

575

MARYVILLE CENTRE

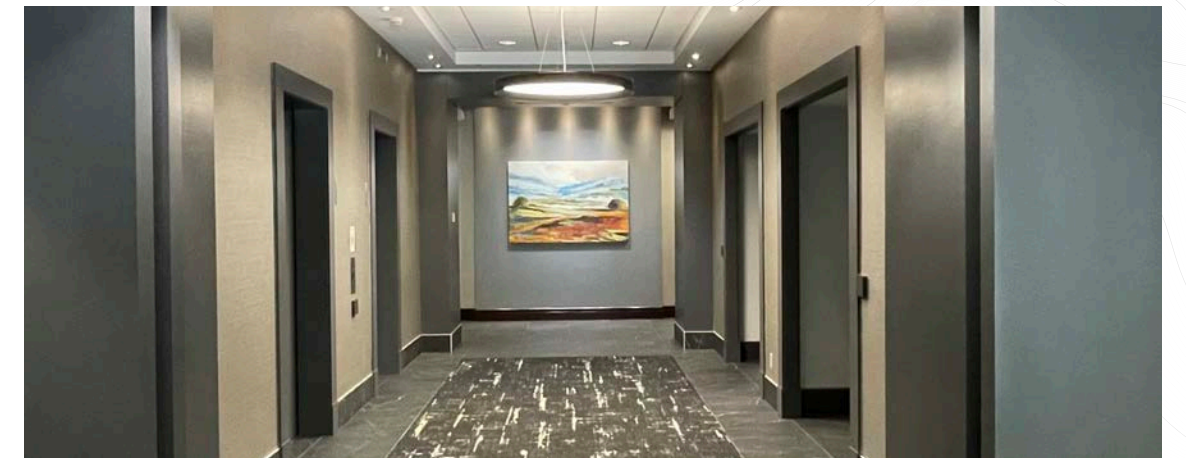


Where Business **Belongs.**

575 MARYVILLE CENTRE DR, ST. LOUIS, MO 63141

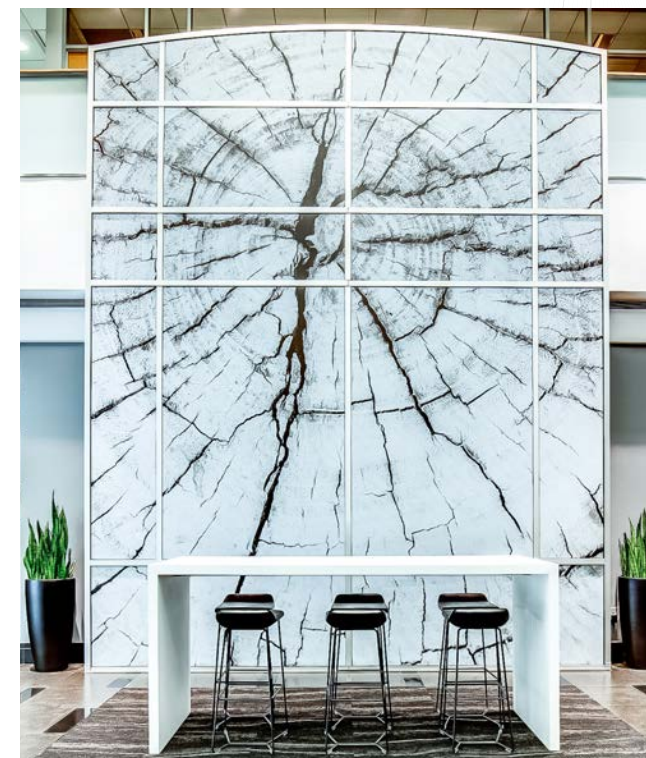


CUSHMAN &
WAKEFIELD



An Environment that **Elevates.**

Designed for high-performing teams, 575 Maryville Centre offers a refined office setting in one of St. Louis' most connected corridors. From sweeping lake views to thoughtful interior upgrades, every detail of this stunning campus environment supports a balanced and productive workday. With the space and infrastructure to support today's most dynamic businesses, 575 Maryville Centre is built for what's next.



