

THE NEXT BIG IDEA STARTS HERE

SEVENS

7777 BONHOMME AVENUE | CLAYTON, MISSOURI 63105

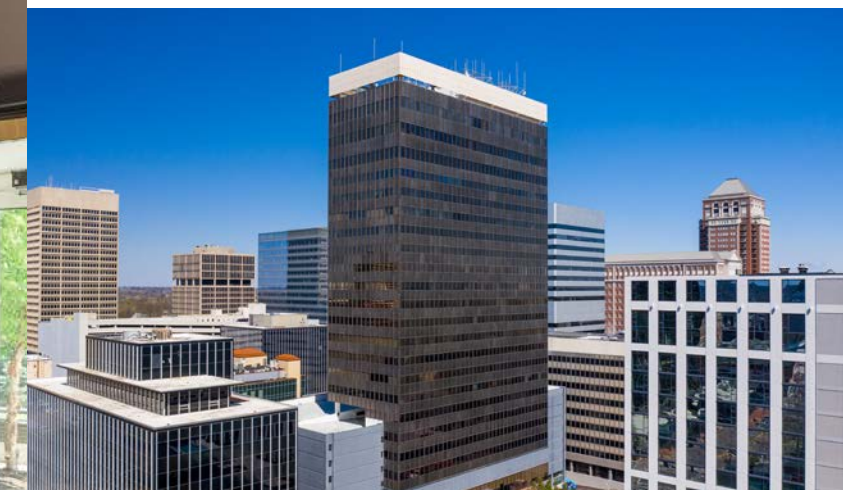


TAKE YOUR WORKPLACE

TO NEW HEIGHTS

STEP INTO THE SEVENS BUILDING

a 24-story office tower celebrated for its prime location and captivating views of the Clayton skyline. Recently revamped to cater to contemporary professionals, the Sevens Building boasts a modern design, plug-and-play suites, and various on-site amenities designed to foster creativity and innovation.

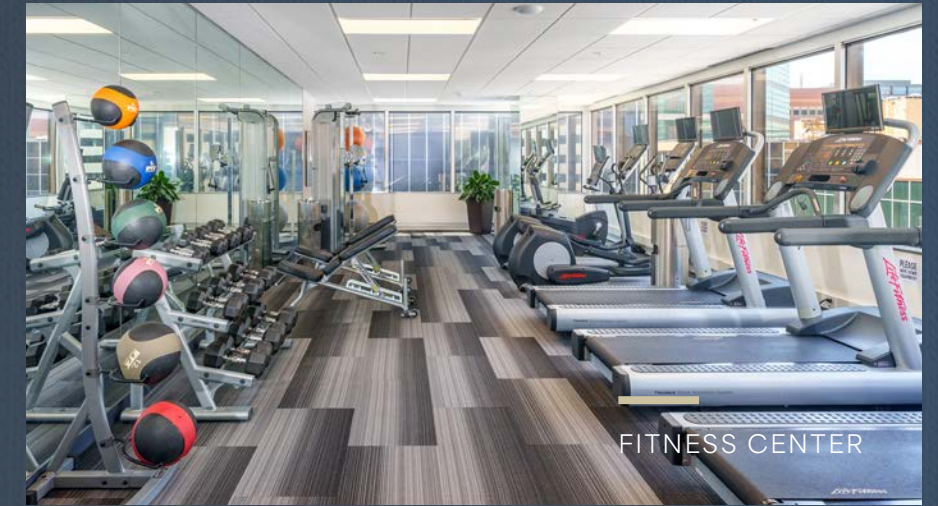


OPPORTUNITY HIGHLIGHTS

- Located in the heart of Clayton CBD
- Exceptional panoramic views
- New Move-in Ready Pre-Built Suites
- Efficient floor plates for smaller users
- Lease rate: \$32.00/RSF, Full Service
- 3.5/1,000 Parking Ratio

