

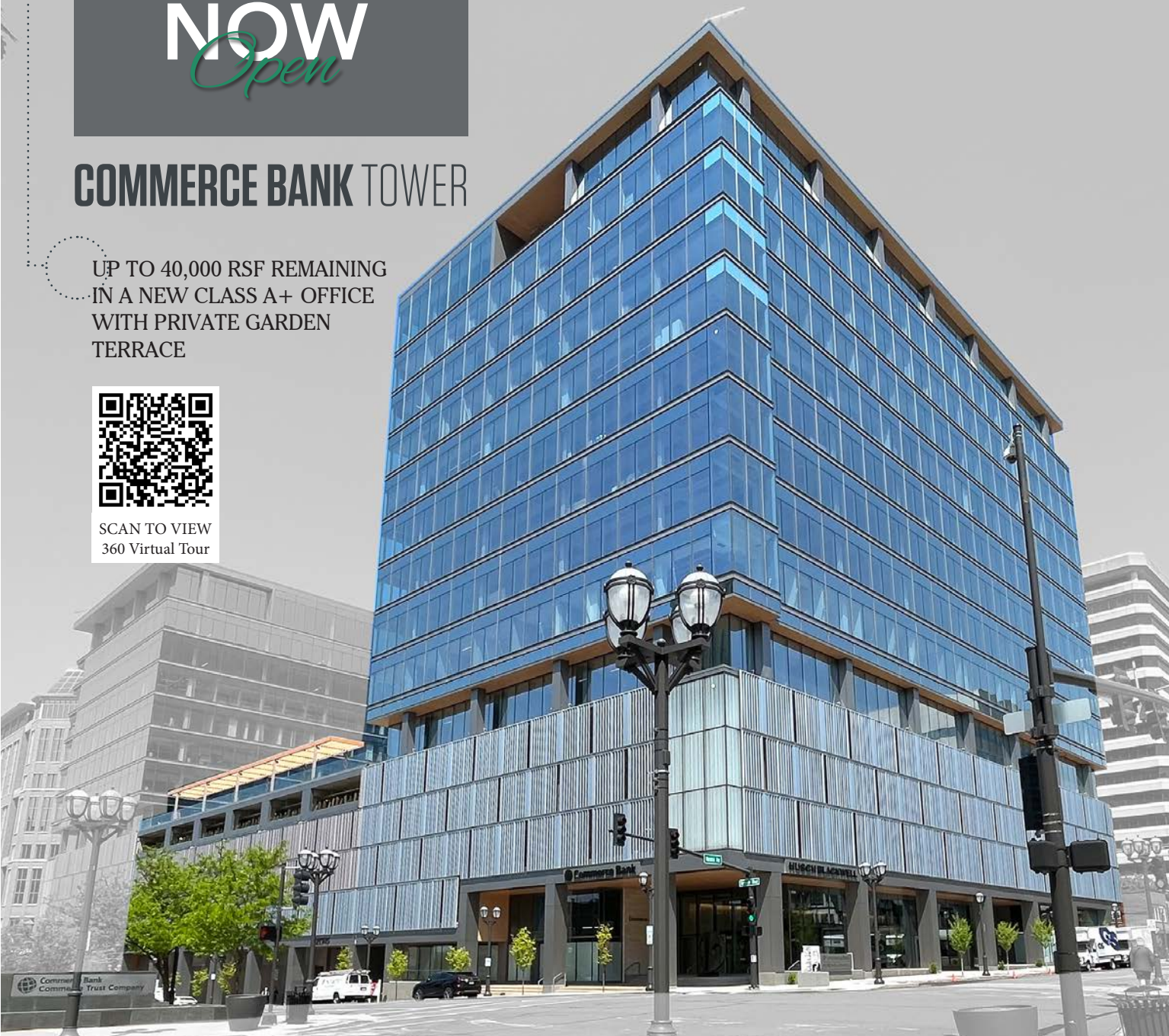
NOW
Open

COMMERCE BANK TOWER

UP TO 40,000 RSF REMAINING
IN A NEW CLASS A+ OFFICE
WITH PRIVATE GARDEN
TERRACE



SCAN TO VIEW
360 Virtual Tour



8001 FORSYTH BLVD CLAYTON, MO 63105

HILAND
COMMERCIAL

NAIDESCO

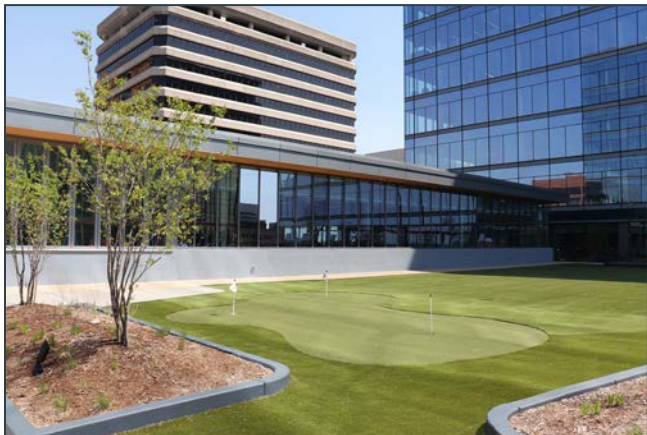


