

Spring 2018 Office Update

NAIDESCO

ST. LOUIS OFFICE | MARKET BUZZ

CRG announced the planning of the Balmoral Office Park in Creve Coeur near Olive Blvd. and I-270. The development calls for 750,000 sf of Class A office space spread over three buildings.

NAI Global is marketing the One AT&T Center building at 909 Pine Street in downtown St. Louis for sale. The largest office building in St. Louis, this 42 story office building consists of approximately 1.4M sf and was recently vacated by AT&T.

The Cortex Innovation Community has plans for a \$44 million multi-tenant renovation of the historic Crescent Building at 4340-50 Duncan Avenue. Plans call for 96,00 sf of laboratory, shared lab and creative office space.

Green Street St. Louis is moving forward with a \$83,000,000 redevelopment of the former Armory building in Mid-Town St. Louis. The proposed 400,000 sf redevelopment will include 3 floors of office space and a 200 car underground parking area. Located near the intersection of Hwy. 40 and S. Grand, the redeveloped Armory will connect with the Cortex district as well as the new City Foundry STL.

City Foundry STL, also located in Mid-Town St. Louis, is the latest expansion adjacent to the Cortex Innovation community. Located on 15 acres of urban industrial land, City Foundry STL will be adapted for a variety of uses including office, retail, entertainment and food. Located at the intersection of Spring and Forest Park Ave., City Foundry STL has been added to the National Register of Historic Places and will connect to the Mid-Town community via the Great Rivers Greenway and multiple light rail stations.

NAIDESCO

Office Update

Spring 2018 | Featured Listings

IN THIS ISSUE

Featured Listings	1
Recent Transactions	1
Sale Comps	2-3
Office Market Buzz	4
Quarterly Statistics	4

Recent Transactions

Noel Fehr and Carl Conceller represented Anheuser-Busch Employees Credit Union in the purchase of a 129,397 SF office building at 423 Lynch St in St. Louis

Carl Conceller and Allen Klippel represented SZ Properties, Inc. in the purchase of a 19,125 SF office building at 10425 Old Olive Street Road in Creve Coeur

Matt Ruck represented BCM Holdings in the purchase of a 15,497 SF office building at 10900 Manchester Road in Kirkwood

Matt Ruck and Carl Conceller represented UCP Heartland in the lease of 9,429 SF to at 13975 Manchester Road in St. Louis City

John Sheahan represented 10324 Ladue Road Building, LLC in the lease of 4,900 SF to Cornerstone Mortgage at 10324 Ladue Road in St. Louis

Carl Conceller and Steve Gwinnup represented Ballas Place, LLC in the lease of 4,843 SF to Trileaf Corp at 425 N New Ballas in Creve Coeur

Steve Gwinnup represented Emerald I, LLC in the lease of a 3,795 SF to Mesa Logistics Group at 16141 Swingley Ridge Road in Chesterfield

Steve Gwinnup represented Paraquad 5240, Inc. in the lease of a 3,200 SF to Uber at 1000 Macklind in St. Louis



All the amenities of a Corporate Campus Environment. Flexible floor plans. Quick access to I-44 just south of I-270.

1400 S Highway Drive, Fenton MO 63026

SUBMARKET	South
AVAILABLE SF	7,025 – 93,633
LEASE RATE	\$23.50/PSF, Full Service
CONTACT	Matt Ruck 314-994-4445 Carl Conceller 314-994-4801



12,000 SF available on a new Class A Office Medical Building. State of the art facility includes platinum LEED certified, carbon neutral building, geothermal heating and solar panels for energy efficiency.

844 N. New Ballas, Creve Coeur MO 63141

SUBMARKET	Central
AVAILABLE SF	12,000
LEASE RATE	\$25.00/SF, NNN
CONTACT	Carl Conceller 314-994-4801 Matt Ruck 314-994-4445



10,044 SF full floor office space available for lease with a 1,350 SF security vault, elevator served and 7/1,000 parking ratio

12395 Olive Blvd., St. Louis, MO 63141

SUBMARKET	Central
AVAILABLE SF	10,044
LEASE RATE	\$17.50/SF, Full Service
CONTACT	Noel Fehr 314-994-4953 Carl Conceller 314-994-4801



44,365 SF Office Building for Sale or Lease in Sunset Hills. Attractive 3 story building, ideal for a Corporate Headquarters, 4/1,000 parking ratio, building signage opportunity and great retail amenities nearby.

