



CITYPLACE 2

2 CITYPLACE DRIVE CREVE COEUR, MO 63141

4,515 SF AVAILABLE FOR SUBLEASE IN HIGHLY
SOUGHT AFTER CITYPLACE OFFICE BUILDING



CITYPLACE 2

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

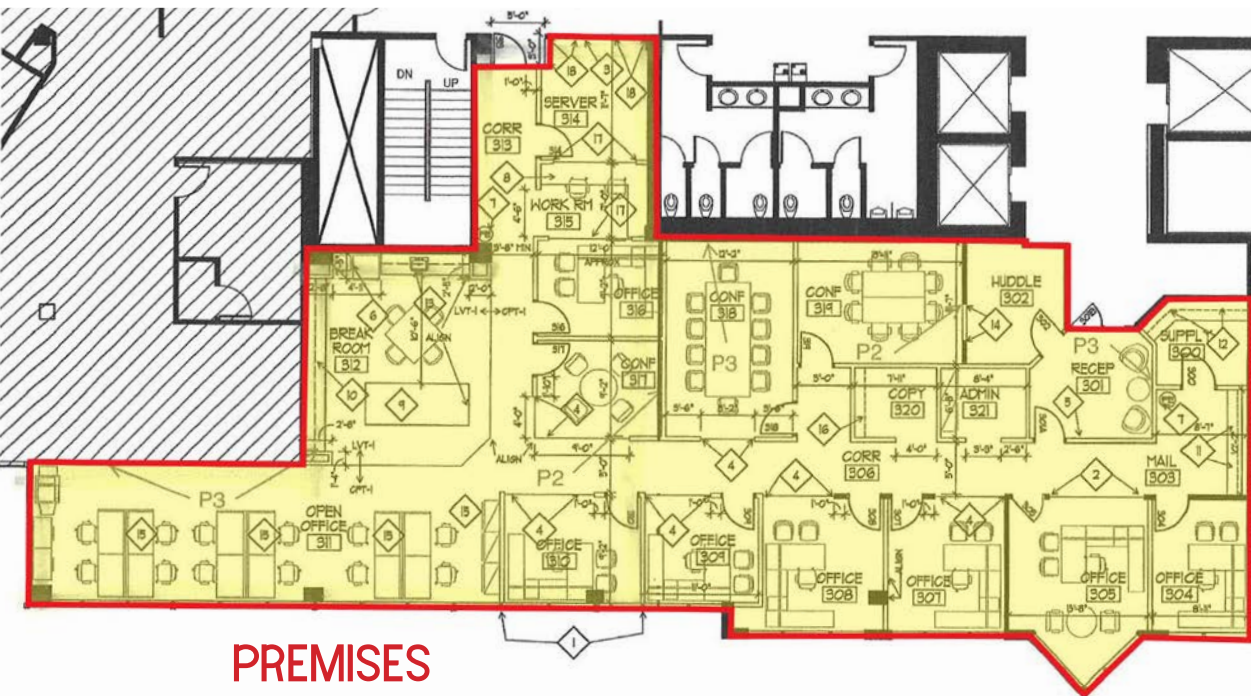
L³ CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)




KYLE@L3CORP.NET



PREMISES

- 4,515 SF OFFICE SPACE AVAILABLE FOR SUBLEASE ON THIRD FLOOR
- LOCATED ALONG THE I-270 CORRIDOR, CLOSE TO LAMBERT INTERNATIONAL AIRPORT, DOWNTOWN ST. LOUIS, CLAYTON AND WEST COUNTY
- CLASS A OFFICE SPACE & AMENITIES INCLUDING CONFERENCE CENTER WITH TRAINING ROOM, FULL SERVICE FITNESS CENTER, & CITYPLACE CAFE
- COVERED PARKING & 24/7 SECURITY
- JOIN TENANTS INCLUDING NEW YORK LIFE INSURANCE COMPANY, TEKSYSTEMS, INSPERITY, EDWARD JONES, AND MORE

POPULATION ANALYSIS

POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		11,395	61,306	160,745
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		5,103	27,060	67,285
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$128,264	\$128,962	\$126,792