Cutting-Edge and Health-Focused.

A modern, 15-story glass office building located at the prominent corner of Forsyth and N. Meramec.

Designed to bring the best talent to your business with high-end finishes and...

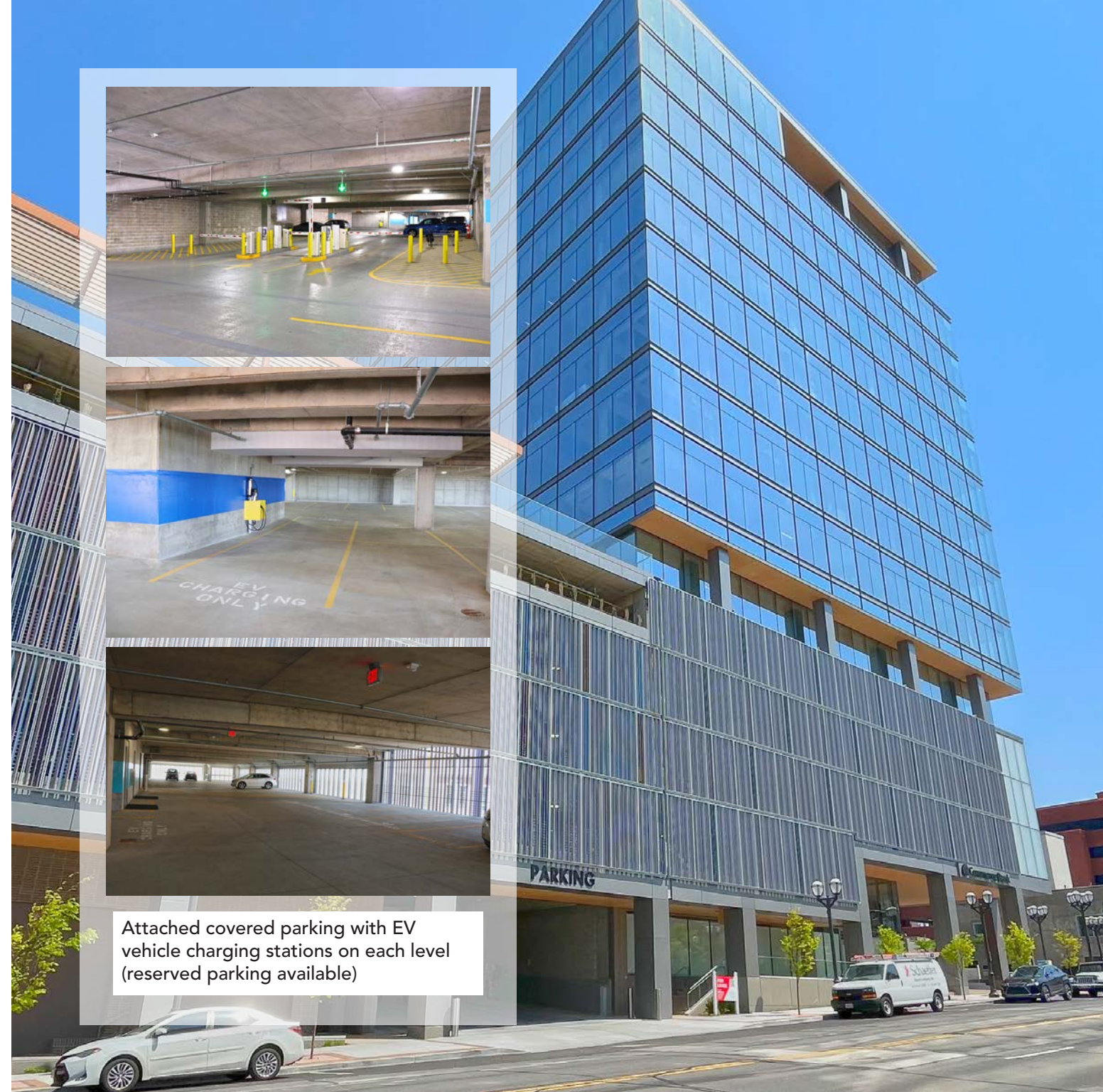
Trendsetting Amenities.



