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UNIVERSITY TOWER

1034 S Brentwood Blvd | St. Louis, MO 63117



[HOME](#)

[HIGHLIGHTS](#)

[AVAILABILITY](#)

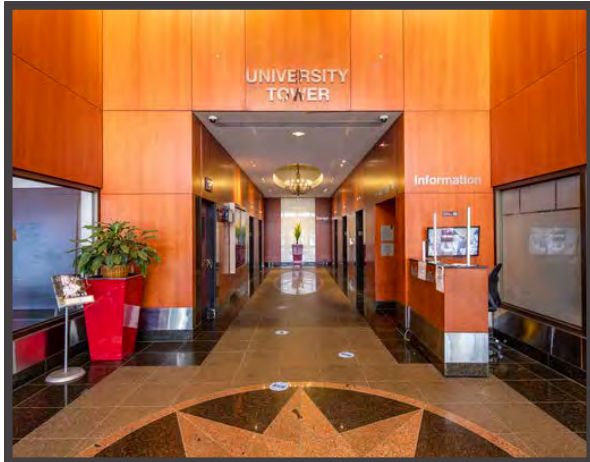
[MAP](#)

[PHOTOS](#)



PROPERTY HIGHLIGHTS

University Tower is a centrally located office property that offers amenities to tenants such as an on-site property ownership and management, easy access to public transportation, Coma Coffee, VUE 17 Event Center, as well as general food vending and 24-hour card reader access security. Both AT&T and Charter provide fiber to the building. The property has access to several large interstates and state routes, making for an easy commute. Within a 2-mile radius, the office has access to I-64, I-170, and US 67, leading to all parts of the surrounding area.



BUILDING INFORMATION

UNIVERSITY TOWER AT-A-GLANCE

Net Rentable Area	262,132 SF
Divisible?	Yes
Floors	23
Parking Ratio	3.2/1,000 SF

Amenities & Features

- Completed Common Area renovations include new flooring, wall covering, updated lighting & modernized restrooms.
- 2018 & 2021 saw the completion of garage renovations.
- Access to the tenant gym with his & her shower facilities provided free of charge for the first year.
- The conference room is available at no charge for 4 hours per calendar month.
- Lease rates start at **\$25.50/RSF** for traditional office space Full Service Gross and start at **\$27.50** for Medical space build-out. Any TI is amortized into the rate.



Information contained herein has been obtained from the owner of the property or from other sources & is subject to change without notice. The broker & owner do not guarantee the accuracy of this information. Broker is a member of ownership. Owners & broker make no representation as to the environmental or other conditions of the property & recommend that tenant or purchaser investigate fully.

