

*For Sublease*

WOODS MILL   
*Pointe*

425 S Woods Mill Road | Town and Country, MO 63017

425

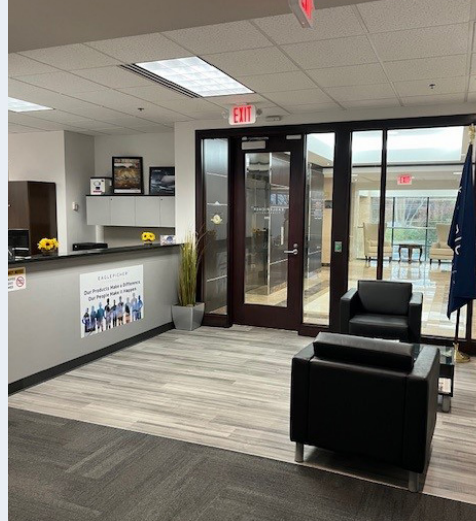
**Scott Savacool, CCIM, SIOR**  
Senior Vice President  
+1 314 584 6210  
scott.savacool@colliers.com

**Colliers**

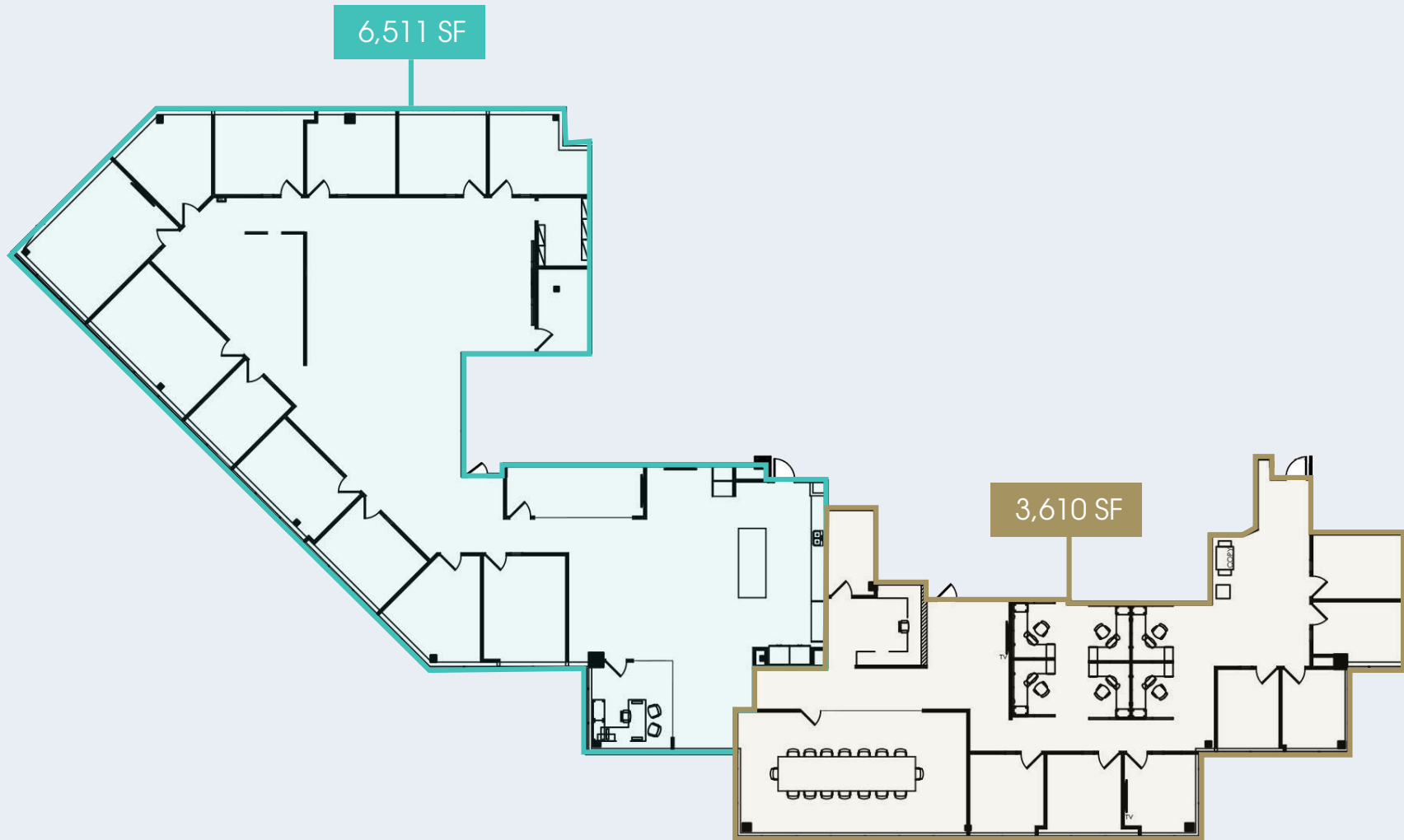
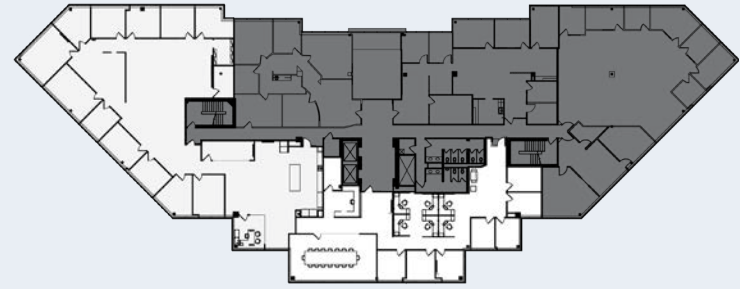
# *Sublease Availability*