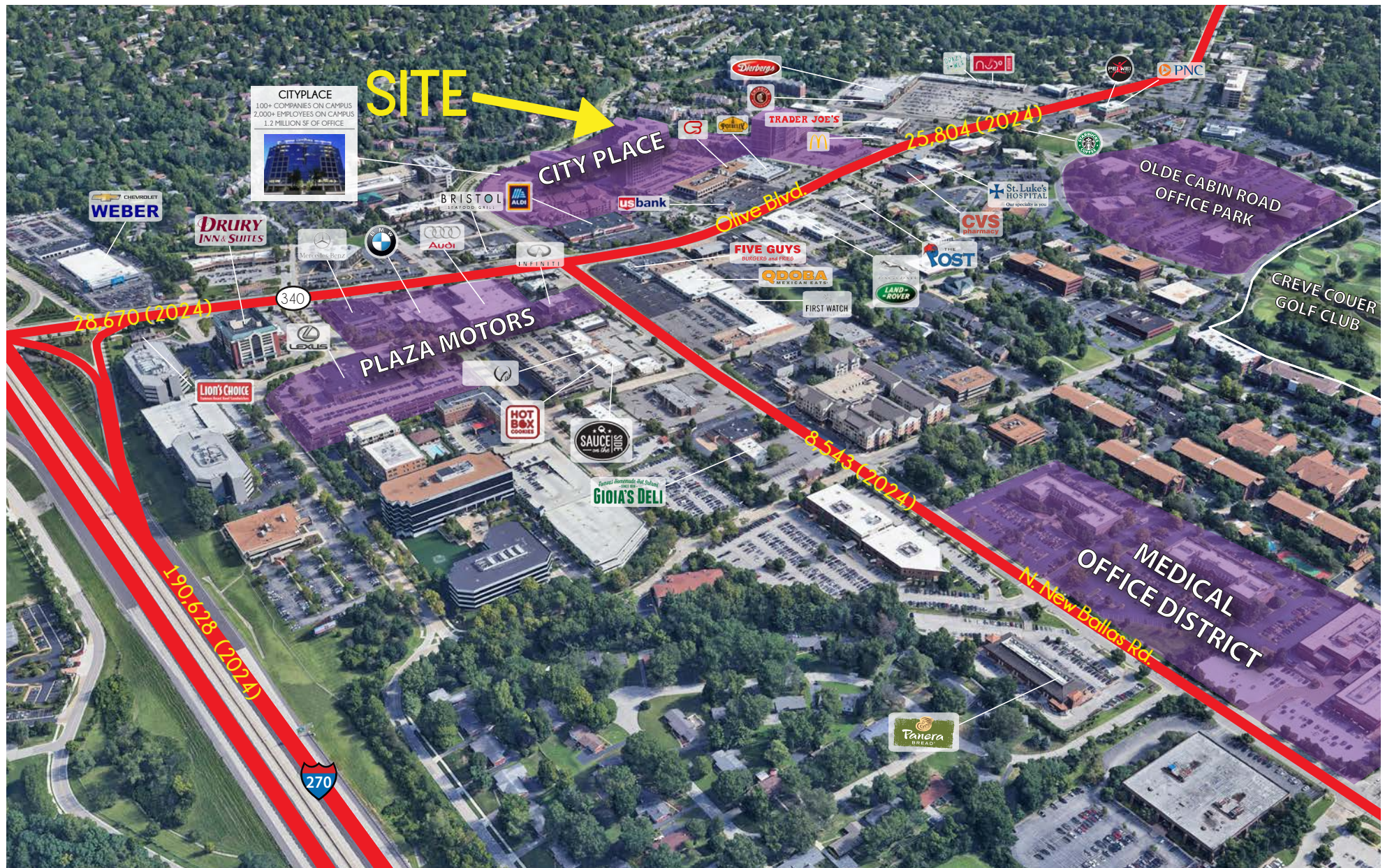
VIEW &
DOWNLOAD:

**DEMO
REPORT**



MARKET AERIAL

KYLE@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

AERIAL

KYLE@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.