HOME

HIGHLIGHTS

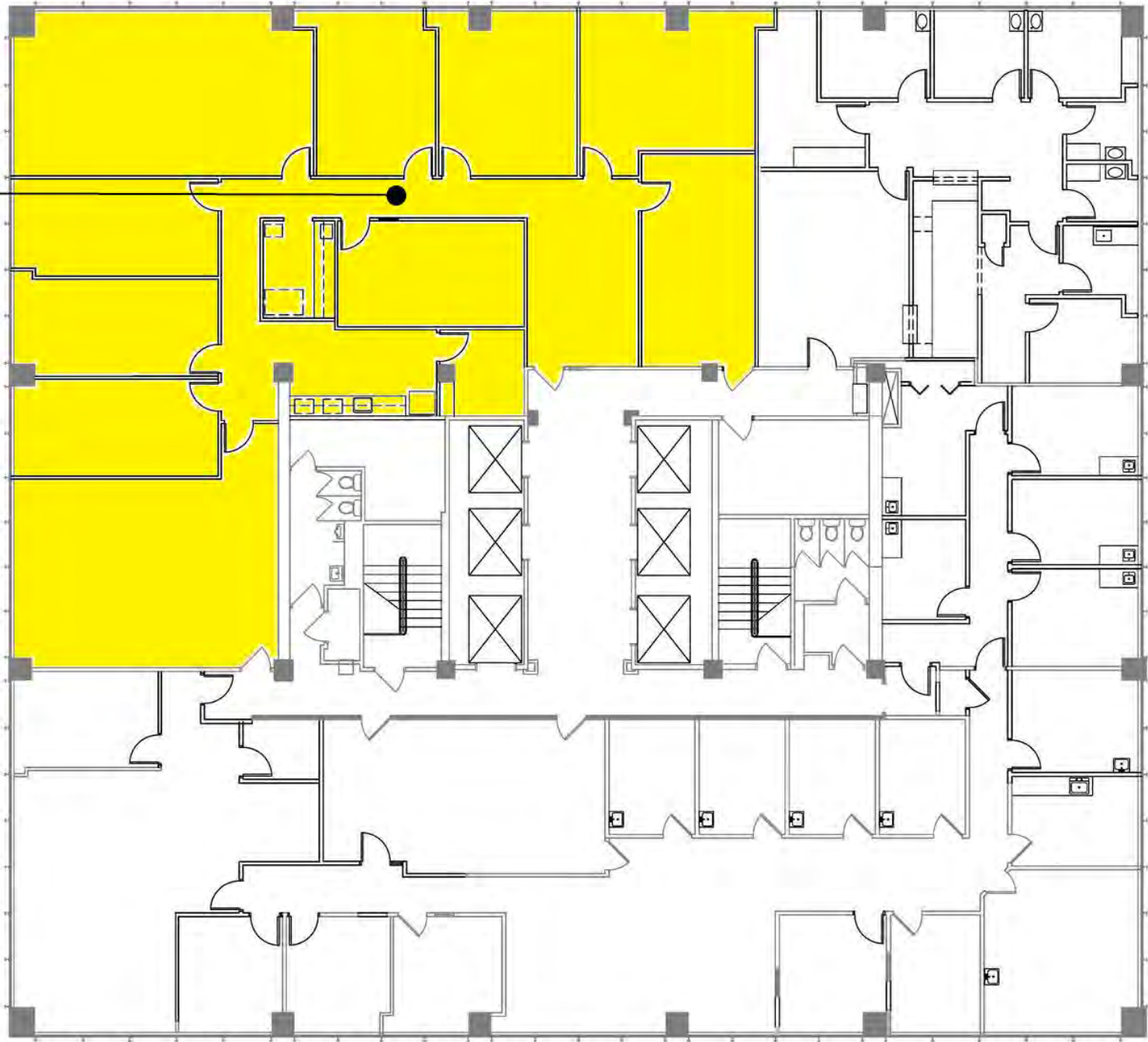
AVAILABILITY

MAP

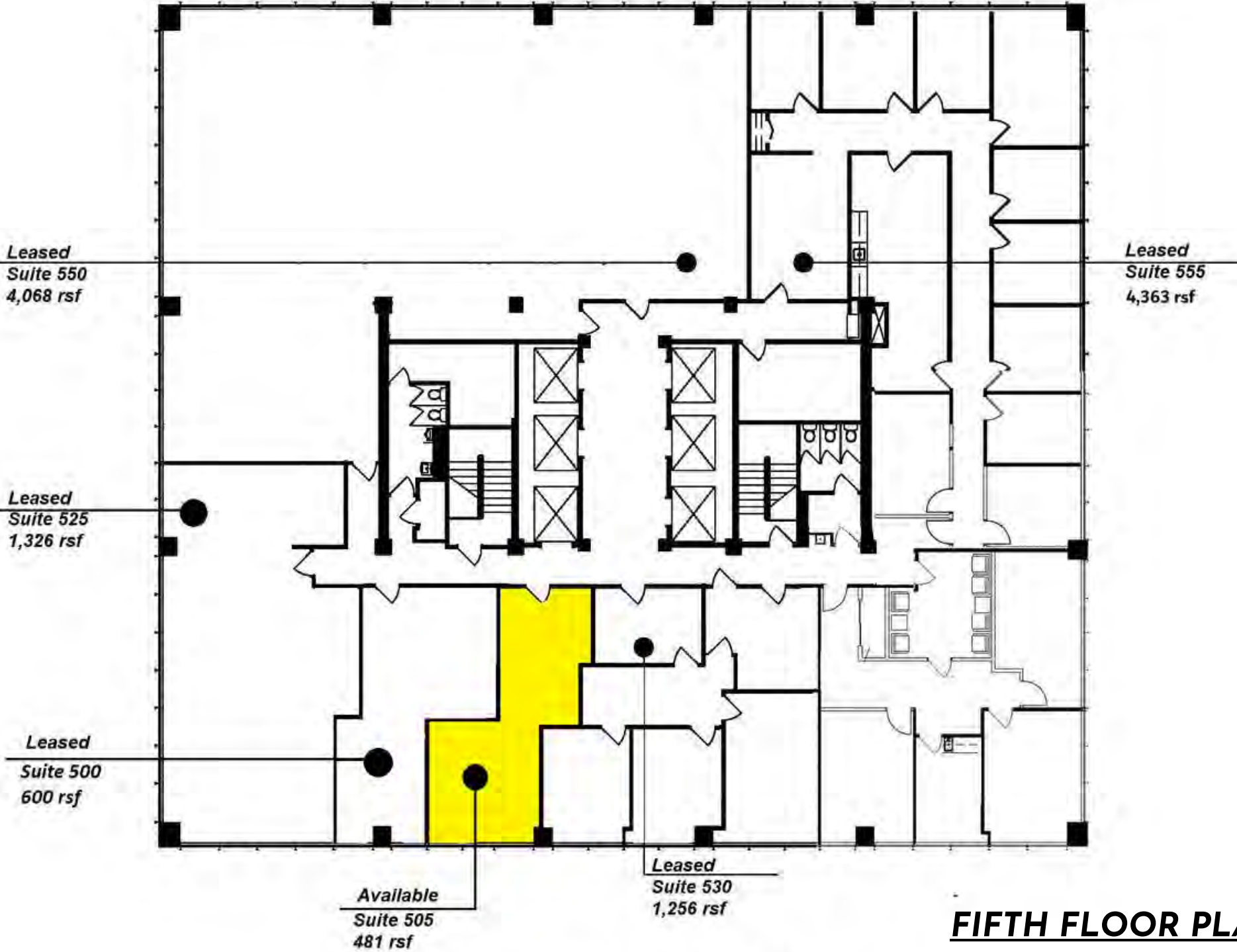
PHOTOS



