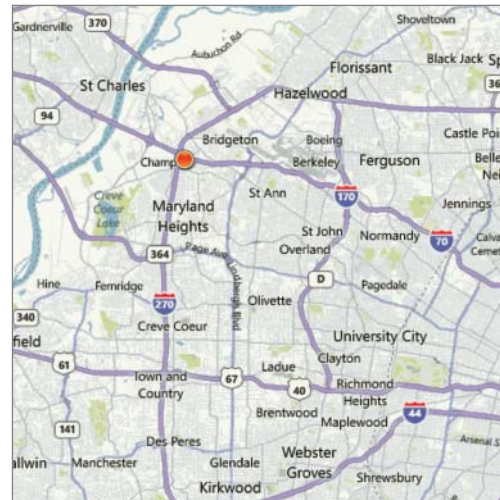


CORPORATE COLLEGE

3221 McKelvey Rd, Bridgeton MO 63044



Nearby Amenities

Restaurants / Food

- Applebee's
- Casa Gallardo
- Culpepper's
- Fazoli's
- Home Town Buffet
- Imo's
- Lone Star
- Olive Garden
- Pizza Hut
- Ponderosa
- Red Lobster
- St. Louis Bread Company
- Subway
- Taco Bell

Retail

- Auto Zone
- Best Buy
- Kohl's
- K-Mart
- PetsMart
- Sports Authority
- Target
- Walgreens

Banks

- Bank of America
- Montgomery Bank
- National City Bank
- Regions
- St. John's Bank
- US Bank

Hotels

- Crown Plaza
- Embassy Suites
- Holiday Inn
- Homewood Suites
- Marriott Airport

FOR LEASE 39,586 RSF Class A Office Space

Corporate College at 3221 McKelvey Rd, Bridgeton MO 63044



Great opportunity to lease a full floor in Corporate College, a Class A high profile office building located in northwest St. Louis County. The building has outstanding interstate visibility and is minutes from I-70, I-170, I-270, I-370 and Lambert International Airport.

Lease Rate: \$19.00 per RSF, Full Service



Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

Contact

Stephen Gwinnup, CCIM
314 994 4186
sgwinnup@naidesco.com

Main Office: 8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 | Fax 314 994 4088 | www.naidesco.com



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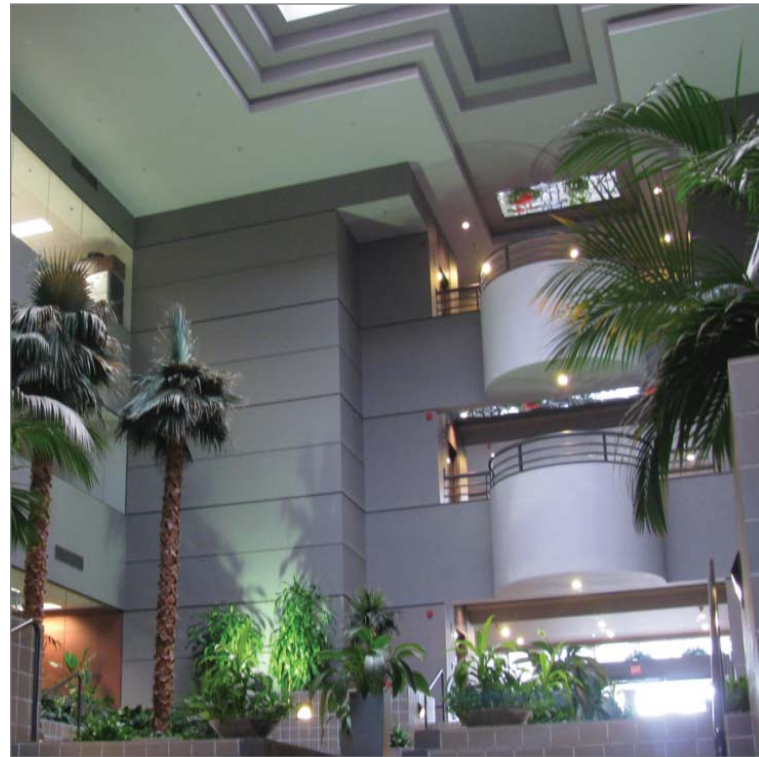
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CORPORATE COLLEGE

