



**WHERE YOU
WANT TO BE**

1600 S BRENTWOOD BLVD | BRENTWOOD, MO 63144

CENTER 40 IS WHERE YOU WANT TO BE

Surrounded by 3.5 million SF of retail and restaurants, Center 40 has numerous amenities right outside the doors. Choose from over 300 stores and restaurants to visit after the workday including Target, Trader Joe's, World Market, Nordstrom Rack, The Container Store, Whole Foods, Bonefish Grill, Mai Lee, The Galleria, The Boulevard, and so many more.

YOUR SIGN HERE

Washington University Physicians

Center 40 is also conveniently located within Brentwood offering immediate interstate access onto I-64 and I-170 at just a 1 minute drive time. Downtown Clayton is a short 5 minute drive north on I-170.

Free on-site parking is available for both tenants and guests.

PROPERTY HIGHLIGHTS



On-site conference facility



Newly designed modern
tenant lounge



Grab and go market



FREE on-site parking with a
3.4/1,000 SF parking ratio



Covered parking available



Monument signage available
along Brentwood Boulevard



Excellent location with
immediate interstate access



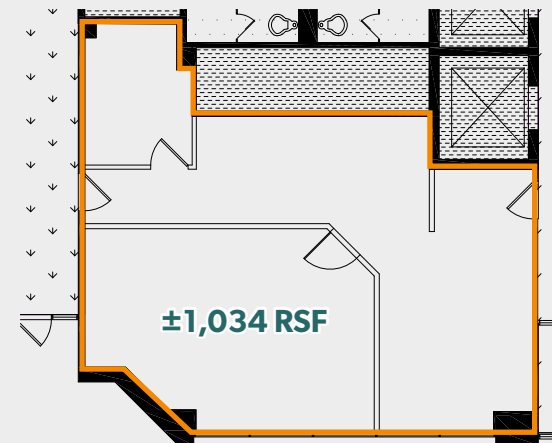
HIGH-END TENANT FINISHES

AVAILABILITY

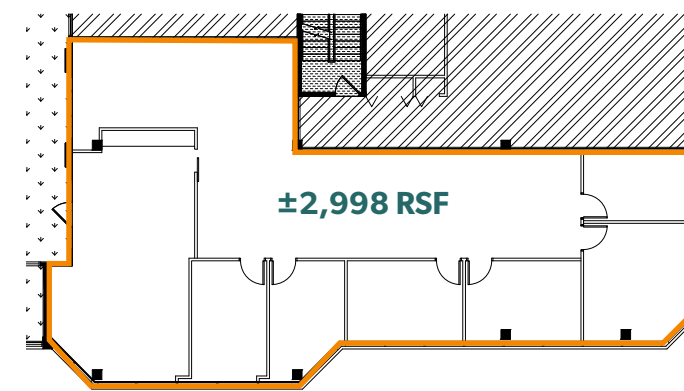
± 1,034 - 9,595 RSF available



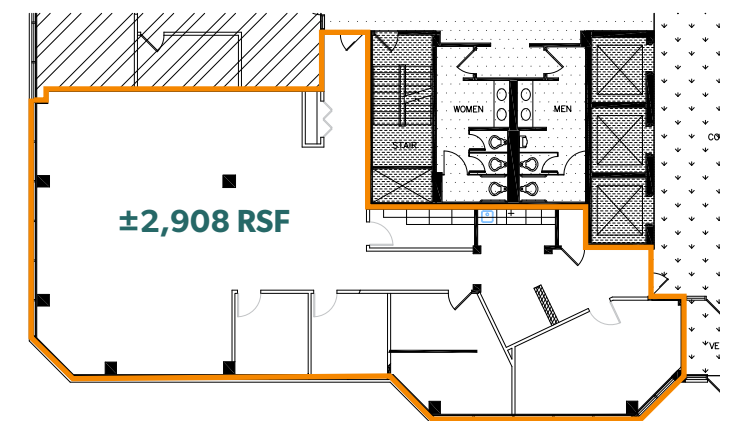