10877 Watson Rd. Sunset Hills, MO 63127

SUBMARKET	South
AVAILABLE SF	44,365
SALE PRICE	\$5,323,800 (\$120 PSF)
LEASE RATE	\$21.00/SF, Full Service
CONTACT	John J. Sheahan, Jr. 314-994-4176

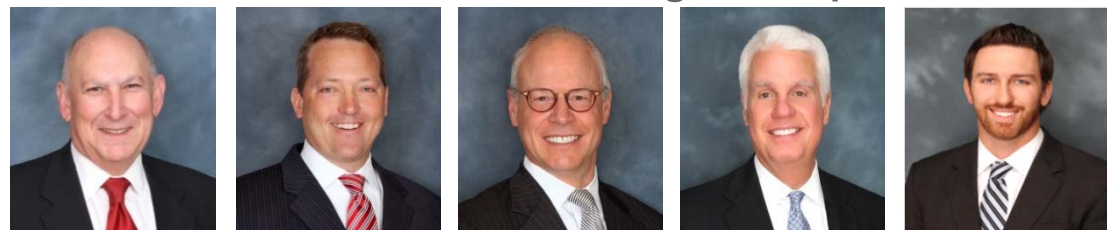


Historic office building for sale or lease. Built in 1903; renovated in 1998; BOMA & Landmarks Assoc. of St. Louis Awards Winner. Top Floor Available with class A creative finishes.

308 N. 21st St, St. Louis MO 63103

SUBMARKET	St. Louis City (CBD)
SIZE SF	45,755
AVAILABLE SF	4,723
SALE PRICE	\$2,600,000
LEASE RATE	\$16.25/RSF, Full Service
CONTACT	Allen Klippel 314-994-4292

The NAI DESCO Office Brokerage Group



Carl Conceller, SIOR Principal 314-994-4801	Noel Fehr, CCIM Vice President 314-994-4953	Steve Gwinnup, CCIM Sr. Vice President 314-994-4186	Allen Klippel, SIOR Sr. Vice President 314-994-4292	Matt Ruck Associate 314-994-4445
--	--	--	--	---

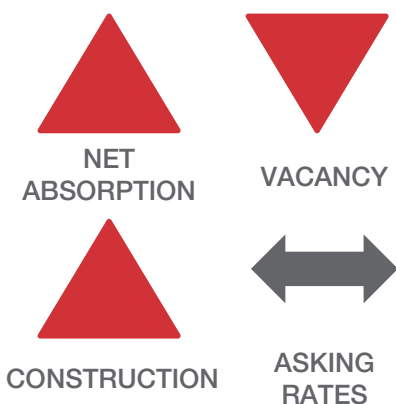


Tony Salerno Vice President 314-994-2322	Brian Schnuck Associate 314-994-2321	John Sheahan, SIOR Principal 314-994-4176	Michael Wolken Sr. Vice President 314-994-4948
---	---	--	---

QUARTERLY STATISTICS In Brief

Office Space Statistical Changes

3Q17 vs. 4Q17



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.

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.

Sale Comps

These two pages provide an illustration of some recent office sale comparables in the area. For more sale comparables, contact an Office Group broker.

South County/Fenton

1 Dan Sheils, LLC purchased a 27,282 SF Class A Office Building at **900 N Rock Hill Rd.** for \$5,900,000 (**\$216.26 PSF**)

2 900 S Highway LLC purchased a 30,000 SF Class B Office Building at **900 S Highway Dr.** for \$1,915,000 (**\$63.83 PSF**)