- Up to 10,121 RSF available on the second floor
- Divisible to 3,610 SF
- Sublease expires 2/28/2027
- Large conference room
- Two break rooms
- Twenty private offices

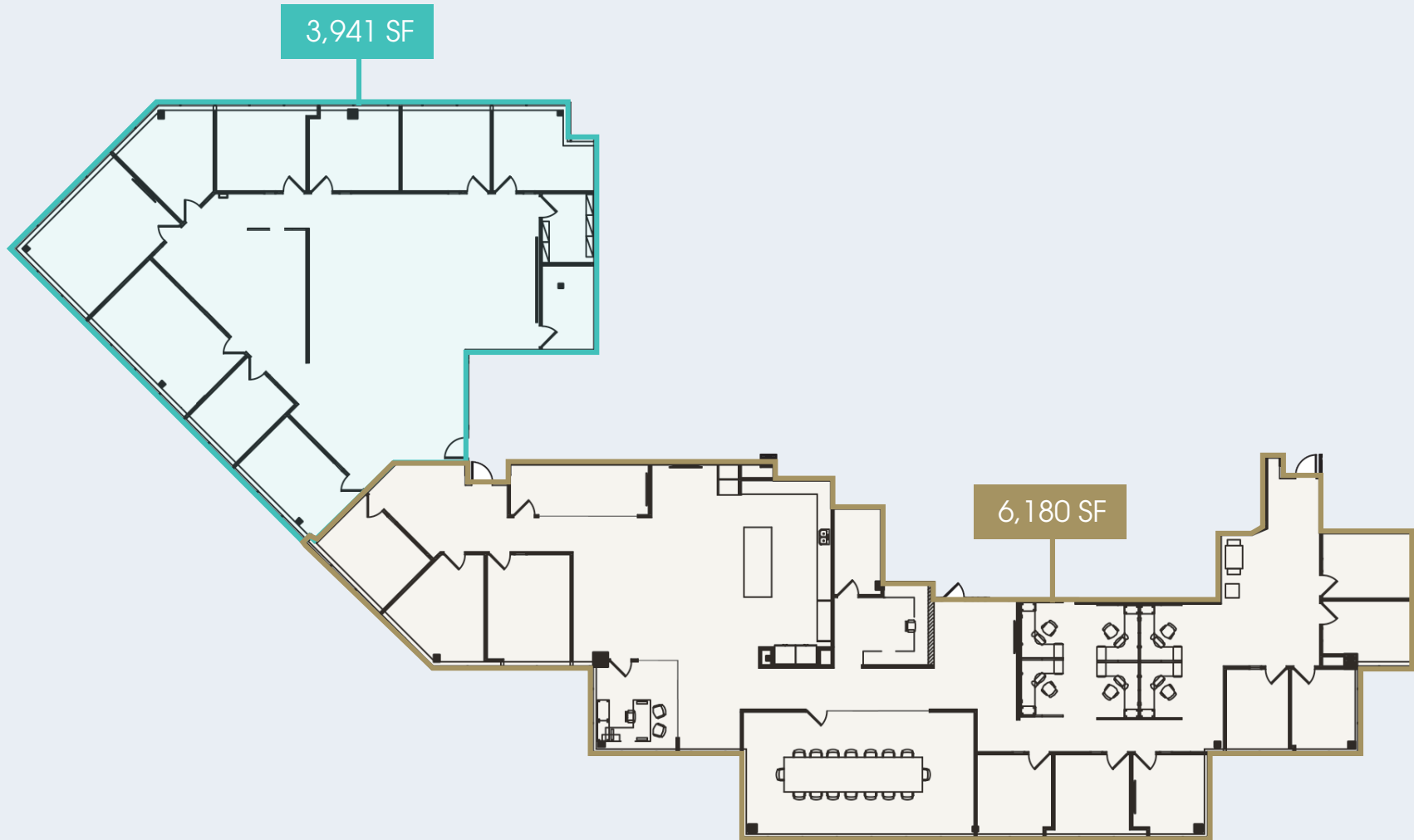
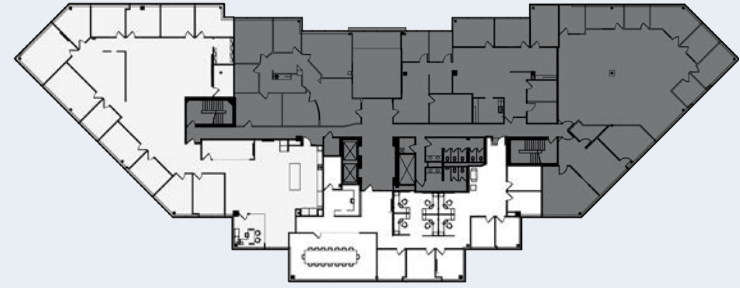
***Sublease Rate:***  
Call broker for rate



