

SUBLEASE AVAILABLE



# TIMBERLAKE

CORPORATE CENTER

*at CHESTERFIELD*



1350 TIMBERLAKE MANOR PKWY  
CHESTERFIELD, MO 63017

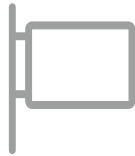
# PROPERTY FEATURES



Custom designed suites



FF&E available



Prominent building  
signage available



4/1,000 parking - covered and reserved  
available



Institutional ownership with no mort-  
gage debt



Lease Rate: \$26.00/SF



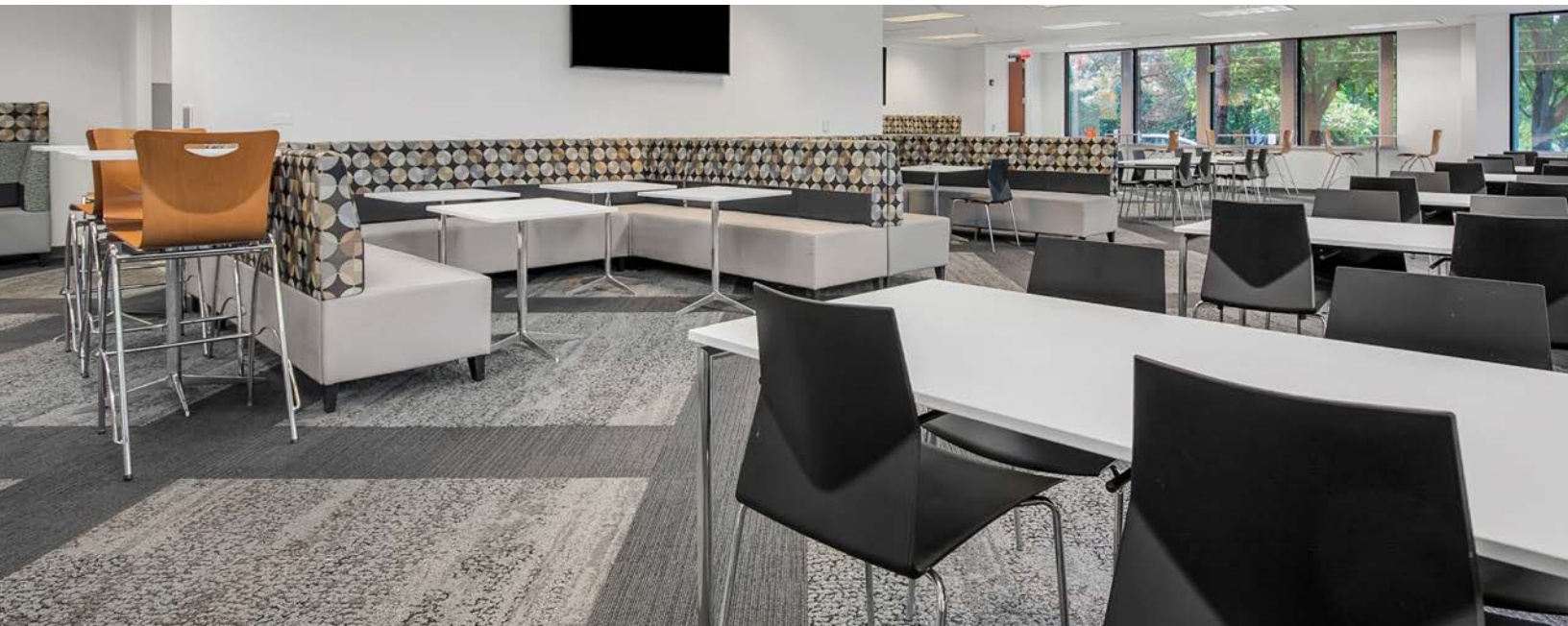
Conveniently located at Timberlake Manor  
Parkway and I-64/40 with  
excellent highway visibility and  
ingress and egress