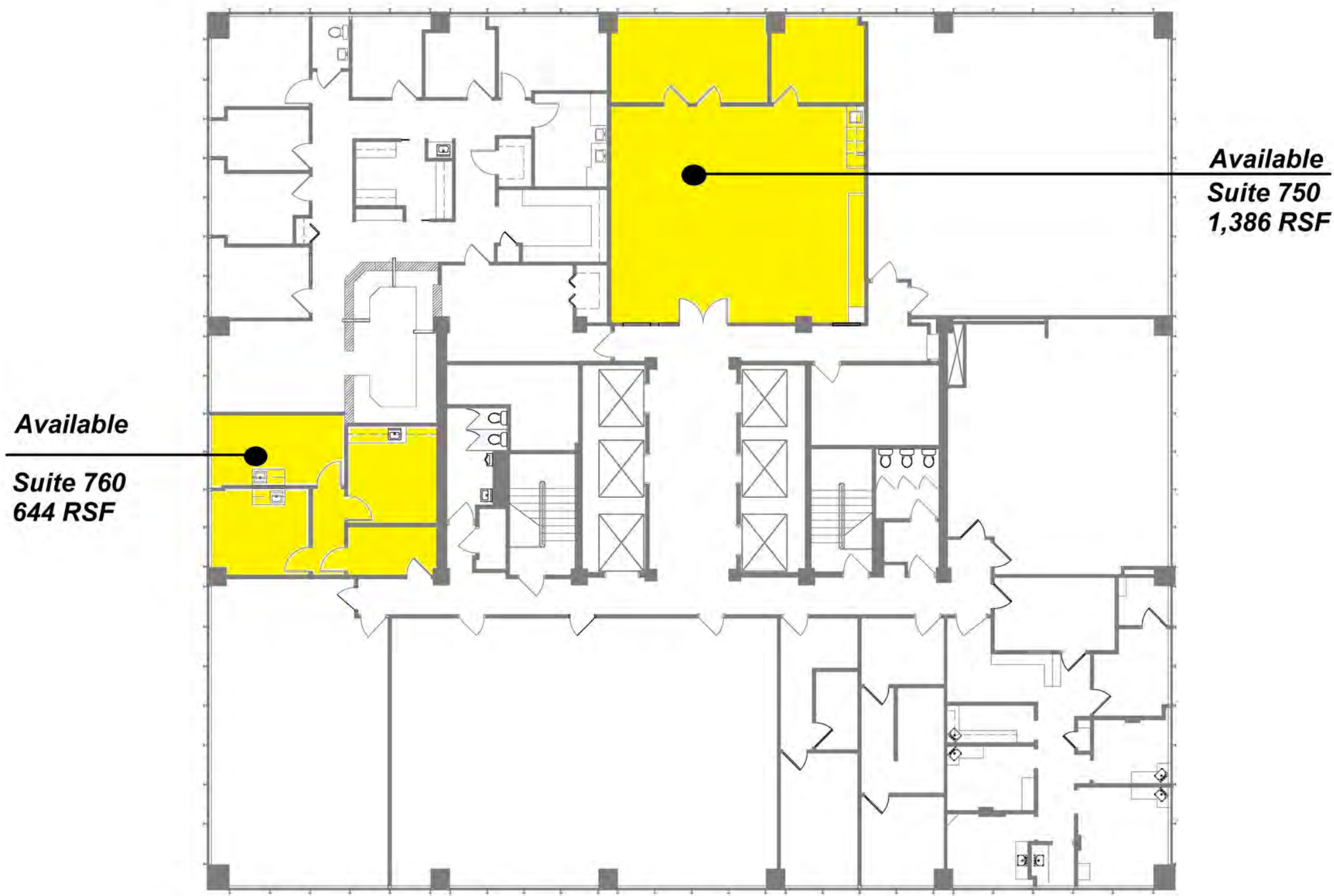
Suite 450
4,237 RSF



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



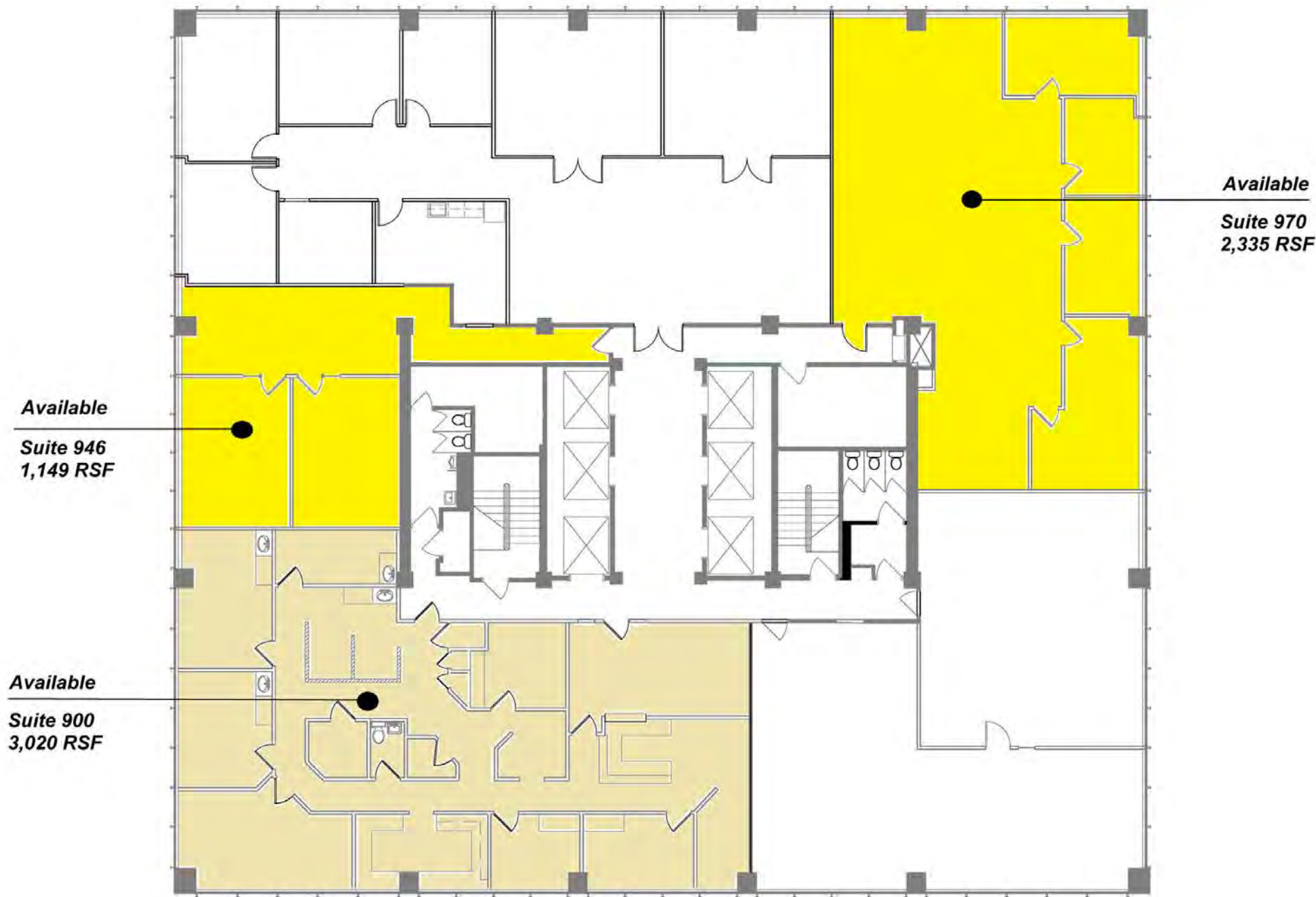
