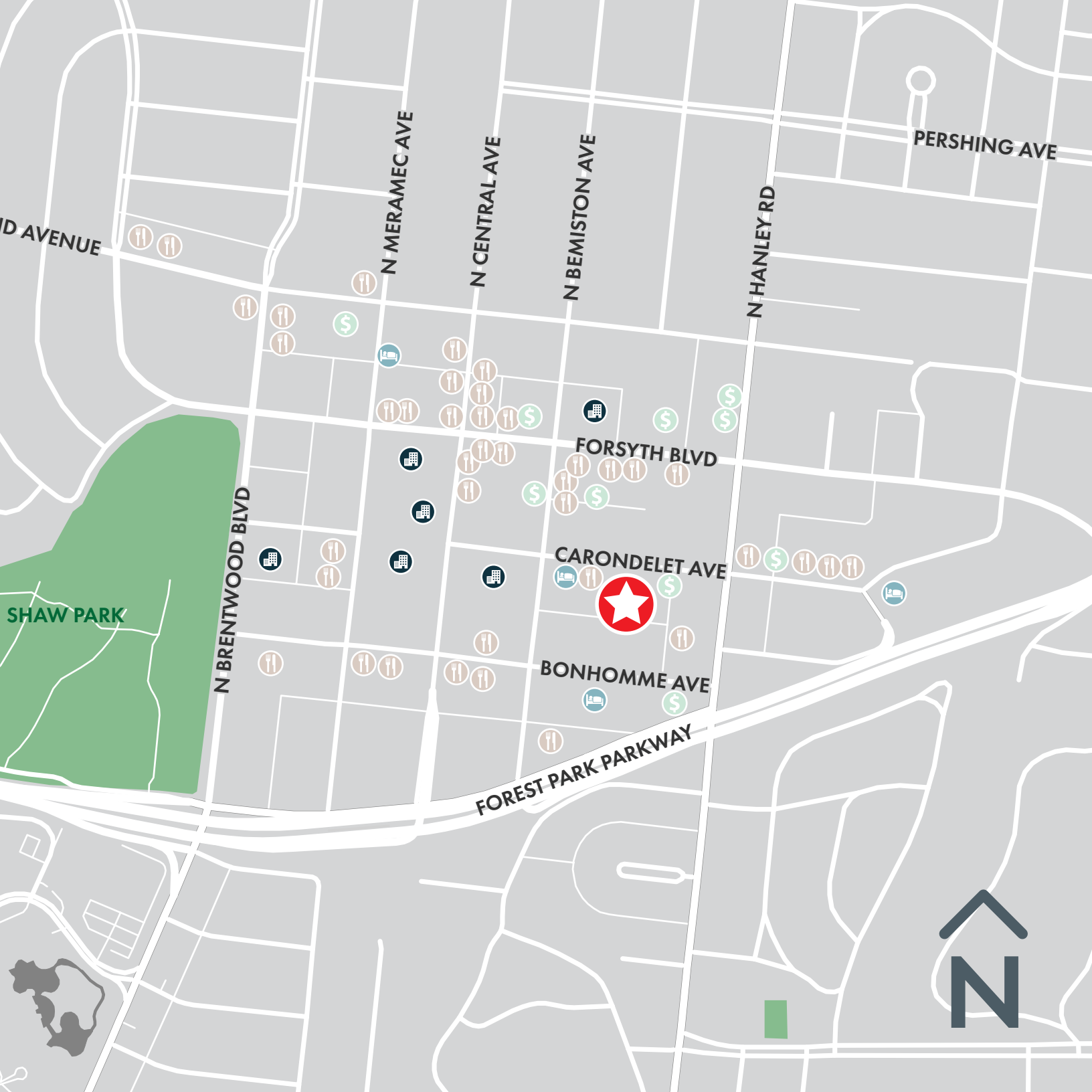
BOS (Bank of Springfield)
Bank of America
Sterling Bank
Commerce Bank
Midwest Regional Bank
PNC Bank
US Bank



GOVERNMENT BUILDINGS

Clayton City Hall
St. Louis County Police Dept
St. Louis County Dept of Justice Services
St. Louis County Circuit Clerk
St. Louis County Court House





D AVENUE

N MERAMEC AVE

N CENTRAL AVE

N BEMISTON AVE

N HANLEY RD

PERSHING AVE

N BRENTWOOD BLVD

FORSYTH BLVD

CARONDELET AVE

BONHOMME AVE

FOREST PARK PARKWAY

SHAW PARK





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PROFESSIONALLY
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