

**FOR SALE OR LEASE | OFFICE SPACE**



# Woodlands Plaza IV

11775 Borman Drive, St. Louis, MO 63146



# PROPERTY OVERVIEW

11775 Borman Dr.

## PROPERTY DETAILS

- 3-story, 64,458 SF Office Building on a 2.93-acre lot
- 3.5/1,000 Parking Ratio
- Open Lobby & Common Areas
- Numerous Training and Meeting Rooms
- Several Kitchenettes on each Floor
- Ample Contiguous Square Feet of Office Space
- Large, Educated Population with 94% having a High School Degree or Higher and 160,898 People in a 5-mile Radius
- Many Local Amenities including Hotels and Restaurants
- **Sale Price \$4,250,000.00**

\$15.00-\$16.00/  
RSF, Full Service

LEASE RATES



CONTACT:

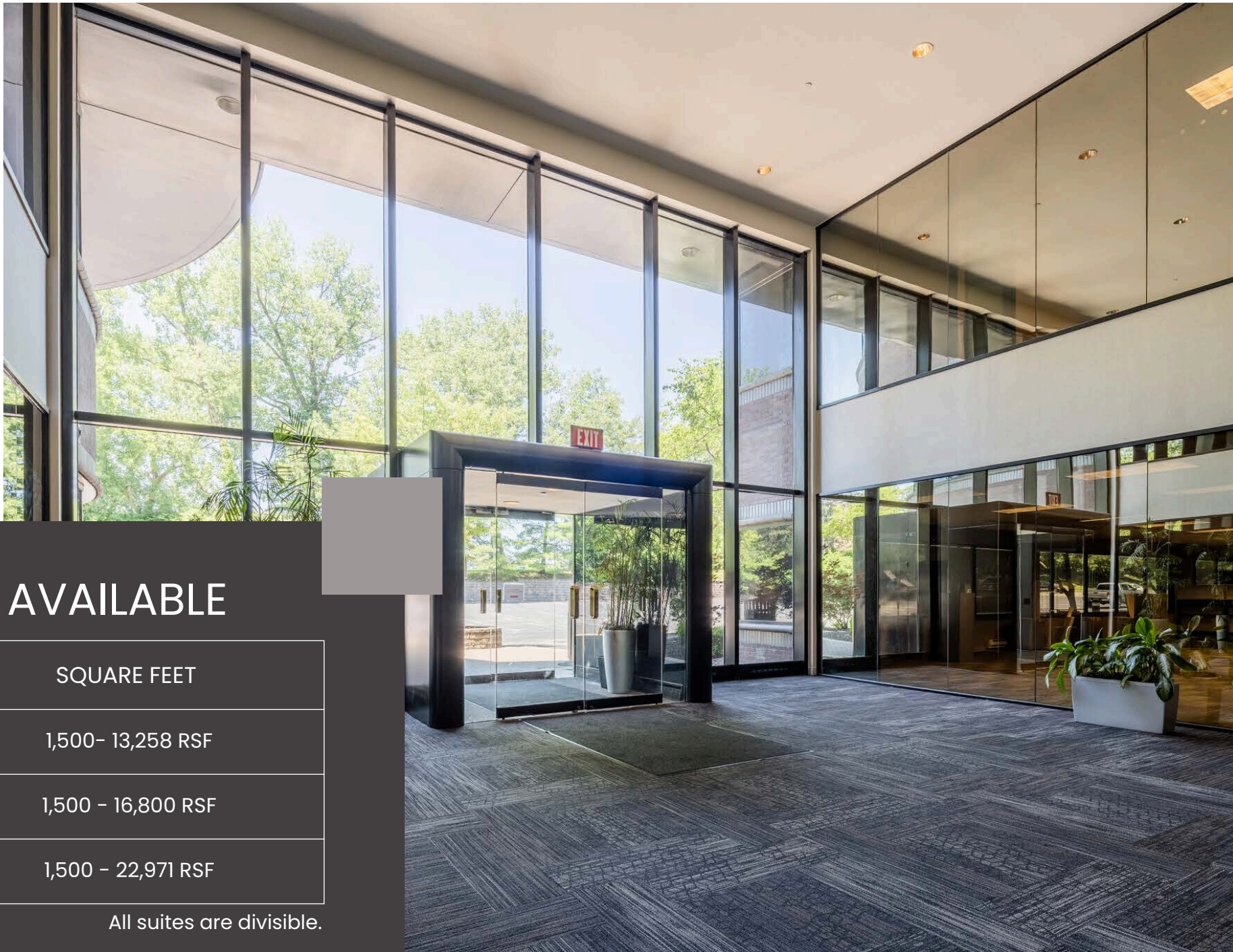
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## SPACE AVAILABLE

| Floor | SQUARE FEET        |
|-------|--------------------|
| 1     | 1,500- 13,258 RSF  |
| 2     | 1,500 - 16,800 RSF |
| 3     | 1,500 - 22,971 RSF |

All suites are divisible.