Property Highlights

Class A office building

258,441 total square feet

Expansive floorplans for maximum flexibility

Modern amenities include a renovated lobby, panoramic lake views, on-site cafeteria & fitness center

Direct access to Highway 40 via Maryville Centre interchange

Adjacent to Marriott Hotel & Conference Center

Electric vehicle charging stations available

Contiguous block of 57,963 RSF

10' finished ceilings create an open and expansive feel throughout the space

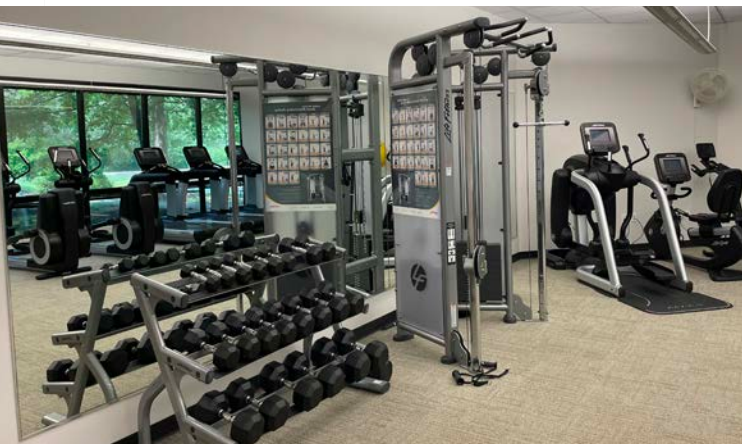
With spacious, efficient floorplans and an idyllic lakeside setting, 575 Maryville Centre offers a work environment that supports focus, flexibility, and long-term growth.



Perks with Purpose

From the first cup of coffee to late-afternoon brainstorm, 575 Maryville Centre supports every part of the workday, within a refined and invigorating setting. The open cafeteria offers a central hub for collaborating with colleagues, while the fitness center and vast outdoor space bring energy and a refreshing feel to the daily routine.

- Contemporary lobby with modern finishes
- Bright, open cafe with lake views and outside patio
- Modern fitness center
- Well-equipped conference rooms
- Direct access to walking trails
- Versatile common areas for work or rest

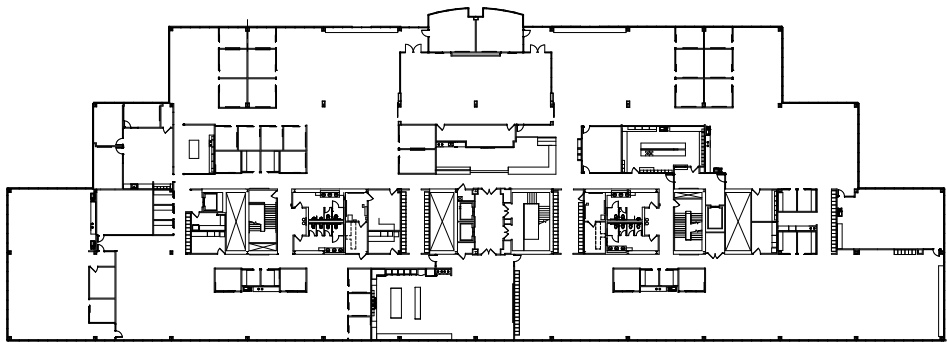


Spacious by Design

Contiguous Block of 57,963 RSF

FIFTH FLOOR | 45,869 RSF

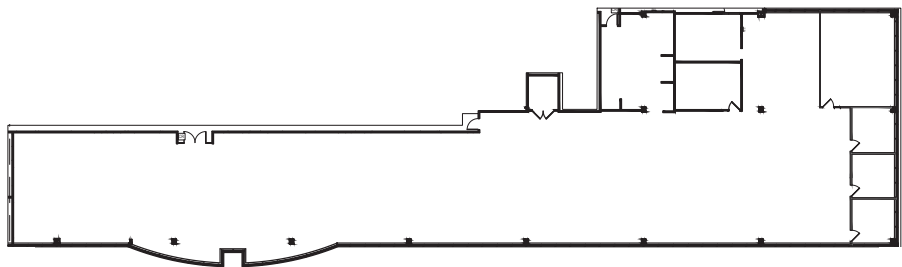
- High quality existing tenant finish
- Largest floor plate in West County
- Highly efficient plan that allows a large user to be on a single floor
- Serene setting overlooking lake



