



**WHERE YOU  
WANT TO BE**

**COMING SOON: LOBBY RENOVATIONS**

**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



Rendering  
Future lobby renovations





**HIGH-END**  
TENANT FINISHES



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LOBBY  
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# BRENTWOOD AMENITIES

**The Meridian at Brentwood**

BEST BUY, BED BATH & BEYOND, MEN'S WEARHOUSE, Mai Lee, LA BOY, BUILD SOMETHING AMAZING

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

**The Promenade at Brentwood**

TRADER JOE'S, Total Wine & More, TARGET, DXL, WORLD MARKET, Burlington, Home Depot, ULTA, MICRO CENTER, five BELOW

**Brentwood Pointe**

Chick-fil-A, Famous Footwear, DSW, Dierberg's, petco, dressbarn

**CENTER FORTY**

WHERE YOU WANT TO BE

**The Boulevard**

MAGGIANO'S, Crate&Barrel, LOFT, DEER CREEK, Soft Surroundings, 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, californie PIZZA KITCHEN

DRURY INN.

**Brentwood Square**

Michaels, REI, ARHAUS, Whole Foods, Nordstrom, rack, at&t, The Container Store, Pier 1 Imports

<EVO> LIVING

1600



Professionally  
managed by



## LEASING CONTACTS

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