# FIRST FLOOR PLAN



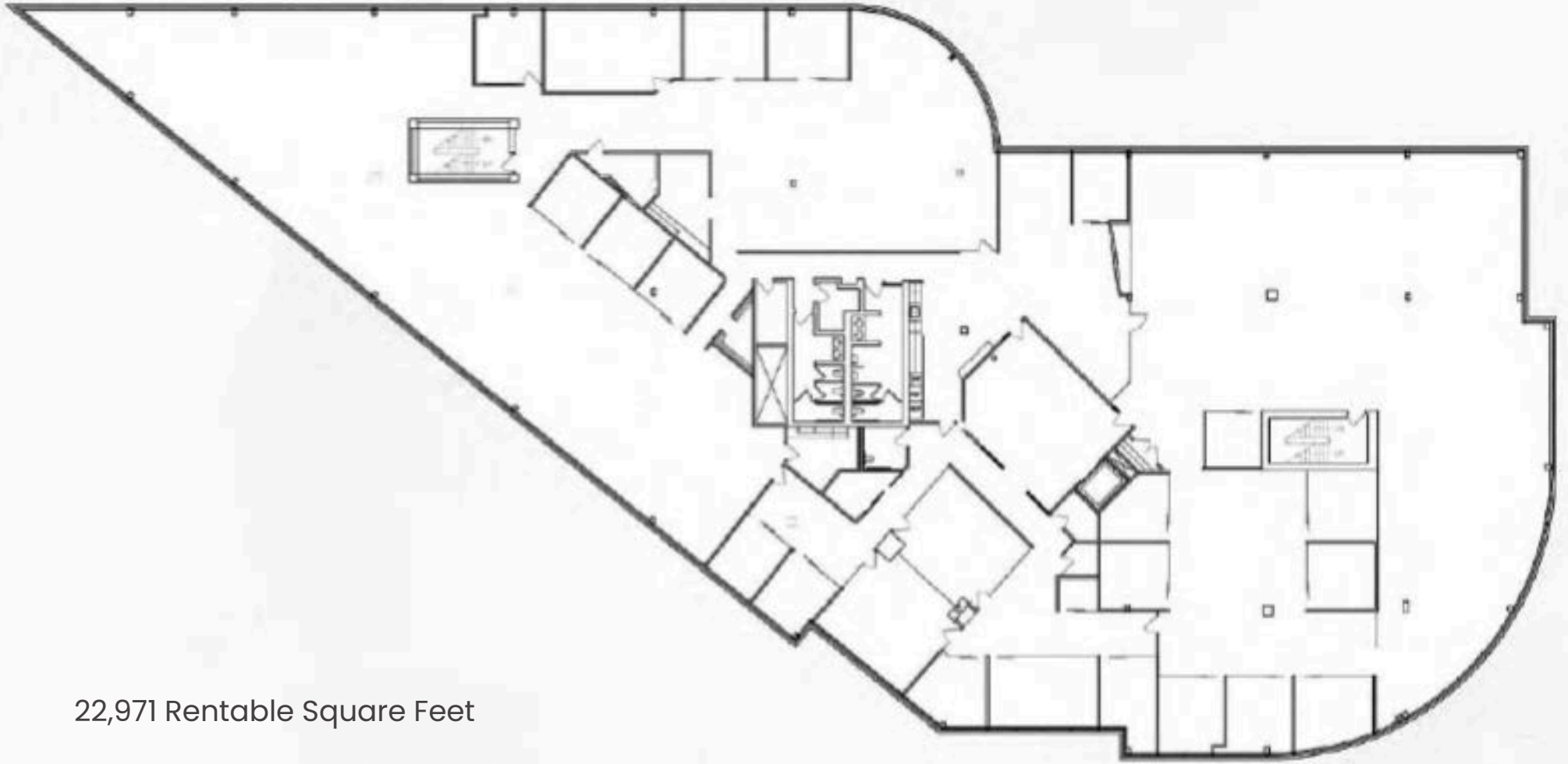


# SECOND FLOOR PLAN

Available  
Approx 16,800 RSF



# THIRD FLOOR PLAN



22,971 Rentable Square Feet