*furniture not included

FOURTH FLOOR | 12,094 RSF

- Double glass door elevator lobby exposure
- Two corner suites
- Extensive window line



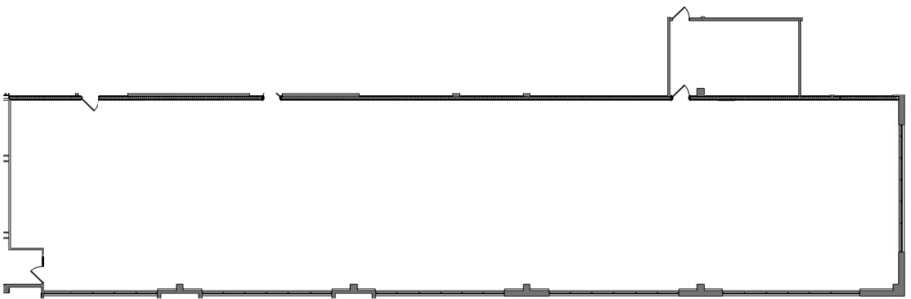
SUITE 100 | 10,996 RSF

- Direct Building lobby exposure
- Two corner suites with lake view
- Extensive window line



SUITE 105 | 7,110 RSF

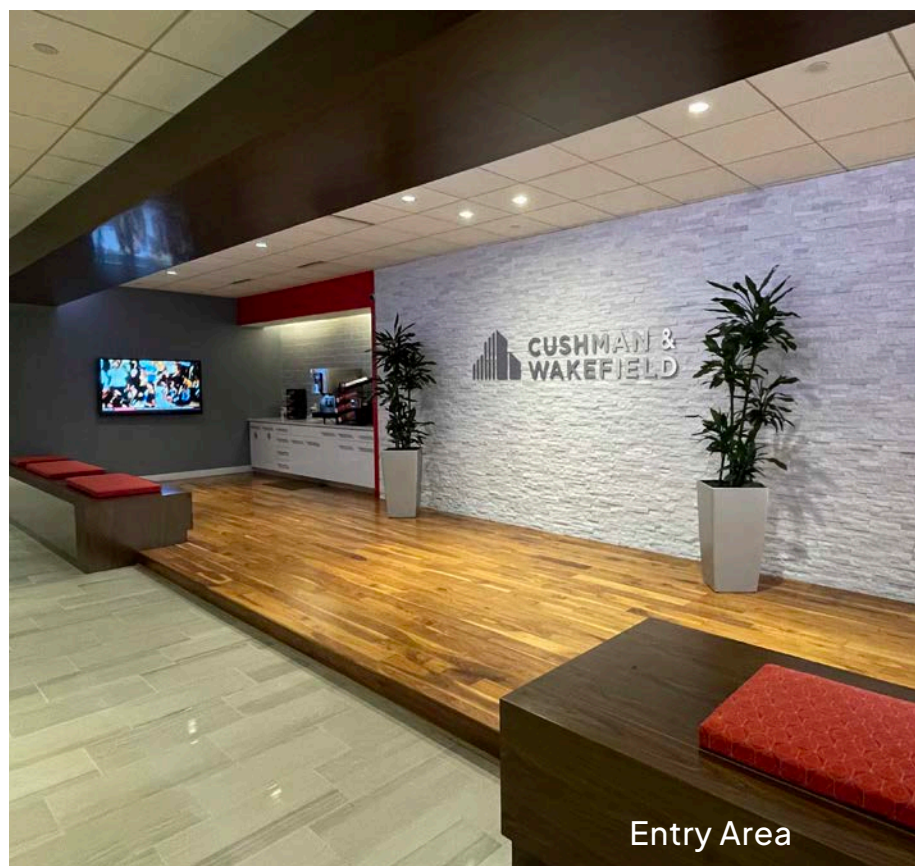
- Direct Building lobby exposure
- Corner suite
- Extensive window line