Suite 105
1st floor



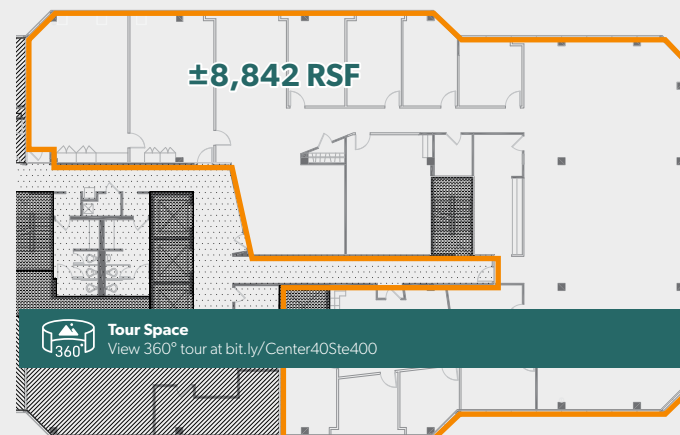
Suite 201
2nd floor



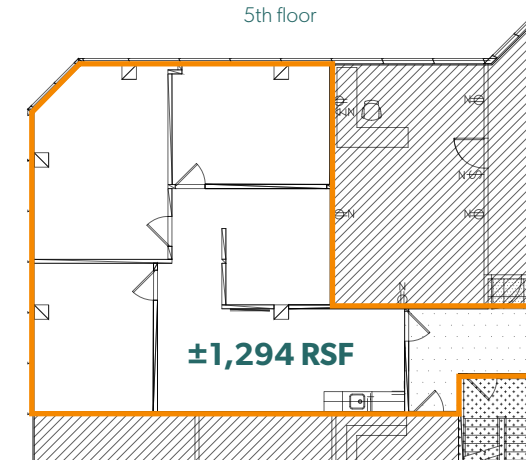
Suite 220
2nd floor



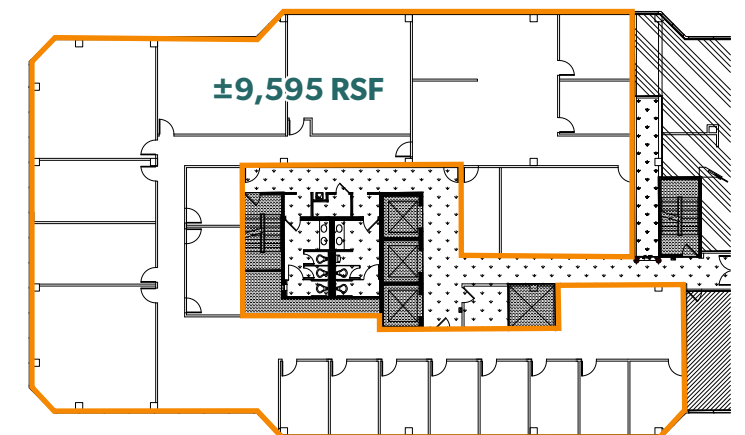
Suite 400
4th floor



Suite 500
5th floor



Suite 700
7th floor



BRENTWOOD AMENITIES

The Meridian at Brentwood

BEST BUY
BED BATH & BEYOND
MEN'S WEARHOUSE
Ma Lee
LA BOY
BUILD SOMETHING AWAY

COURTYARD
Starbucks
RED ROBIN
McDonald's
MENARDS
CHIPOTLE
Walmart
Sams Club
Lowe's

The Promenade at Brentwood

TRADER JOE'S Total Wine & More
WORLD MARKET Burlington Home Depot
MICRO CENTER five BELOW
Chick-fil-A Famous Footwear
DSW Designer Shoe Warehouse Dierberg's
petco dressbarn

CENTER FORTY

WHERE YOU WANT TO BE

The Boulevard

MAGGIANO'S Little Italy
Crate&Barrel
Soft Surroundings LOFT
DEER CREEK
Residence Inn Marriott

CLAYTON CBD
5 minute drive via I-170

ihop
HOMEWOOD SUITES BY HILTON

verizon

CVS/pharmacy

St. Louis Galleria

ANTHROPLOGIE NORDSTROM H&M
Dillard's The Cheesecake Factory Apple
★macy's west elm california PIZZA KITCHEN

Brentwood Square

Michaels A&E ARHAUS
WHOLE FOODS NORDSTROM rack at&t
The Container Store Pier 1 Imports

<EVO>
LIVING



1600



Professionally
managed by



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