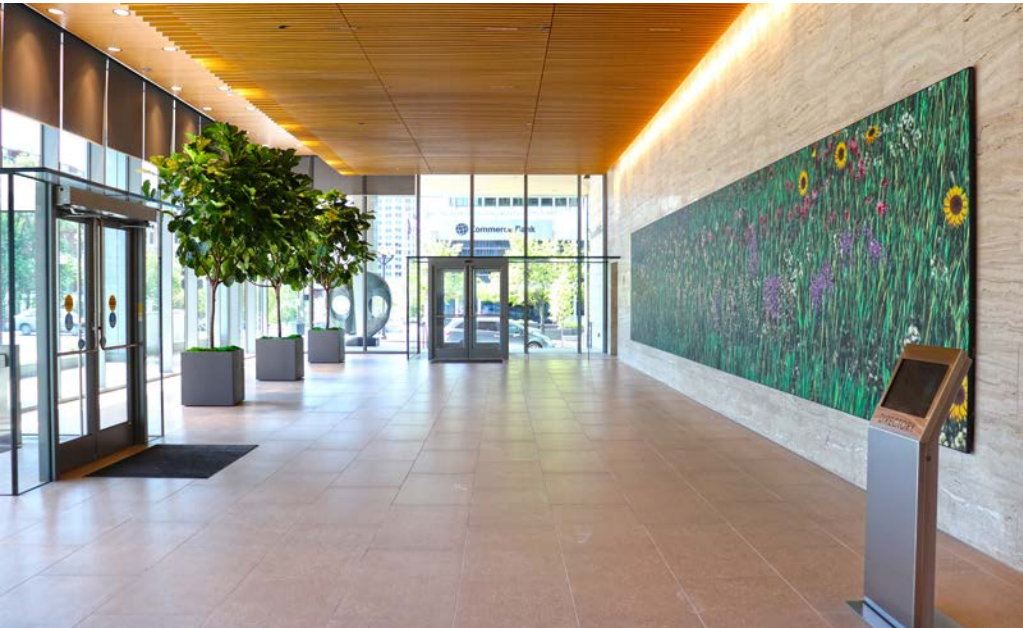
COMMERCE BANK TOWER



Attached covered parking with EV vehicle charging stations on each level (reserved parking available)



COMMERCE BANK TOWER



ACCESS CONTROLLED BUILDING WITH CLASS A+ FINISHES

Main lobby features include travertine stone walls, floating louvered wood ceiling, ceiling to floor glass, interior treescape, 24/7 Security guard and an ATM.