**TOTAL SIZE: 20,177 SF**

**LEASE EXPIRATION: 6/30/2030**

**SUBLEASE ASKING RATE: \$26.00 PSF FSG**



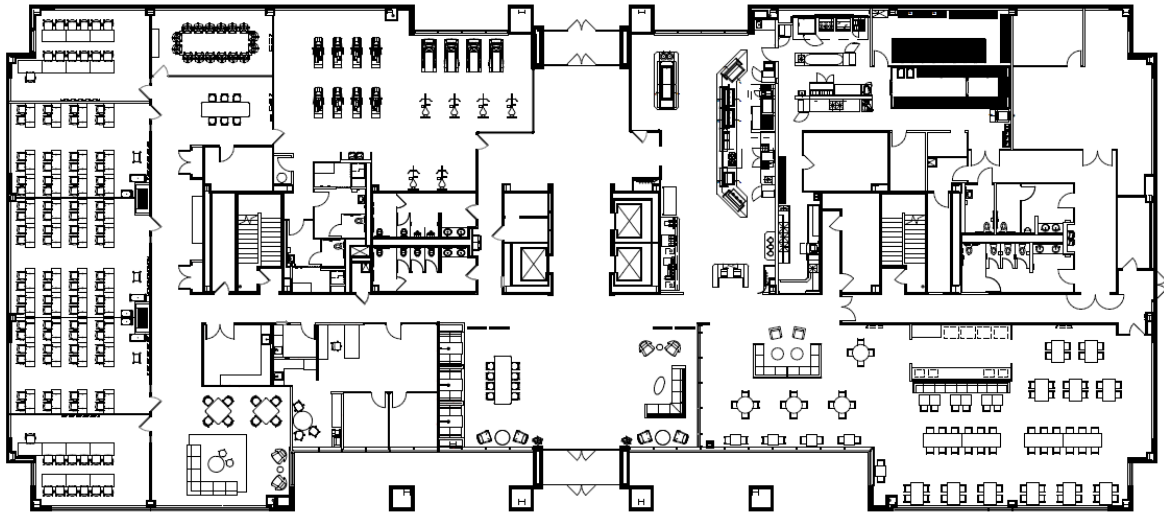






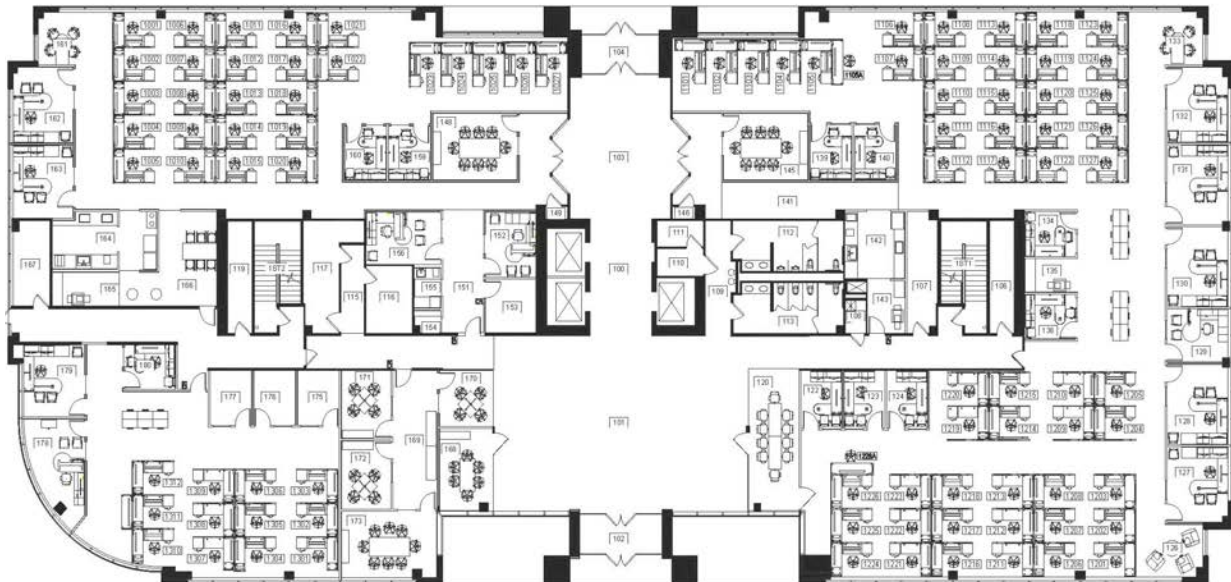


# SAMPLE FLOOR PLANS



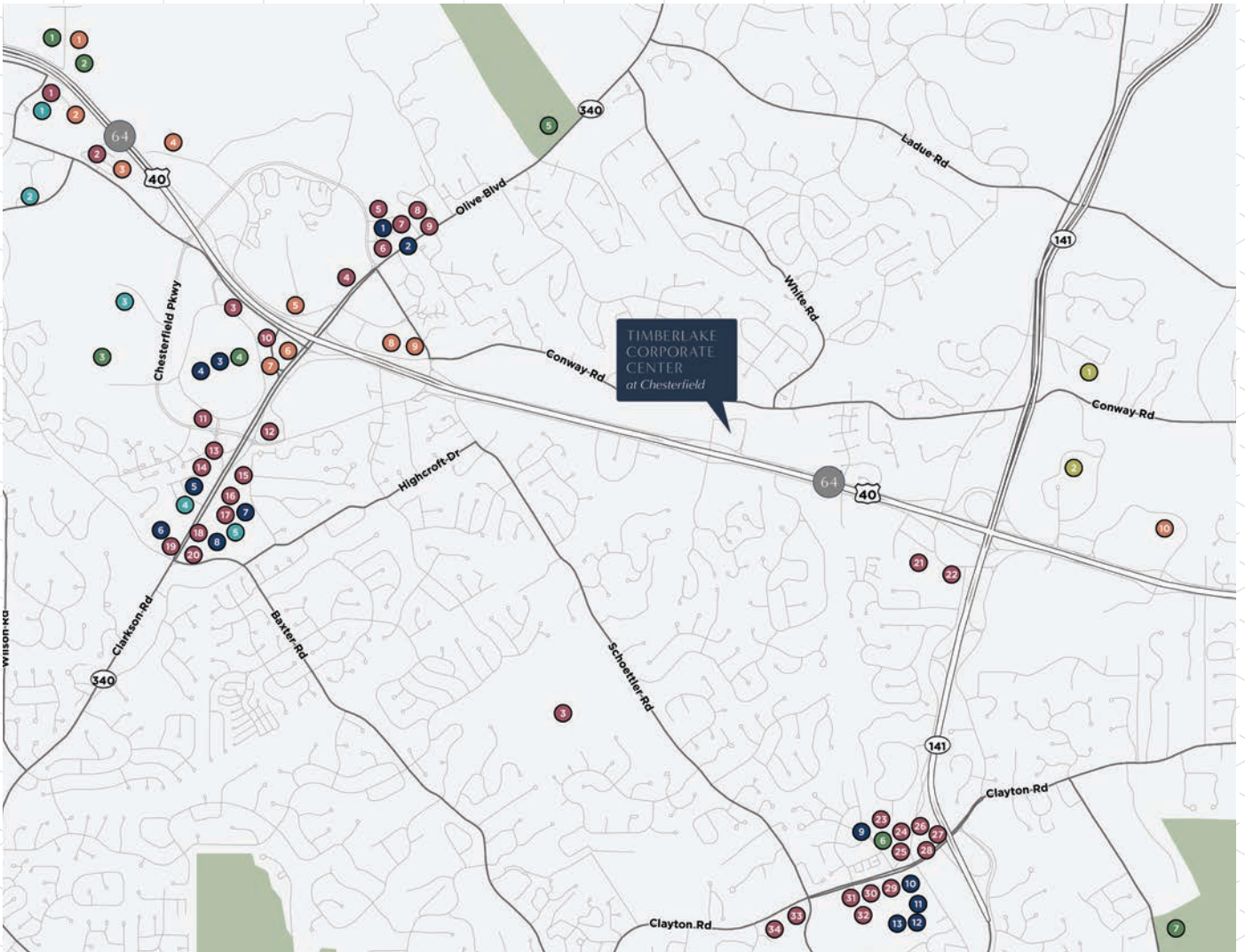
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## FIRST FLOOR - AMENITIES (BUILDING 1370)



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## FIRST FLOOR - 20,177 SF (1350 TIMBERLAKE)



TIMBERLAKE CORPORATE CENTER

# AMENITIES MAP

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## ● ENTERTAINMENT

- 1 Main Event Chesterfield
- 2 Topgolf
- 3 Central Park
- 4 AMC 14
- 5 Faust Park
- 6 Myseum
- 7 Edgar Queeny Park

## ● FITNESS

- 1 F45 Training
- 2 The J Chesterfield
- 3 Chesterfield Family YMCA
- 4 Cyclebar
- 5 Orangetheory Fitness

## ● HOTELS

- 1 Residence Inn by Marriott
- 2 Hilton Garden Inn
- 3 AC Hotel by Marriott
- 4 DoubleTree by Hilton
- 5 Hampton Inn
- 6 Drury Plaza Hotel
- 7 Hyatt Place
- 8 Sonesta ES Suites
- 9 SpringHill Suites
- 10 Marriott St.Louis West

## ● POINTS OF INTEREST

- 1 St. Luke's Hospital
- 2 Maryville University
- 3 Logan University