# Current Floor Plan



# Demising Option



# *Property Features*

---

- Located in the prominent Town and Country
- Easy access on and off Highway 40
- High visibility via Highway 40
- Lunch room with vending options
- Outdoor patio seating
- Executive covered parking available
- 4.30/1,000 SF parking ratio
- Within miles of numerous amenities including restaurants, grocery stores and hotels





# Local Amenities



**Schnucks**  
**Harpos**  
**mellow MUSHROOM**  
**FIRST WATCH**  
THE DAYTIME CAFE

**Dierbergs**  
**STARBUCKS**  
**Bowlero**  
**Domino's**  
**SEoul TACO**  
**Saint Louis BREAD CO.**  
**Shimmi**  
**Pizza Hut**

**ALDI**  
**BRISTOL SEAFOOD GRILL**  
**GIOIA'S DELI**  
**FIVE GUYS**  
BURGERS and FRIES  
**SAUCE**  
**CHOPPEE**  
**FEI WEI**  
ASIAN KITCHEN  
**Saint Louis BREAD CO.**  
**FIRST WATCH**  
THE DAYTIME CAFE  
**Pickerman's**  
COFFEE & TEA

Chesterfield Mall

WOODS MILL  
**Pointe**

**M**  
**MARYVILLE**  
UNIVERSITY

**Missouri Baptist**  
UNIVERSITY

**Mercy+**

**Dierbergs**  
**TRADER JOE'S**  
**Total Wine & MORE**  
**BARNES & NOBLE**  
**SmashBURGER**  
**noodles & COMPANY**  
**Saint Louis BREAD CO.**  
**Crushed Red**  
Artfully Chopped Craft Salads  
**CRAZY BOWLS**  
CHAMPIONS of the good  
**THE J.J.**  
**CHOPPEE**

**M**  
**MARRIOTT**

**THE DELMAR GARDENS**  
*Family*

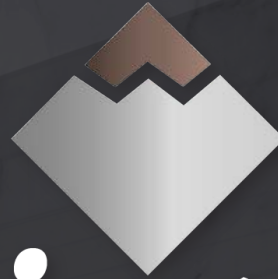
**Missouri Baptist**  
MEDICAL CENTER  
UIC HealthCare

**Meadowbrook**  
COUNTRY CLUB

**TARGET**  
**WHOLE FOODS**  
**Schnucks**  
**HomeGoods**  
**FIRST WATCH**  
THE DAYTIME CAFE  
**Melting Pot**  
**PASTA**  
GRISERIA  
**ACE Hardware**  
**THE J.J.**  
**Saint Louis BREAD CO.**

*For Sublease*

WOODS MILL



*Pointe*

425 S Woods Mill Road | Town and Country, MO 63017

**For further information, please contact:**

**Scott Savacool, CCIM, SIOR**  
Senior Vice President  
+1 314 584 6210  
scott.savacool@colliers.com

101 South Hanley Road  
Suite 1400  
St. Louis, MO 63105  
+1 314 863 4447  
colliers.com/stlouis

**Colliers**

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.