PROMINENT FRONT DOOR ENTRY

Portico features travertine stone and bronze “Divided Circles” sculpture by British artist Barbara Hepworth.



360 - TERRACE

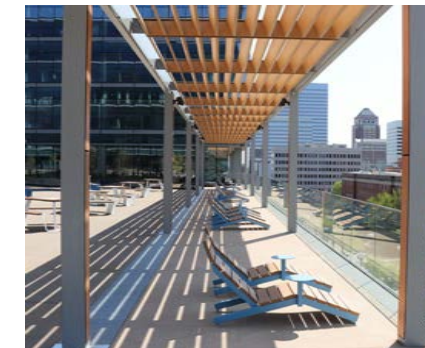


THE ULTIMATE GATHERING SPACE! A UNIQUE OFFERING TO TOWER TENANTS

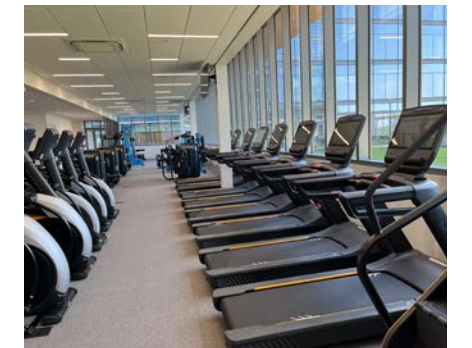


NATURALISTIC, OPEN-AIR 1 ACRE GARDEN TERRACE

One acre private garden style terrace is nestled between the West and East towers on the rooftop of the