

FOR LEASE

16,433 Sq. Ft.
Class A Office Space



Sunset Place

3870 South Lindbergh Boulevard
Sunset Hills, Missouri 63127

DEVELOPED, OWNED AND MANAGED BY:

McEAGLE

For more information, contact:

Ryan Barr (636) 561-9397

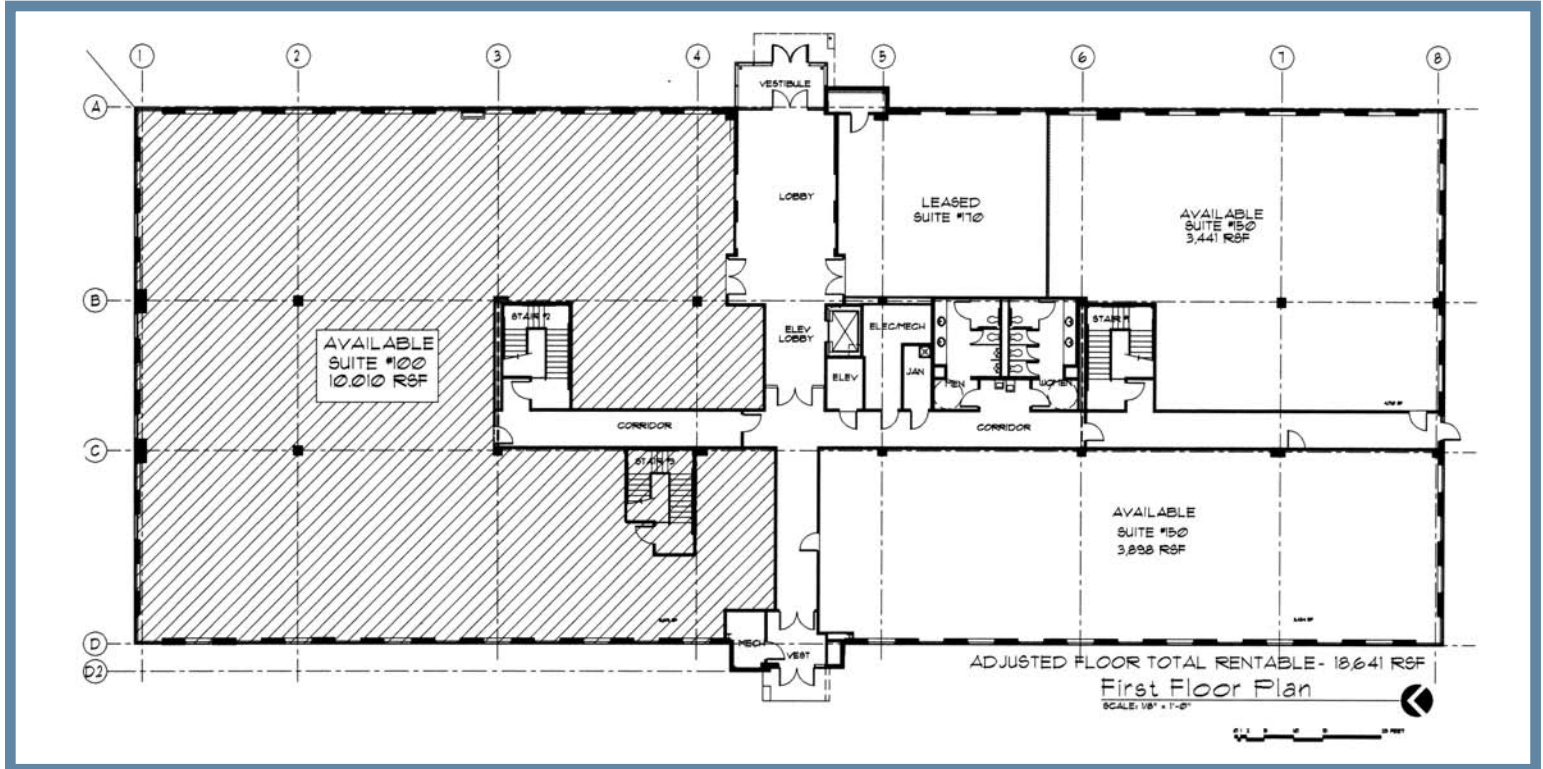
McEagle Properties, LLC

1001 Boardwalk Springs Place
O'Fallon, Missouri 63368
Facsimile: (636) 561-9301
www.mc-eagle.com

Sunset Place is a distinctively designed village center located on Lindbergh Boulevard in Sunset Hills, Missouri. The project includes a 40,000 square foot office building, a 21,000 square foot retail center and a .69-acre building pad. The project is adjacent to the 30,000 square foot Enterprise Bank Building.

- ◆ **Newly constructed 40,000 square foot office building**
- ◆ **Desireable Sunset Hills location with South Lindbergh Boulevard address**
- ◆ **10,000 SF on first floor and 6,400 SF on second floor; connected by staircase**
- ◆ **4.5/1,000 parking ratio**
- ◆ **Join other tenants such as Mississippi Lime, Edward Jones, and NYK Logistics**
- ◆ **Lease Rate \$23.50 per SF, full service**
- ◆ **Building features:**
 - Elegant interior lobby
 - High quality finishes throughout
 - Garrett Eckbo designed courtyard
 - Elevator served
 - Close to restaurants and retail services

FIRST FLOOR AVAILABILITY



SECOND FLOOR AVAILABILITY