SEVENTH FLOOR PLAN



Available

*Suite 800
7,791 RSF*

EIGHTH FLOOR PLAN



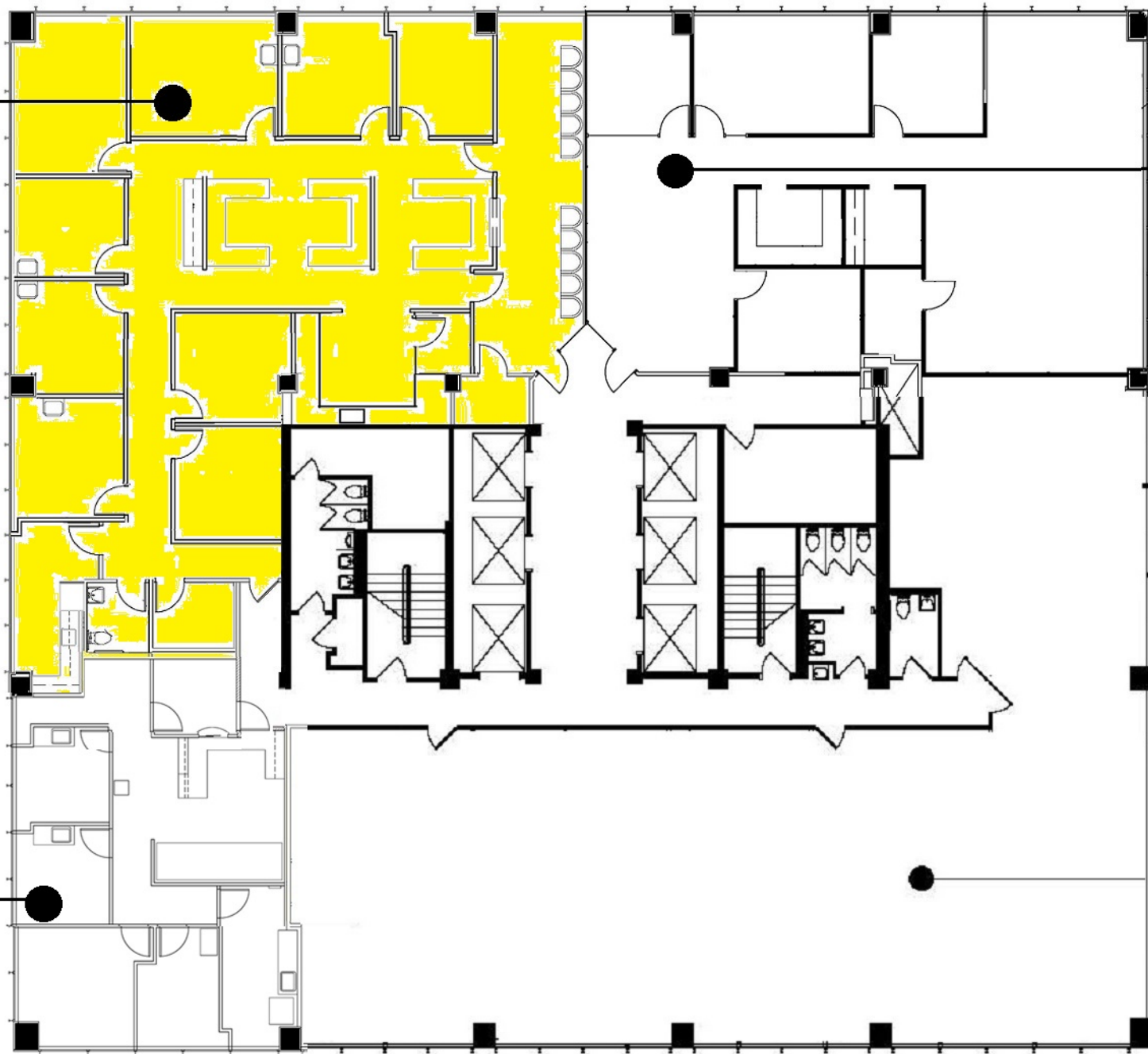
NINTH FLOOR PLAN

Available