parking garage. This is available free for tenants to enjoy year round.



PRIVATE DINING NOOKS, INFORMAL GREEN SPACE, FLEXIBLE SEATING, MEETING AREAS, AND FIRE NOOKS



7,500 SF FITNESS CLUB WITH ROOFTOP GARDEN

State-of-the-art equipment, free weights, aerobic classes, showers and locker rooms. Juice bar also located within fitness club.

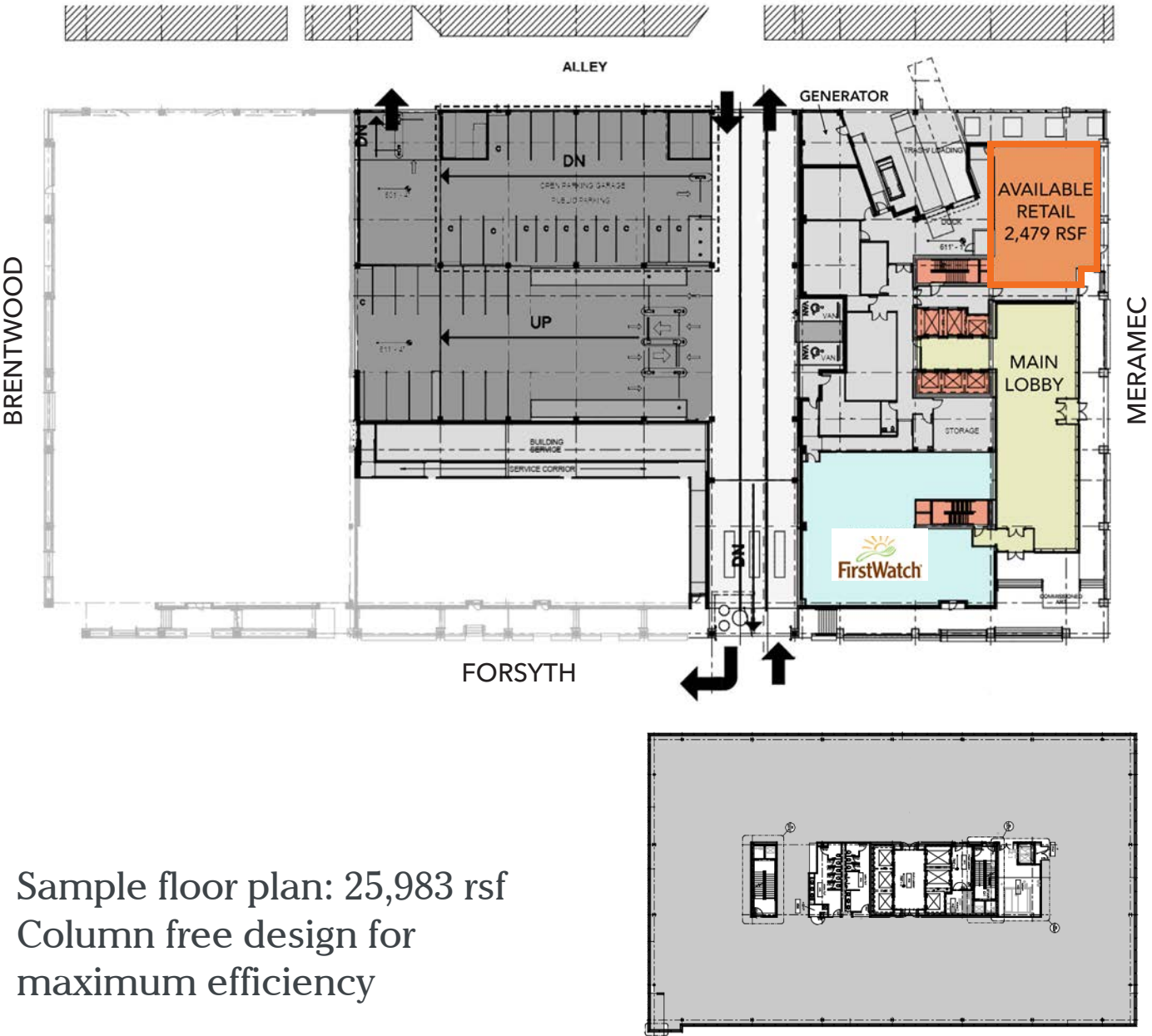
A thriving office environment
employees are excited to be a
part of...

