

# For Lease

## 52,800± Sq. Ft. - 152,800± Sq. Ft.



### Union Seventy Center 3901 Union Blvd. - Suite 175 St. Louis, MO 63115

Lease Rate: \$1.95/ Sq. Ft., NNN  
NNN = \$0.85/ Sq. Ft.  
Second Level: \$1.00/ Sq. Ft., Gross  
Contact: Brendan O'Brien  
Brennan Gaffney  
Peter Newton

- 52,800± Sq. Ft. First Level
- 100,000± Sq. Ft. Second Level Available
- 20 Ton Freight Elevator
- Pallet Lift System Between 1st & 2nd Levels
- 13' -20' Ceiling Heights
- Ten (10) Truck Docks with Load Levelers & Weather Seals
- 24 Hour Security




Office Industrial Retail Institutional Investment Management



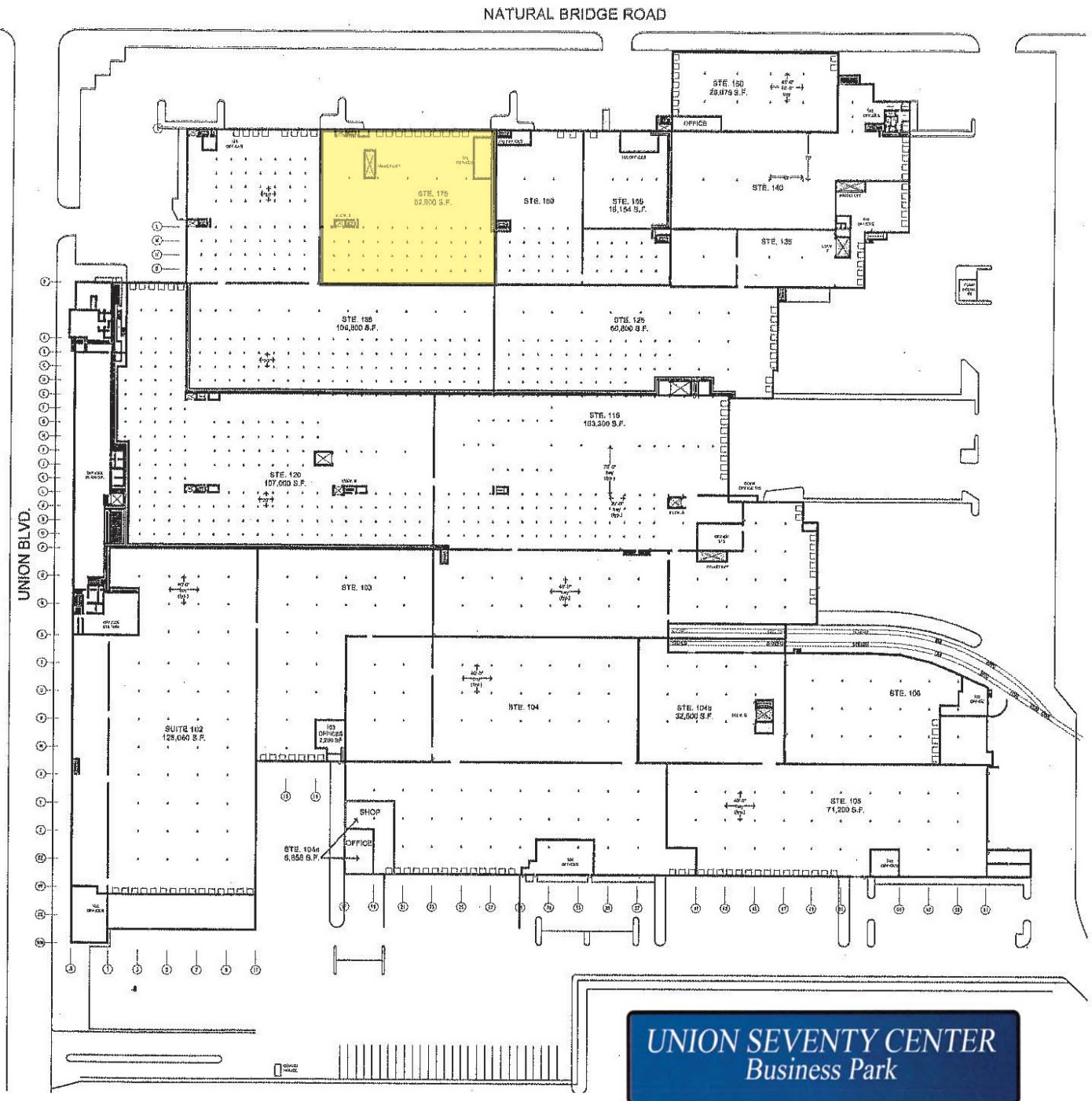
Commercial Real Estate  
1401 S. Brentwood Blvd.  
Suite 650  
St. Louis, MO 63144  
www.hilliker.com

## 314 781 0001

 Individual Membership in the Society  
of Industrial and Office Realtors

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