Designed for Impact

5th Floor Overview

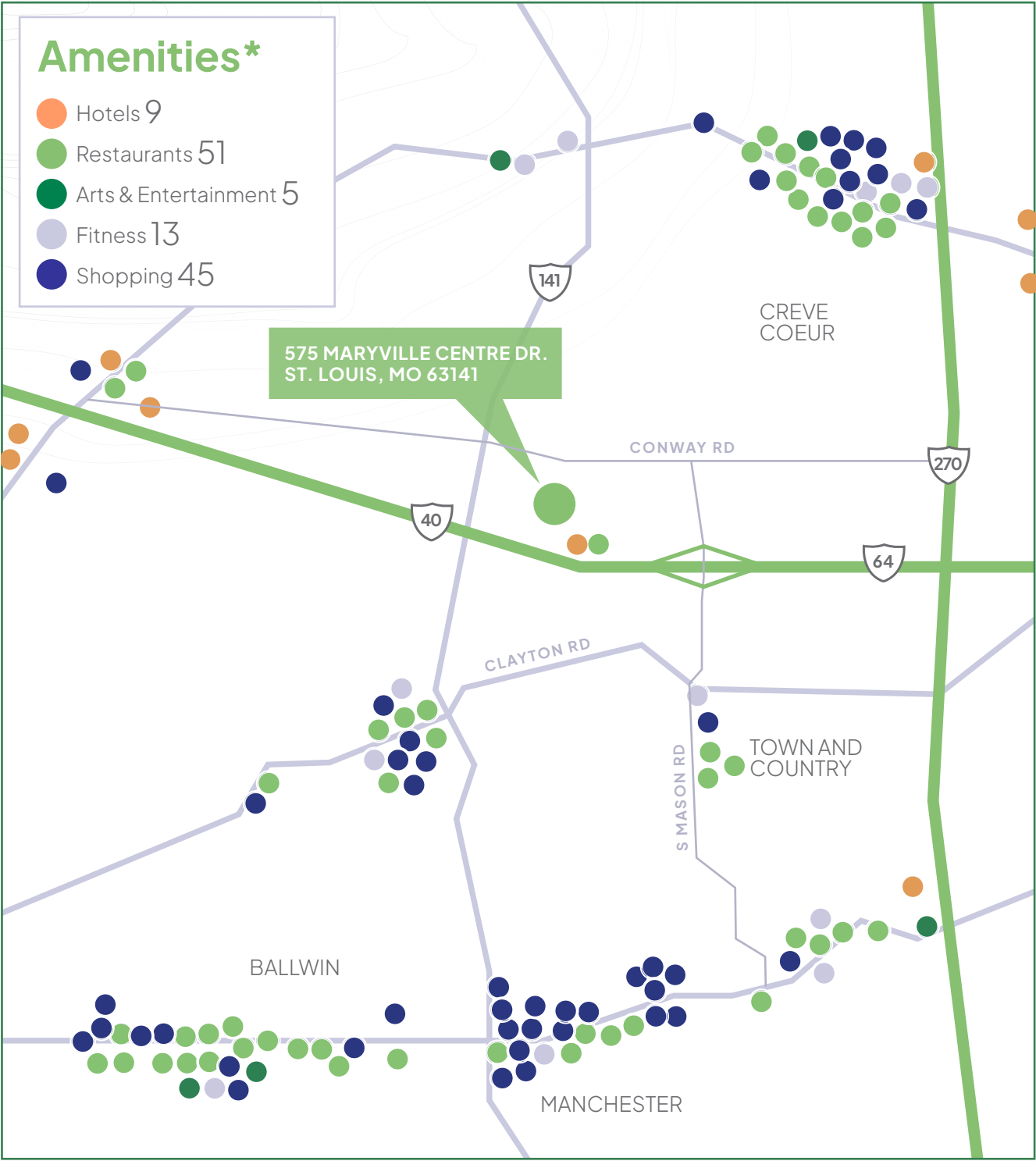
At nearly 46,000 RSF the 5th floor at 575 Maryville Centre offers a highly efficient floorplan, featuring expansive views, abundant natural light and versatile layouts ideal for collaborative, modern workstyles. Recently upgraded finishes and direct elevator lobby exposure enhance both function and first impressions—creating a workplace that feels as polished as it performs.