Suite 1080
3,707 rsf

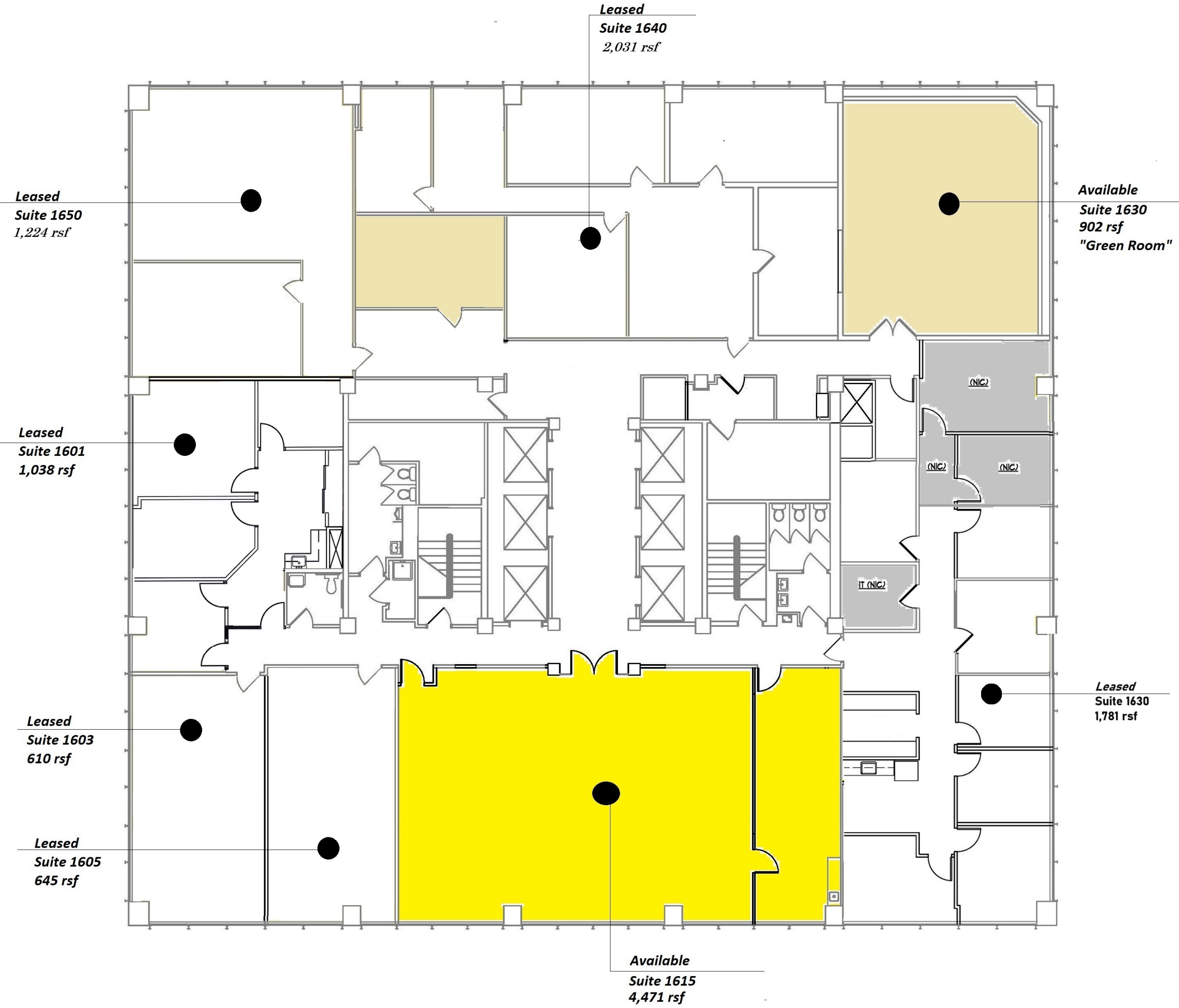
Leased
Suite 1060
2,676 rsf

Leased
Suite 1000
1,276 rsf

Leased
Suite 1010