WHERE OFFICE LIFE THRIVES

BUILDING CONFERENCE ROOM



FITNESS CENTER

BUILDING AMENITIES

Modern conferencing facilities

Tenant lounge

Fully equipped fitness center with showers and lockers

On-site café with grab-and-go food service

3.5/1,000 parking ratio in building garage

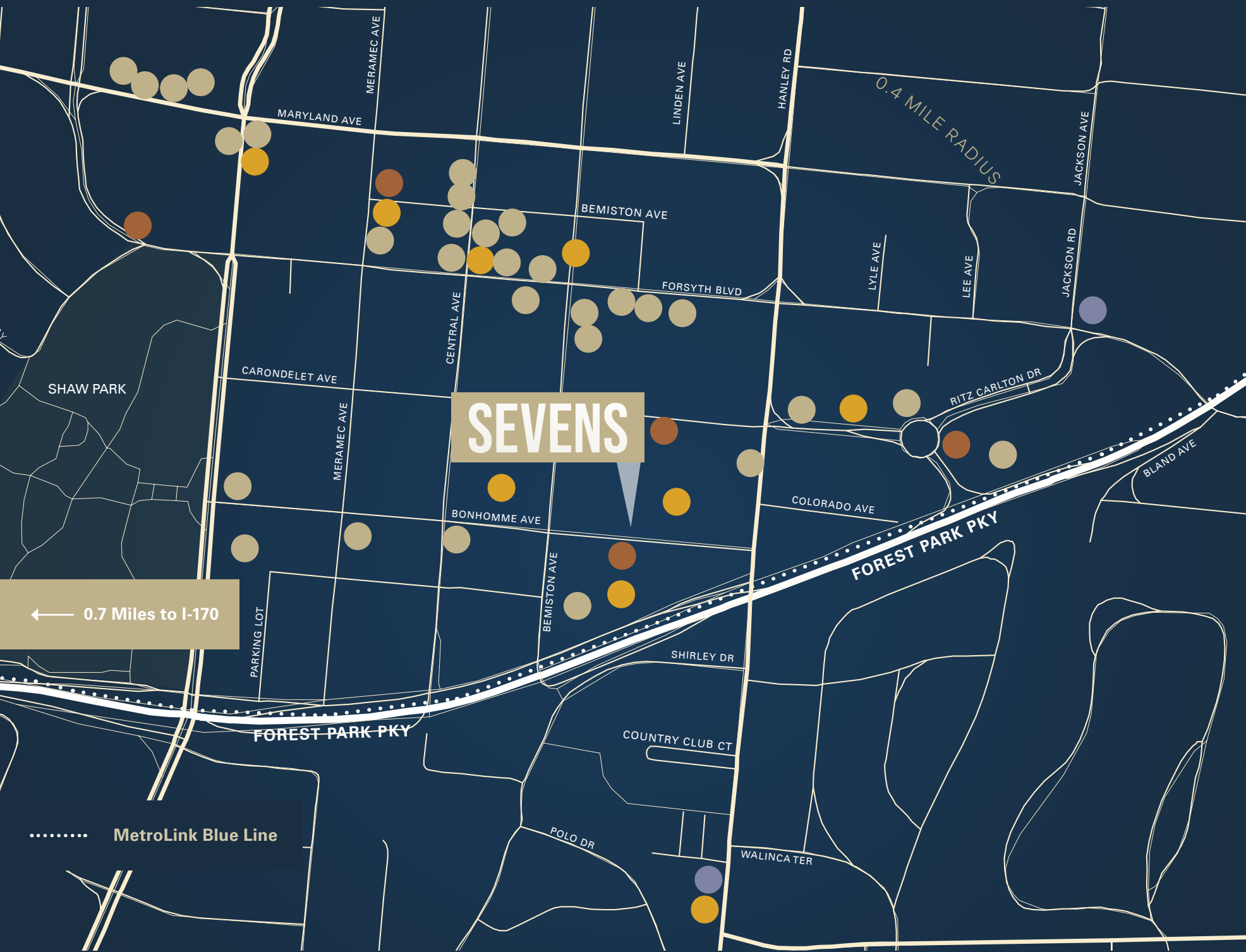
Responsive on-site property management



TENANT LOUNGE

CONVENIENCE

The prime location of the Sevens Building offers tenants instant access to a variety of walkable dining, shopping, and entertainment options to explore on and off the clock.