*Furniture Not Included

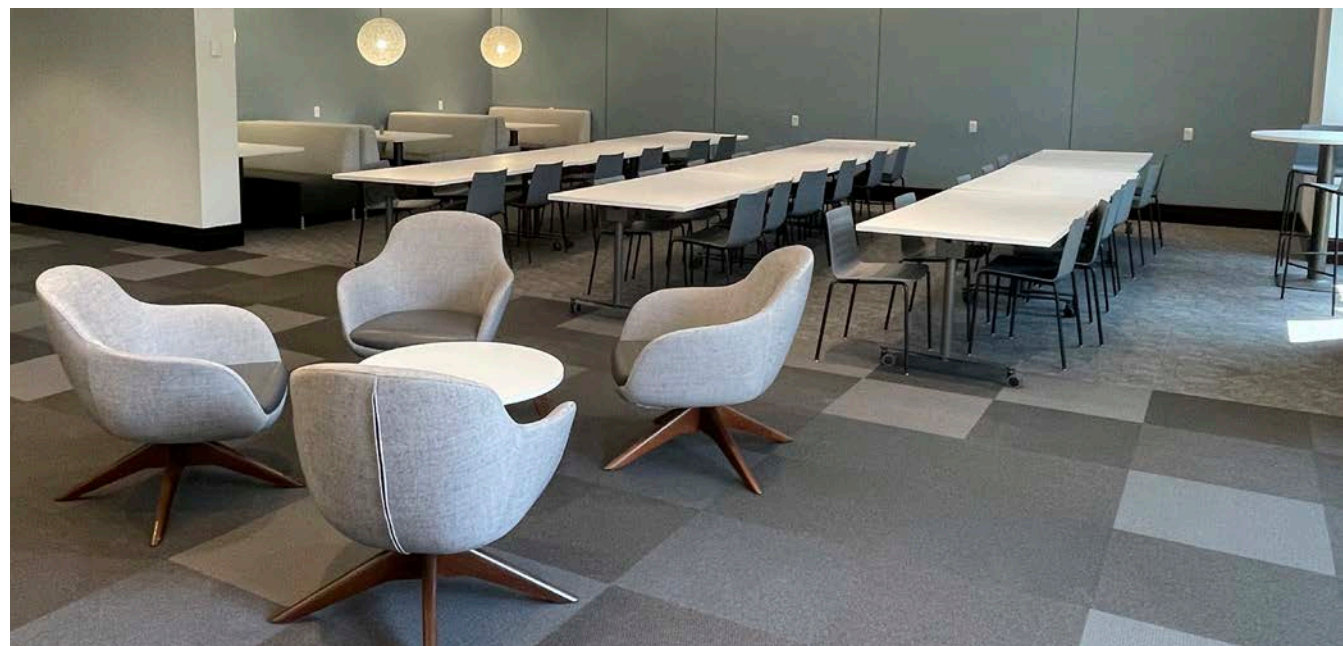
Everything Within Reach

From grocery runs to client lunches, everything tenants need is just minutes from 575 Maryville Centre. 575 is situated adjacent to the Marriot St. Louis West, and within a short drive to Whole Foods and a variety of local dining and shopping destinations.