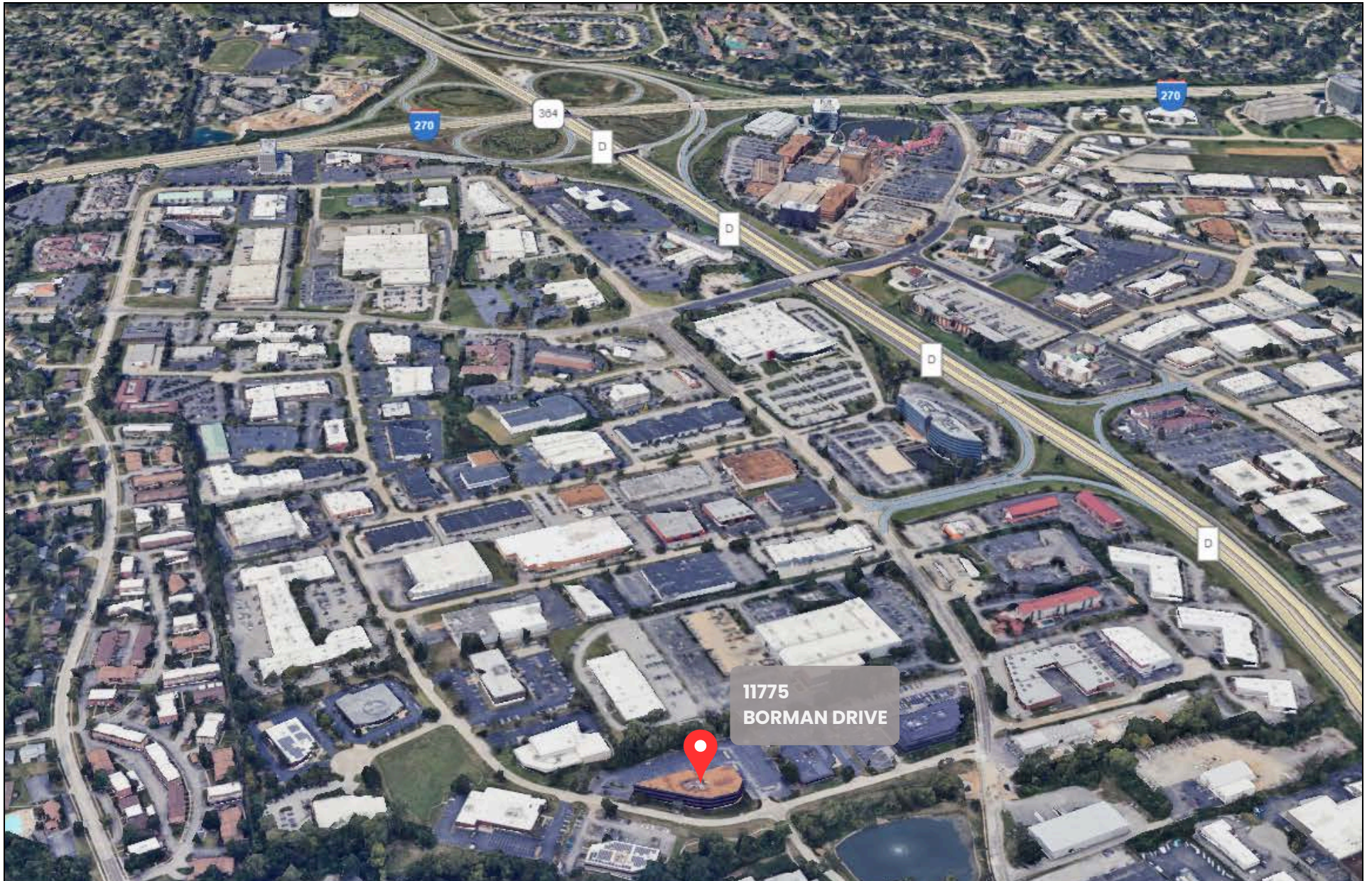


## Interior Photos

Woodlands Plaza IV



# MAP





# Woodlands Plaza IV

St. Louis, MO 63146



## CONTACTS ■

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