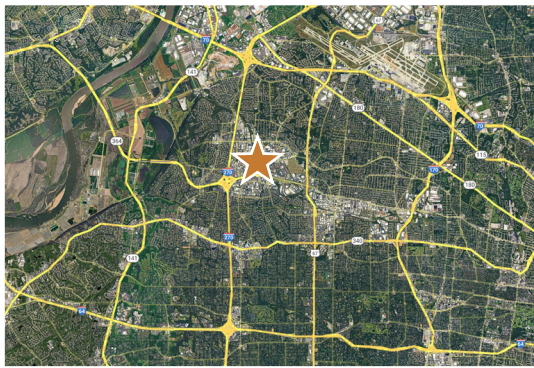
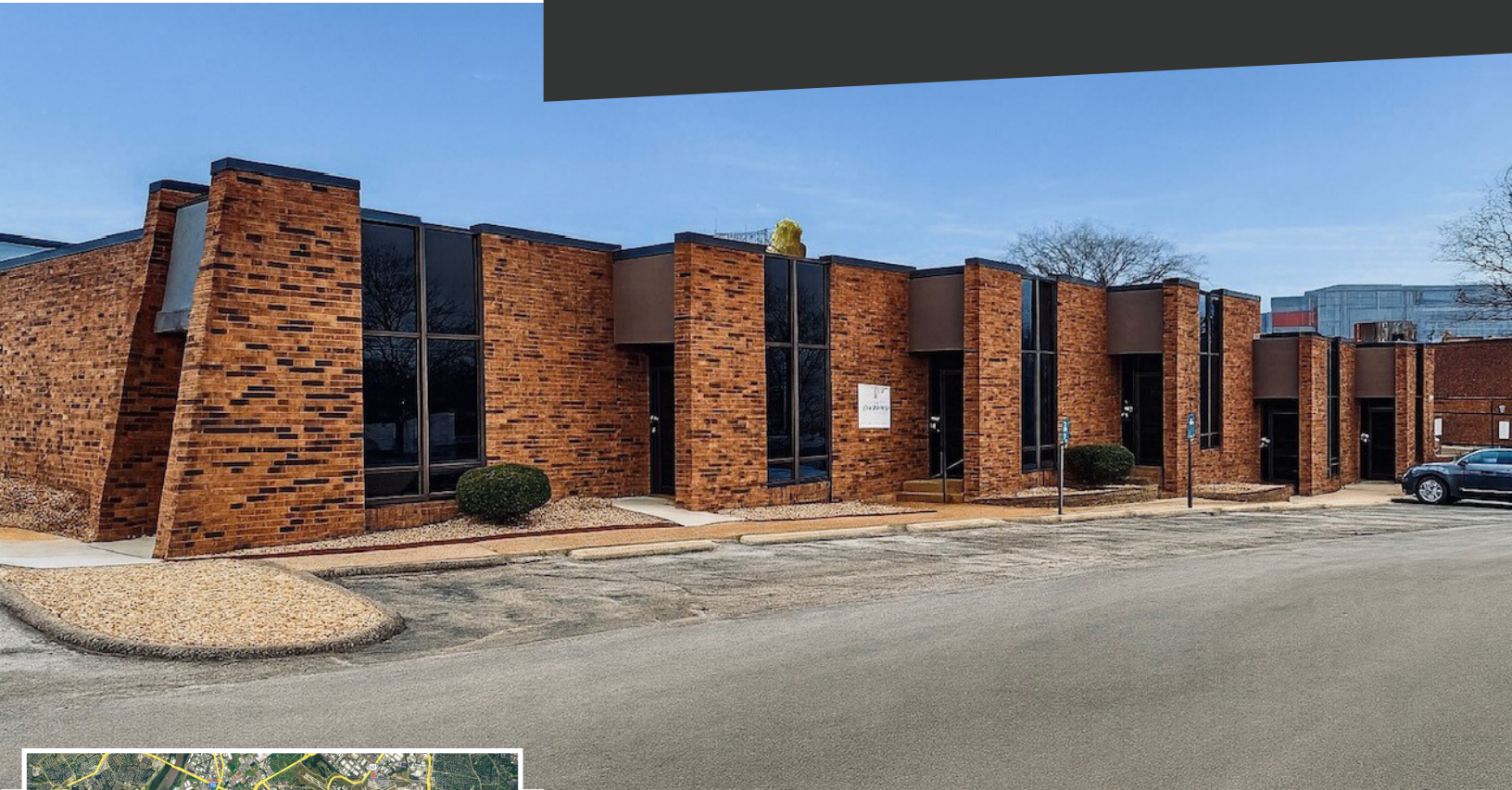


1,803 SF Turnkey Lab Space

5 Worthington Access Drive, Maryland Heights, MO 63043



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Property Details

- 1,803 SF turnkey lab space available for sublease in 52,573 SF building on 3.83 acres
- List of available lab equipment on next page
- High-quality full masonry and concrete block building; constructed circa 1974
- 2 private offices and 1 conference room
- Fully temperature-controlled space
- 12' to 13' clear height
- One (1) 10'x10' dock-high served by loading dock platform
- Excellent location with proximity to Westport Plaza, hotels, restaurants, and shopping
- Convenient access to I-270 and Hwy 364/Page Extension
- Zoned "M-1" Office, Service, and Light Manufacturing District in Maryland Heights
- Sublease term expires July 31, 2029
- Direct lease is possible – contact broker for details

SUBLEASE RATE: ~~\$3,750~~/Month Modified Gross

SUBLEASE RATE: \$3,305/Month Modified Gross

** Includes Base Year OPEX; Subtenant responsible for separately metered utilities*

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List of Available Lab Equipment:

1. Two 8-ft fume hoods
2. Four rotary evaporators
3. One Parr Hydrogenation apparatus
4. Three high vacuum pumps
5. Four medium vacuum pumps
6. Two balances
7. One melting point apparatus
8. One high purity water station
9. Three solvent cabinets
10. Two TLC UV lamps
11. Six magnetic stirrers
12. One hot plate/magnetic stirrer
13. One pH meter
14. Several laboratory glassware, clams, heating mantles, stirring bars, etc.
15. Two HPLC (available for fee for service)
16. High resolution HPLC/MS (available for fee for service)



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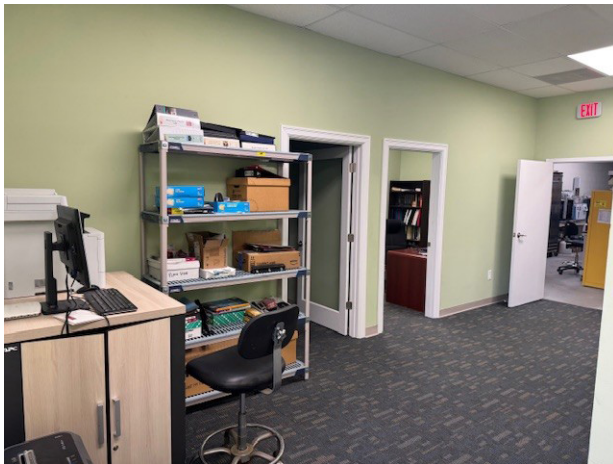


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Interior Photos



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Aerial Photos



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