## ● RESTAURANTS

- 1 Annie Gunn's Steakhouse
- 2 Ruth's Chris Steakhouse
- 3 EdgeWild
- 4 YaYa's Bistro
- 5 Daylight Donuts
- 6 Thai Sawadee
- 7 Gianfabio's Italian Cafe
- 8 Harpo's
- 9 First Watch
- 10 Stoney River Steakhouse
- 11 Bishop's Post
- 12 PF Chang's
- 13 Crazy Bowls
- 14 Smashburger
- 15 Fin Japanese
- 16 Chipotle
- 17 Crushed Red
- 18 Starbucks Coffee
- 19 McDonald's
- 20 Noodles & Co
- 21 Massa's Town & Country
- 22 Dave's World Famous
- 23 Yellowstone Cafe
- 24 The Melting Pot
- 25 Rich & Charlie's
- 26 Jimmy John's
- 27 St. Louis Bread Co
- 28 Katie's Pasta Osteria
- 29 Cooper's Hawk
- 30 QDoba
- 31 Napoli II
- 32 Wasabi Sushi Bar
- 33 Circle 7 Ranch
- 34 Six North

## ● RETAIL

- 1 Schnuck's
- 2 CVS Pharmacy
- 3 Chesterfield Mall
- 4 Macy's
- 5 Trader Joe's
- 6 Total Wine & More
- 7 Alpine Shop
- 8 Dierbergs
- 9 Ace Hardware
- 10 Whole Foods Market
- 11 REI
- 12 HomeGoods
- 13 Target

### KEY

- ENTERTAINMENT
- FITNESS
- HOTELS
- POINTS OF INTEREST
- RESTAURANTS
- RETAIL





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## CORPORATE CENTER

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