



**CUSHMAN &
WAKEFIELD**

FOR LEASE

The Hoffmann Building

8000 Maryland Avenue / Clayton, Missouri 63105

804 - 15,000 SF Available

Asking Rate: \$32.00/SF

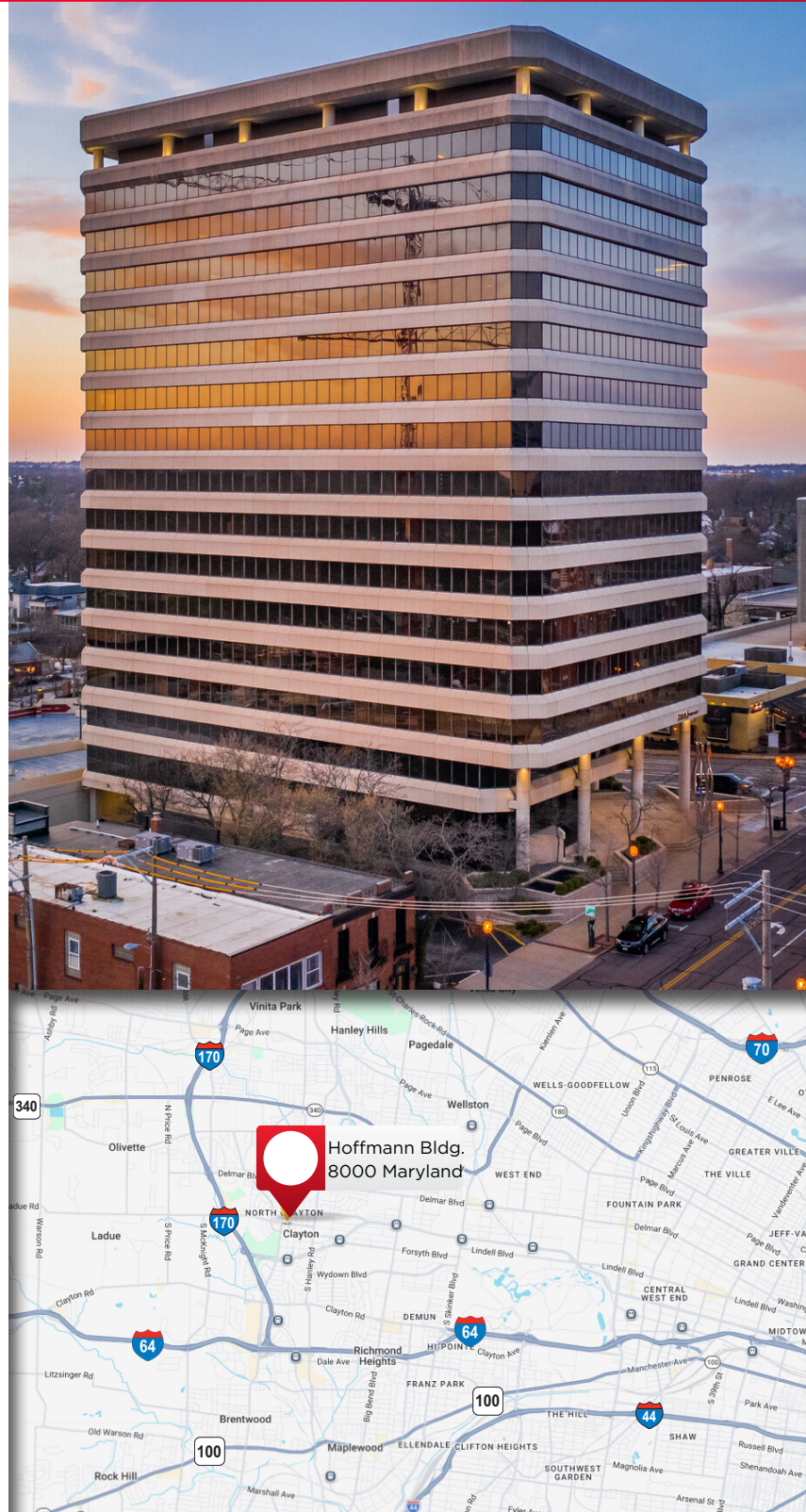
Property Highlights

- Owner Occupied
- Complimentary Building Conference Room with Video Conference Capabilities
- Upgraded Fitness Center
- Café
- Auto Detailing Service
- On-site Security Guard
- Attached Covered Parking
- On-site Property Management/Concierge Services

Suite Availability

Suite	RSF	Availability
1st Floor	2,255 - 9,147	Available (call for pricing)
240	1,963	Available
410	2,669	Available
500 ¹	6,125	Available
590 ¹	2,867	Available
575	1,634	Available
610	1,004	Available
700	2,818	Available
760	5,876	Available 1/1/27
820/870	3,940	Available
860	1,573	Available
950	3,432	Available
1000	804 - 9,347	90 Days
1230	2,000 - 7,686	Available
1400	15,000	Available

¹Contiguous = 8,992 RSF





**CUSHMAN &
WAKEFIELD**

FOR LEASE

The Hoffmann Building

8000 Maryland Avenue / Clayton, Missouri 63105



RESTAURANTS

- R1** Half & Half
- R2** Almonds
- R3** 5 Star Burger
- R4** Herbie's
- R5** Oceano Bistro
- R6** Avenue
- R7** John P. Field's
- R8** Bao
- R9** Pickleman's
- R10** Sushi Ai
- R11** The Crossing
- R12** Sauce on the Side
- R13** Wasabi Sushi Bar
- R14** Cafe Napoli
- R15** Potbelly Sandwich Shop
- R16** Louie's Wine Dive

COFFEE SHOPS

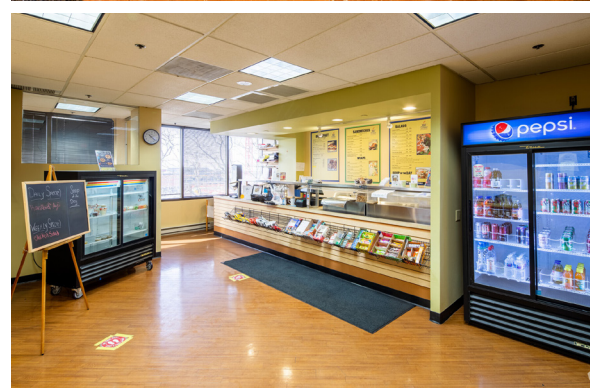
- C1** City Coffee House & Creperie
- C2** Starbucks

FITNESS & HEALTH

- F1** 20 Minute Fitness

HOTELS

- H1** Clayton Plaza Hotel



Michael Burns
Senior Associate
+1 314 392 0258
michael.burns@cushwake.com

7700 Forsyth Blvd, Suite 1210
St. Louis, MO 63105
main +1 314 862 7100
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.