31

RESTAURANTS

9

CAFES

5

HOTELS

2

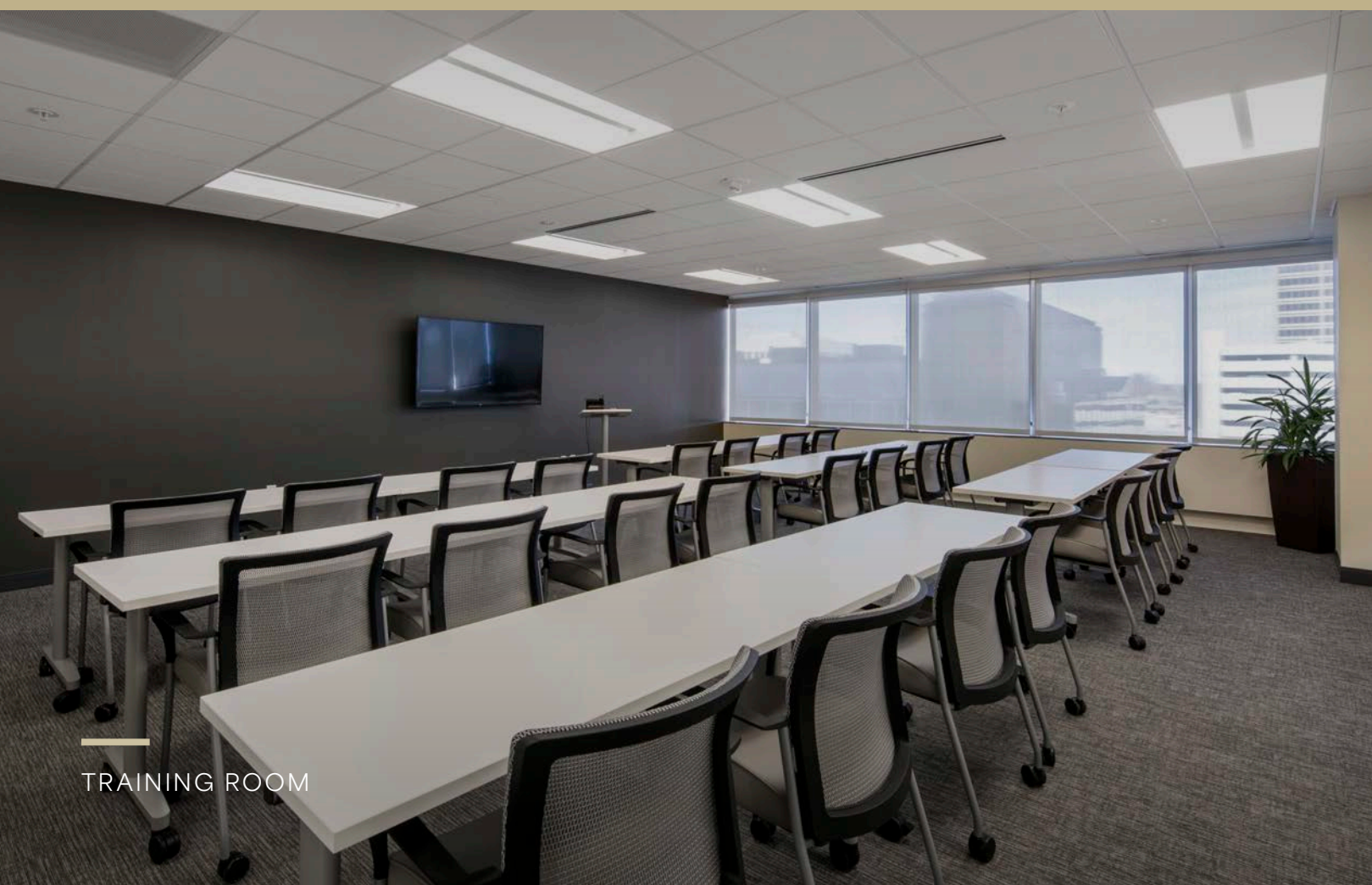
FITNESS

Mere minutes from I-170, I-64/40 and the Metrolink, the Sevens Building delivers the ultimate convenience for commuters and visitors from across the region.

- Two blocks from the Metrolink
- 3 minutes to I-170
- 5 minutes to I-64/40
- 10 minutes to St. Louis Lambert International Airport