- Up to 40,000 RSF New Class A+ Office Space
Available on floors 8 & 9
- Expansive garden terrace offers tenants outdoor
green space to enjoy for their business meetings or
leisure
- 14' floor to floor ceiling heights
- First floor retail available with frontage on Meramec
featuring covered and heated outdoor dining space
(Join First Watch)
- Attached covered parking with vehicle charging
stations on each level (reserved parking available)
- On-site visitor parking
- 24/7/365 controlled access and security guarded
building
- Column free floor plates for maximum efficiency
- For Lease: Office - \$45.50 psf, Full Service
- For Lease: Retail - \$36.00 psf, NNN

COMMERCE BANK TOWER



Main Floor Plan: Lobby, Parking & Retail

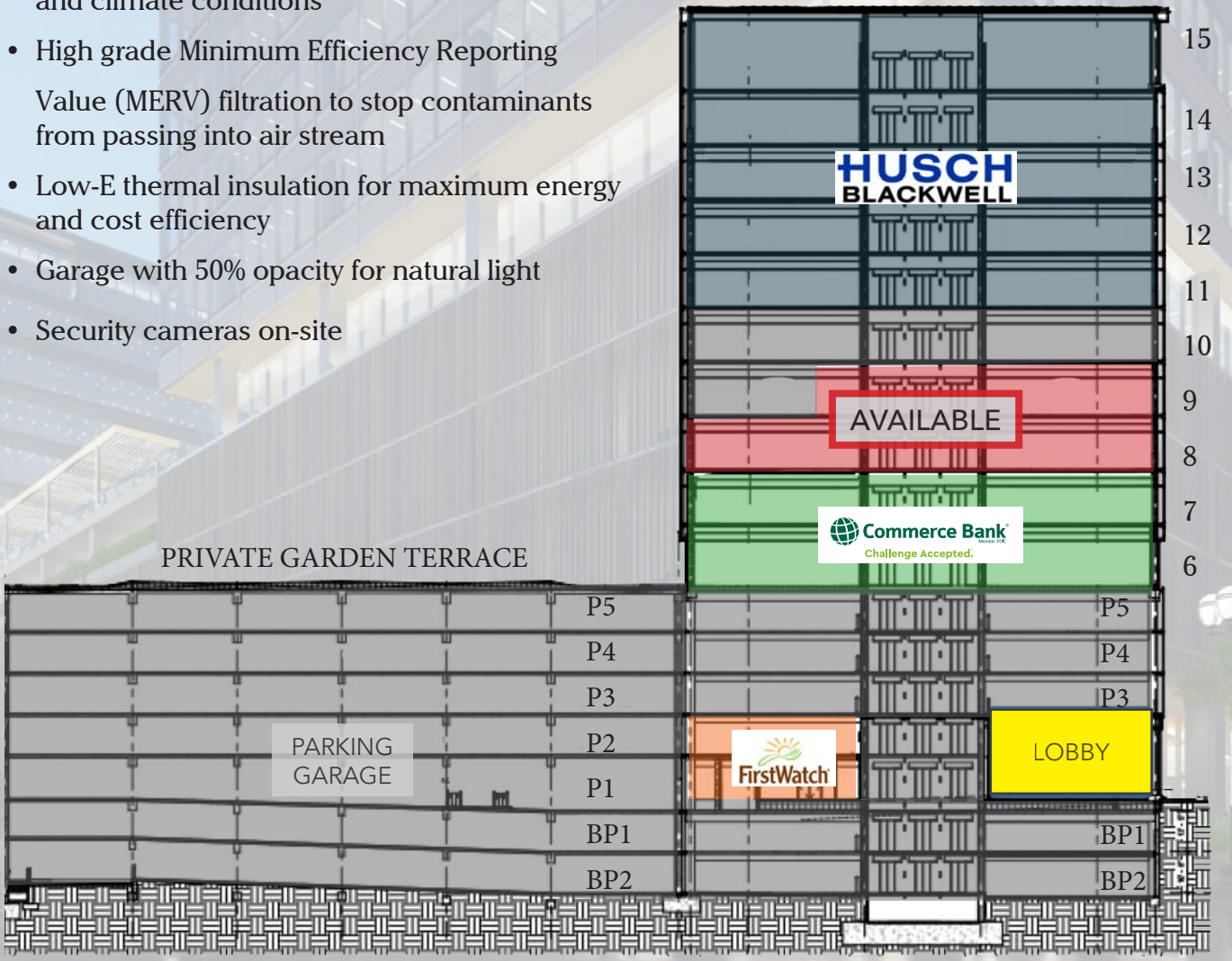


Sample floor plan: 25,983 rsf
Column free design for maximum efficiency

Healthier & Smarter Design that Class A office tenants demand

- Dedicated Outside Air Systems (DOAS) delivers clean dehumidified outside air in all weather and climate conditions
- High grade Minimum Efficiency Reporting Value (MERV) filtration to stop contaminants from passing into air stream
- Low-E thermal insulation for maximum energy and cost efficiency
- Garage with 50% opacity for natural light
- Security cameras on-site

COMMERCE BANK TOWER



Clayton Central Business District: Desirable Location with a Sophisticated Cityscape