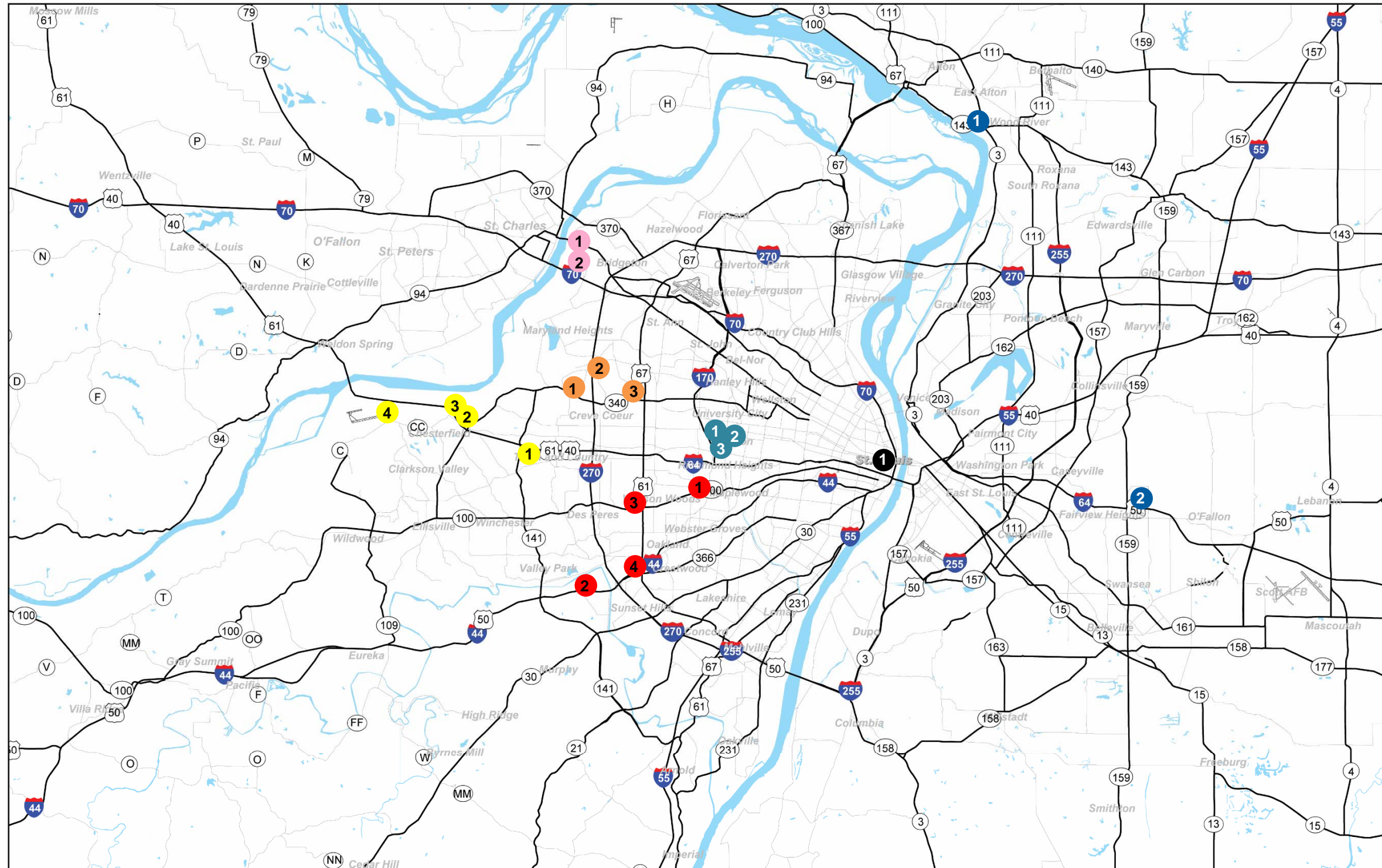
3 Genex purchased a 15,497 SF Class B Office Building at **10900 Manchester Rd** for \$1,700,000 (**\$109.70 PSF**)

4 Greenberg Blatt Children LLC, et al purchased a 52,193 SF Class B Office Building at **10777 Sunset Office Dr** for \$8,200,000 (**\$157.11 PSF**)

North County

1 Raven Development LLC purchased a 128,289 SF Class B Office Building at **502-514 Earth City Expy** for \$2,800,000 (**\$21.83 PSF**)

2 Larson Financial Group purchased a 112,000 SF Class A Office building at **1 Rider Trial Plaza Dr** for \$15,075,000 (**\$134.60 PSF**)



Creve Coeur / Westport

1 Bamboo Equity Partners purchased two Class B Office buildings totaling 144,504 SF at **12747 and 12755 Olive Blvd** for \$11,000,000 (**\$76.12 PSF**)

2 Karen & Robert Whiteside purchased a 35,701 SF Class B Office building at **2055 Craigshire Dr** for \$3,700,000 (**\$103.64 PSF**)

3 SZ Properties purchased a 19,125 SF Class B Office Building at **10425 Old Olive Street Rd** for \$1,432,000 (**\$74.88 PSF**)

Illinois

1 Brn Mustang, LLC purchased the 29,036 SF Class B Office Building at **1 Enviroway** in Wood River for \$2,750,000 (**\$94.71 PSF**)

2 Raider Ventures, LLC purchased the 18,154 SF Class C Medical Building at **317 Salem Place** in Fairview Heights for \$1,539,000 (**\$84.77 PSF**)

CBD

1 Nick Castaneda purchased the 202,607 SF Class B Office Live/Work Unit Building at **900-914 Olive St** for \$4,600,000 (**\$22.70 PSF**)

3 Locust Properties purchased a 19,330 SF Class B Medical Building at **889 S Brentwood Blvd** for \$1,050,000 (**\$54.32 PSF**)

Chesterfield/West County

1 U.S. Realty Advisors, LLC purchased a 156,000 SF Class A Office Building at **1 Savvis Pky** for \$37,000,000 (**\$237.18 PSF**)

2 CRP-2 Blacks Ridge LLC purchased a 68,259 SF Class A Office Building at **16253 Swingley Ridge Rd** for \$8,500,000 (**\$124.53 PSF**)

3 Rose International purchased a 120,163 SF Class A Office Building at **16305 Swingley Ridge Rd** for \$12,900,000 (**\$107.35 PSF**)

4 Car Investors LLC purchased a 33,148 SF Class B (Power Center) Building at **1 McBride & Son Center Dr** for \$3,425,000 (**\$103.32 PSF**)

Clayton

1 Hoffman Commercial Real Estate purchased a 72,000 SF Class A Office Building at **100 S. Brentwood Blvd** for \$20,000,000 (**\$277.78 PSF**)

2 Franklin Partners purchased a 325,172 SF Class A Office Building at **172-190 Carondelet Plz** for \$85,500,000 (**\$262.94 PSF**)