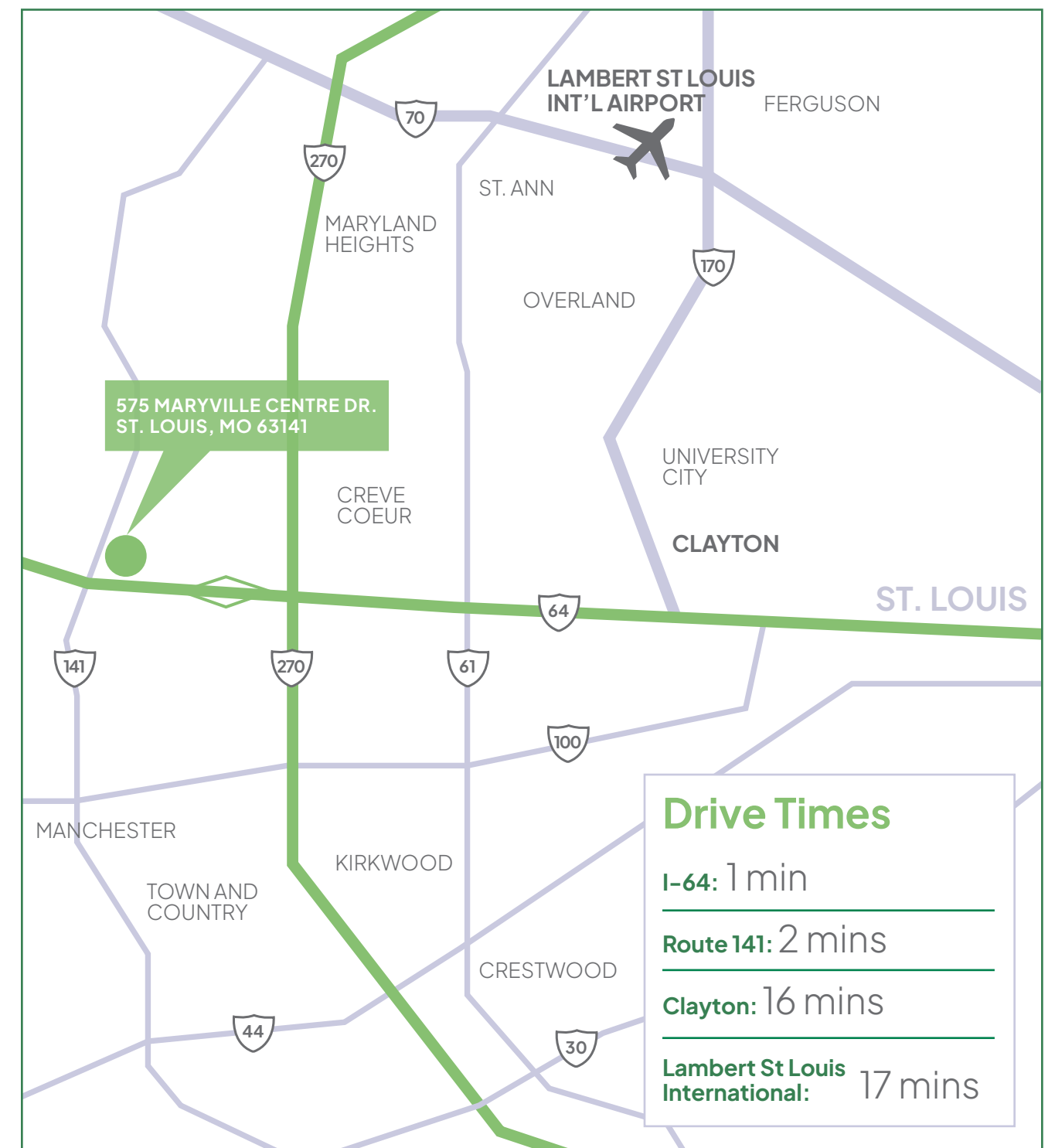
*Subject to change





Easy Commute, **Every Time**

575 Maryville Centre provides direct access to Highway 40 and I-64, offering seamless connectivity to major business districts throughout the region and executive grade housing. Its central West County location reduces commute times and supports easier access for employees, clients, and visitors.





575

MARYVILLE
CENTRE

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