AT YOUR DOORSTEP



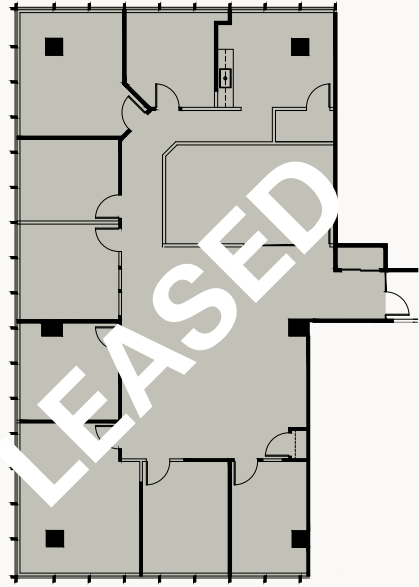
TRAINING ROOM

EXISTING TENANT SUITE

EXISTING TENANT SUITE

**MOVE-IN READY SPEC SUITES
READY FOR IMMEDIATE OCCUPANCY**

Spec Suite 1220
3,491 RSF

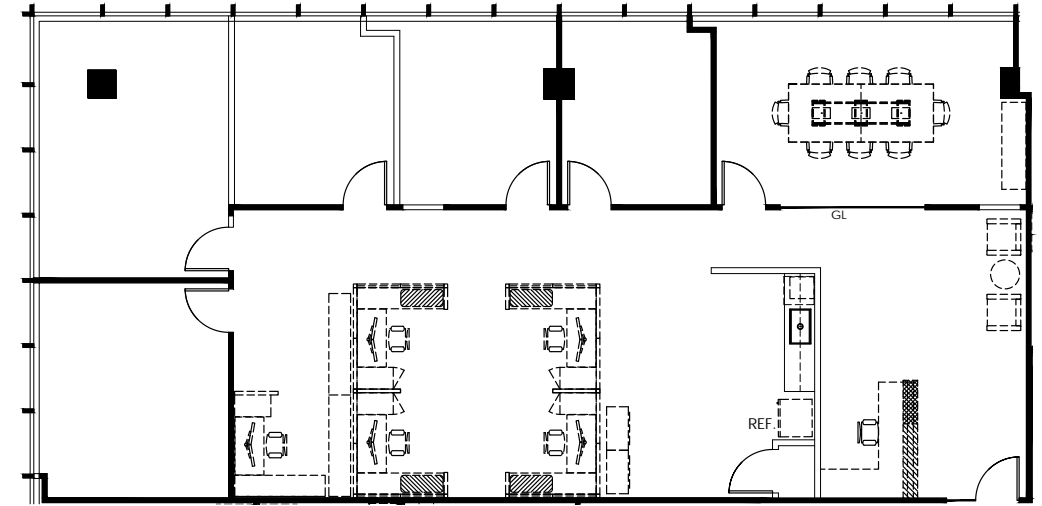


Spec Suite 1230
1,584 RSF

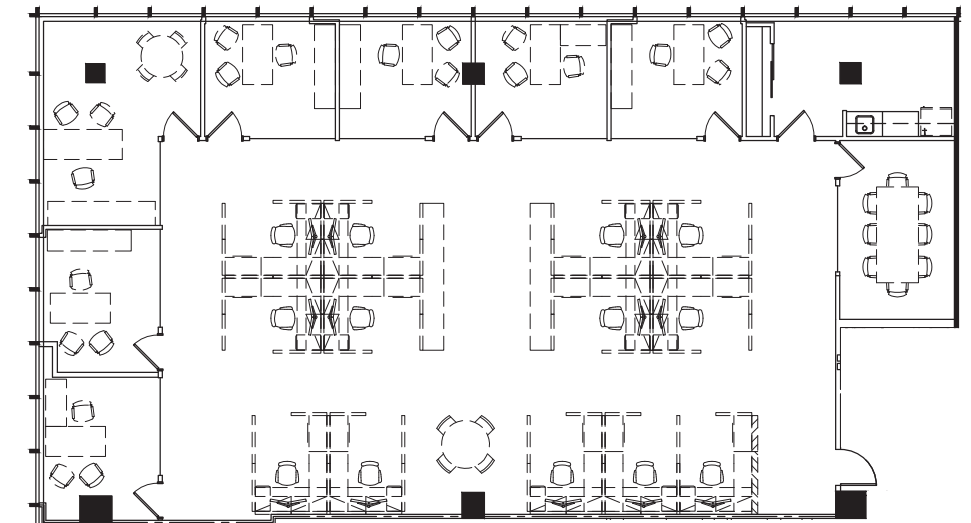


**MOVE-IN READY SPEC SUITES
READY FOR IMMEDIATE OCCUPANCY**

Spec Suite 1420
2,764 RSF



Spec Suite 2110
3,648 RSF



Furniture not included

12th Floor Common Area Renovations: Completed

Spec Suite 1220



Spec Suite 1210





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CLAYTON, MISSOURI
63105

SEVENS

FOREST PARK PKY

For More Information, Please Contact:

PIERS PRITCHARD
Vice Chairman
+1 314 236 5477
piers.pritchard@cushwake.com

SCOTT DUNWOODY, CCIM
Senior Director
+1 314 925 3158
scott.dunwoody@cushwake.com

MICHAEL BURNS
Senior Associate
+1 314 392 0258
michael.burns@cushwake.com



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