1M+
SF OF HIGH-END
RETAIL SPACE

35+
BOUTIQUES &
RETAIL SHOPS

39
NEARBY
RESTAURANTS

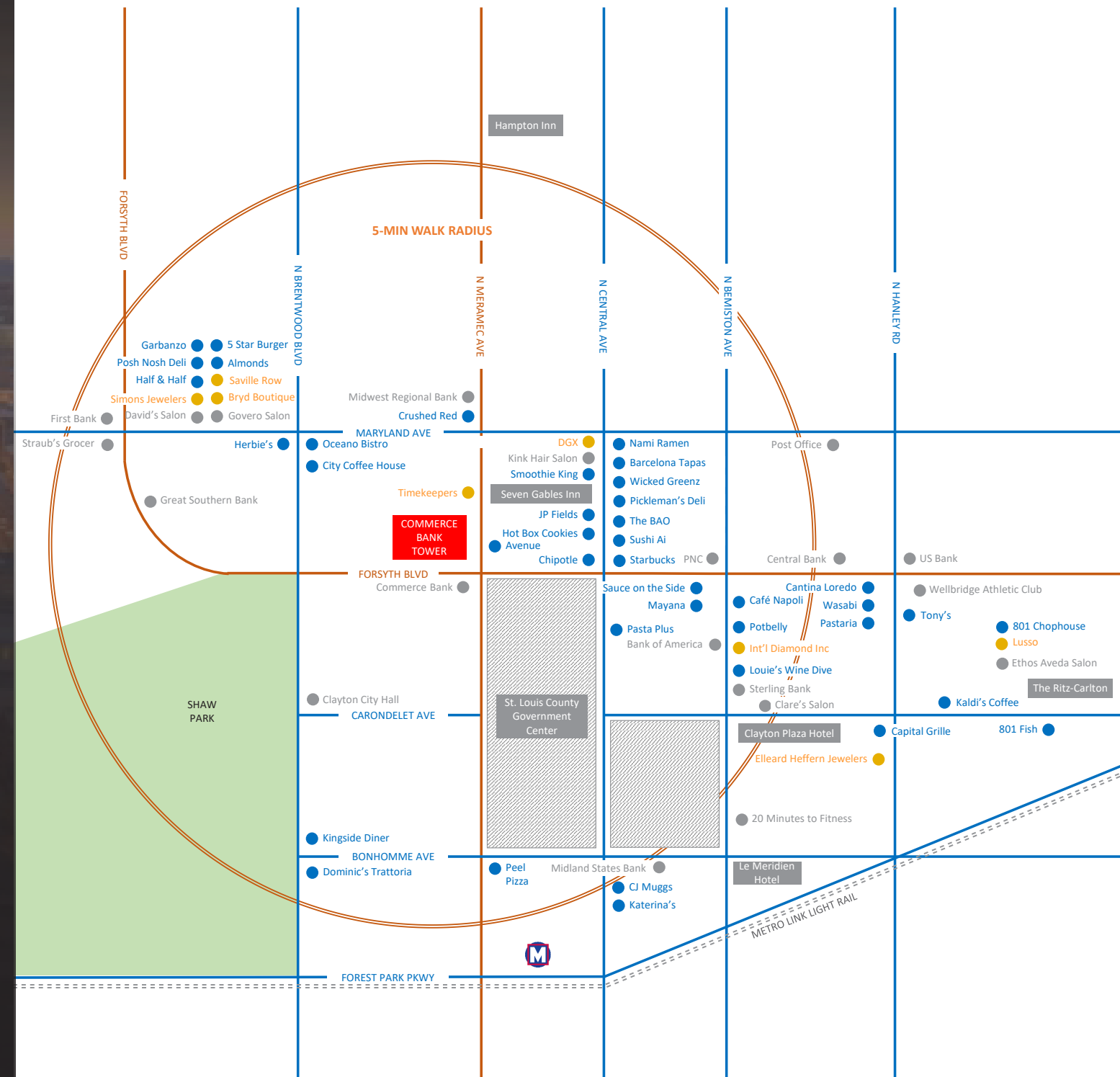
BOOMING ONGOING
RESIDENTIAL DEVELOPMENT

1,414
UNITS
DELIVERED OR CURRENTLY
IN-PROCESS TOTALING OVER
\$440M INVESTED SINCE 2016

5 HOTELS
INCLUDING THE WORLD-
RENOWNED RITZ CARLTON

3,400
BUSINESSES CALL
CLAYTON HOME

15
MINUTES TO
AIRPORT



COMMERCE BANK TOWER

CLASS A+ NEW CONSTRUCTION OFFICE DEVELOPMENT
@ THE CORNER OF FORSYTH & N. MERAMEC
IN THE HEART OF DOWNTOWN CLAYTON

H I L A N D
C O M M E R C I A L



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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