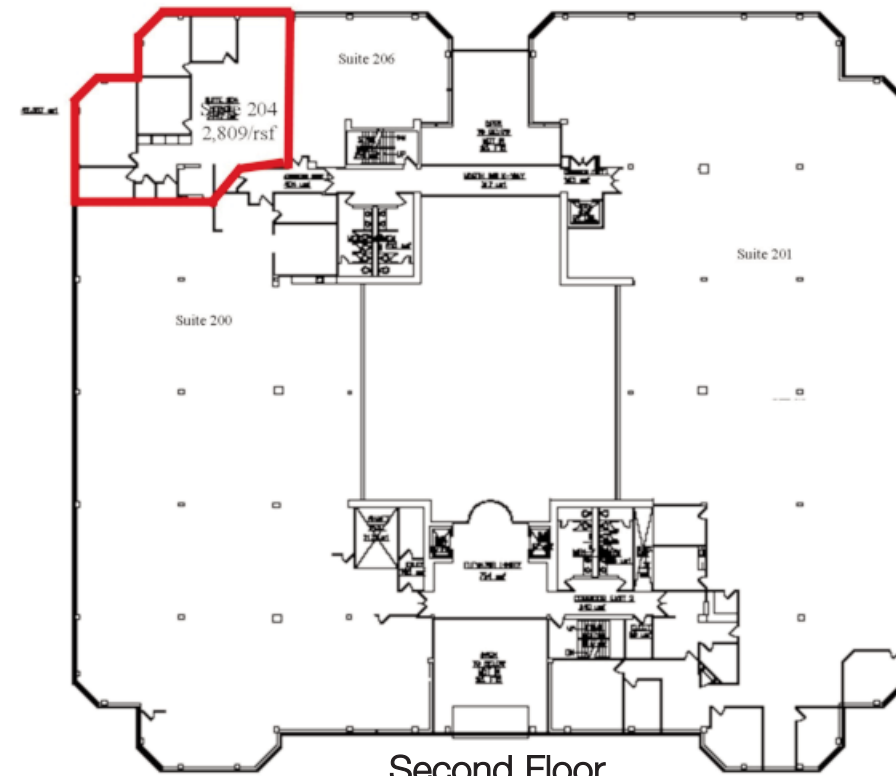
3221 McKelvey Rd, Bridgeton MO 63044



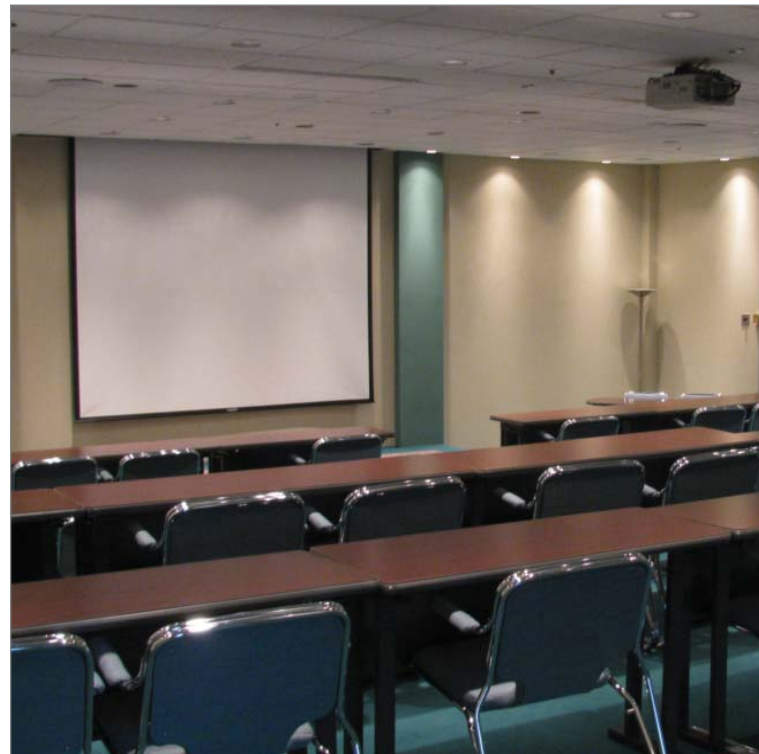
Atrium



Cafe



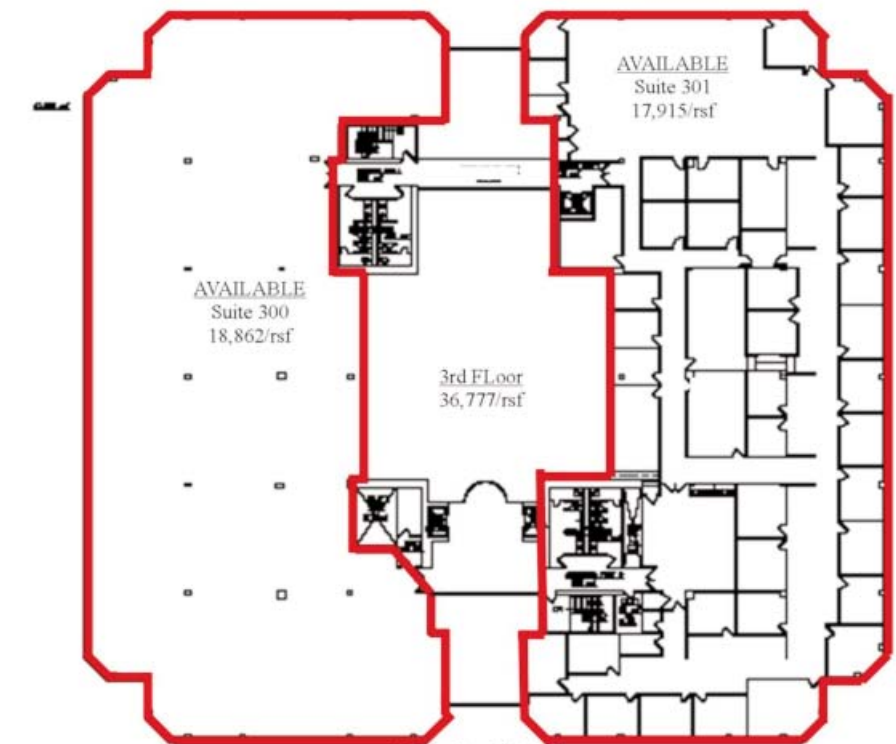
Second Floor



Conference Center



Patio



Third Floor

Building Features

- On-site cafe and executive conference facility
- Dramatic 3-story atrium area with water feature
- Exceptional window line with interior glass line overlooking atrium
- Outdoor patio with lake side seating
- 4.45 per 1,000 parking
- Card access entry system
- On-site security
- Fiber optics
- Two high speed elevators, one freight elevator and loading dock
- New proactive owner / occupant with on-site property management

Area Highlights

- Strategically located at SE quadrant of I-70 and I-270
- Minutes from Lambert International Airport
- Major interstate visibility along I-70
- Quick access to I-270, I-70, I-370 and I-170
- Nearby amenities include over 40 restaurants, hotels and retail services
- Proximate to labor pools of St. Charles and St. Louis Counties and Illinois

Travel Time From Building

- St. Louis Airport: 4 minutes
- Busch Stadium: 17 minutes
- Clayton: 13 minutes
- I-70 & Cave Springs: 8 minutes
- I-64/40 & I-270: 10 minutes
- I-44 & I-270: 13 minutes