4,348 rsf



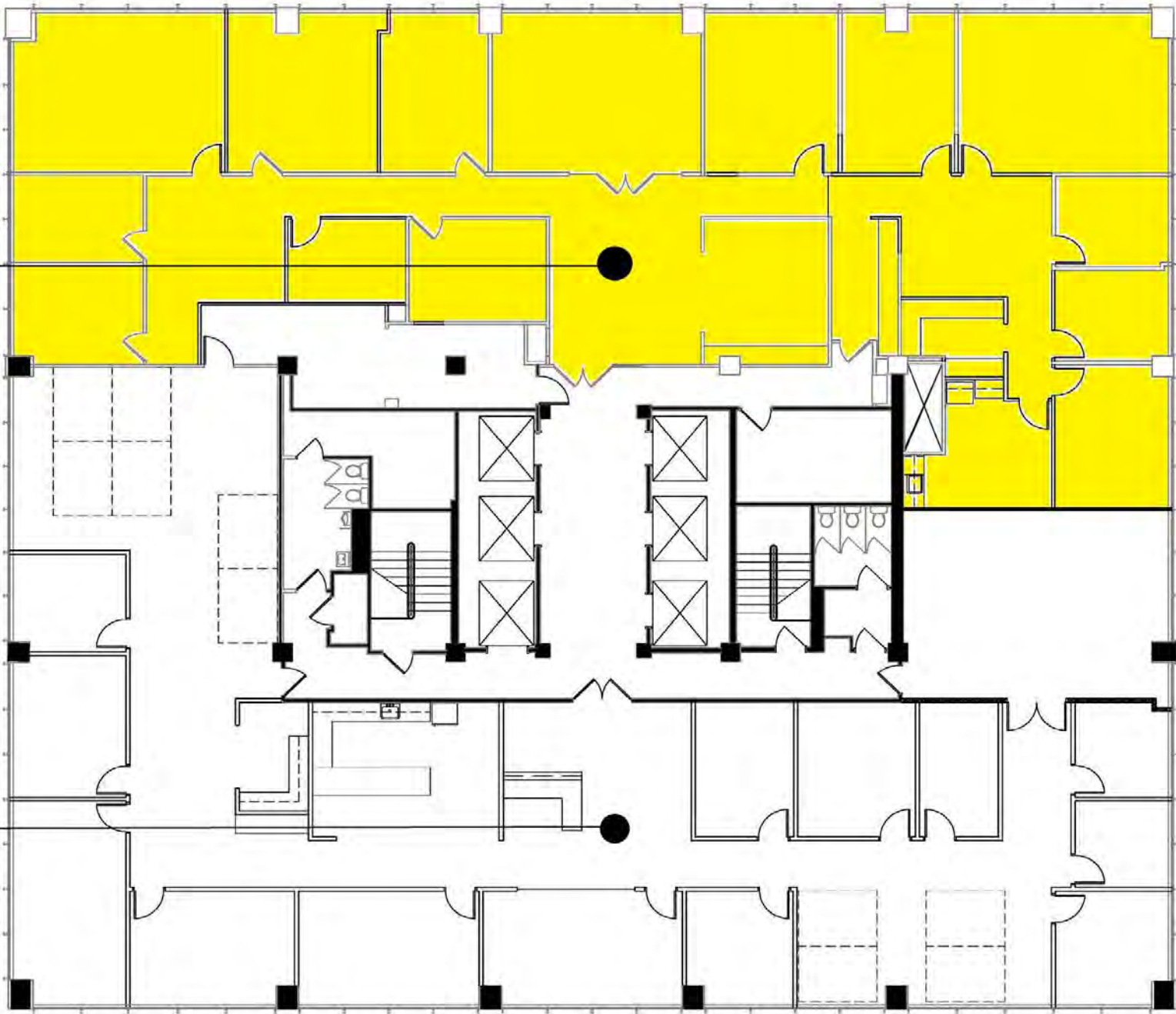
 **TENTH FLOOR PLAN**





Available in 60 days
Suite 1900
5,313 RSF

Leased



NINETEENTH FLOOR PLAN

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University Tower



Coma Coffee



Spec Space



VUE 17 Event Center



Spec Space