

FOR LEASE

3,174 SF to 8,101 SF

Office/Lab/Flex Space Available



Accelerating success.



Pageview Business Center

2180-2268 Welsch Industrial Court
Maryland Heights, MO 63146

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Pageview Business Center

Great location meets affordability with growth opportunities in this three-building portfolio.

Excellent existing conditions await companies looking for near move-in ready office/lab/flex space. Rich with neighborhood amenities along with easy access to Page Avenue, I-270 and Lindbergh Boulevard, this is a great central location to work.

Building A

Address: 2248-2268 Welsch Industrial Court

Building Size: 28,888 SF

Available:
Suite 2252: 3,423 SF
Suite 2252a: 4,678 SF
Combined: 8,101 SF

Building B

Address: 2204-2232 Welsch Industrial Court

Building Size: 32,937 SF

Available:
Suite 2228: 3,174 SF
Suite 2232: 4,472 SF
Combined: 7,646 SF

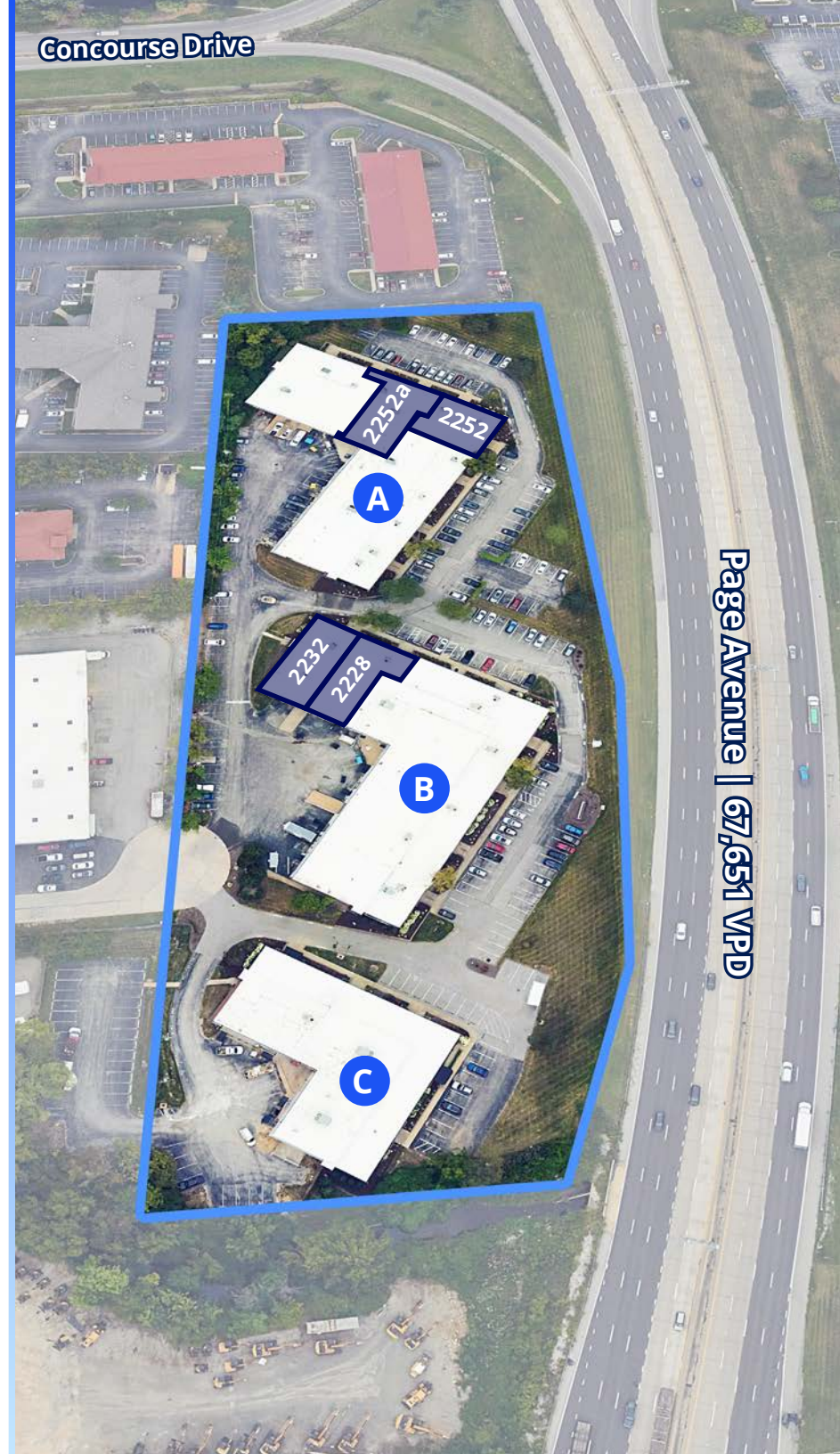
Building C

Address: 2180-2188 Welsch Industrial Court

Building Size: 16,083 SF

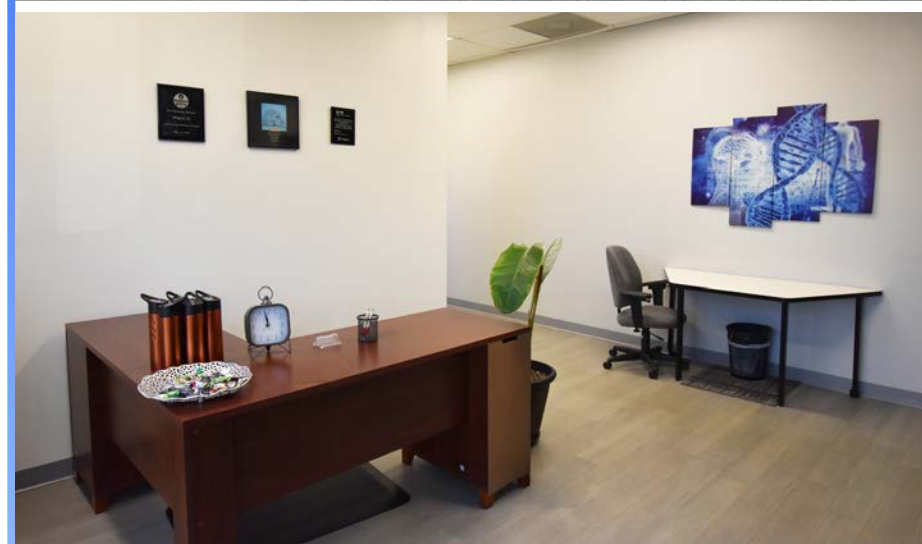
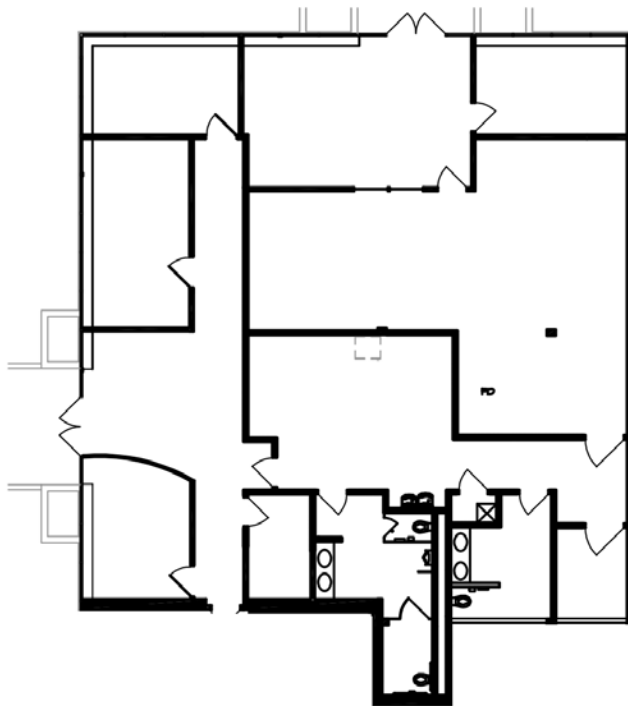
LEASE RATE:

\$14.50 PSF, NNN



Availability | Building A

Address:	2252 Welsch Industrial Court
Available SF:	3,423 SF
Use:	Office / Laboratory
Loading:	None
Features:	Conference room, break room, two suite entrances, laboratory, can be combined with adjoining suite for 8,101 SF



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Availability | Building A

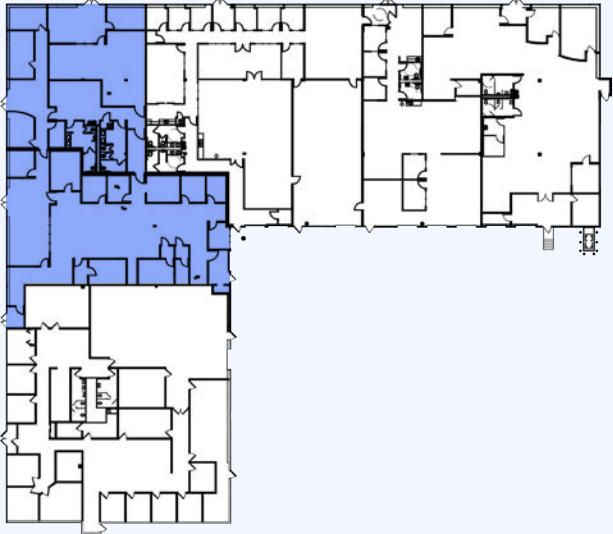
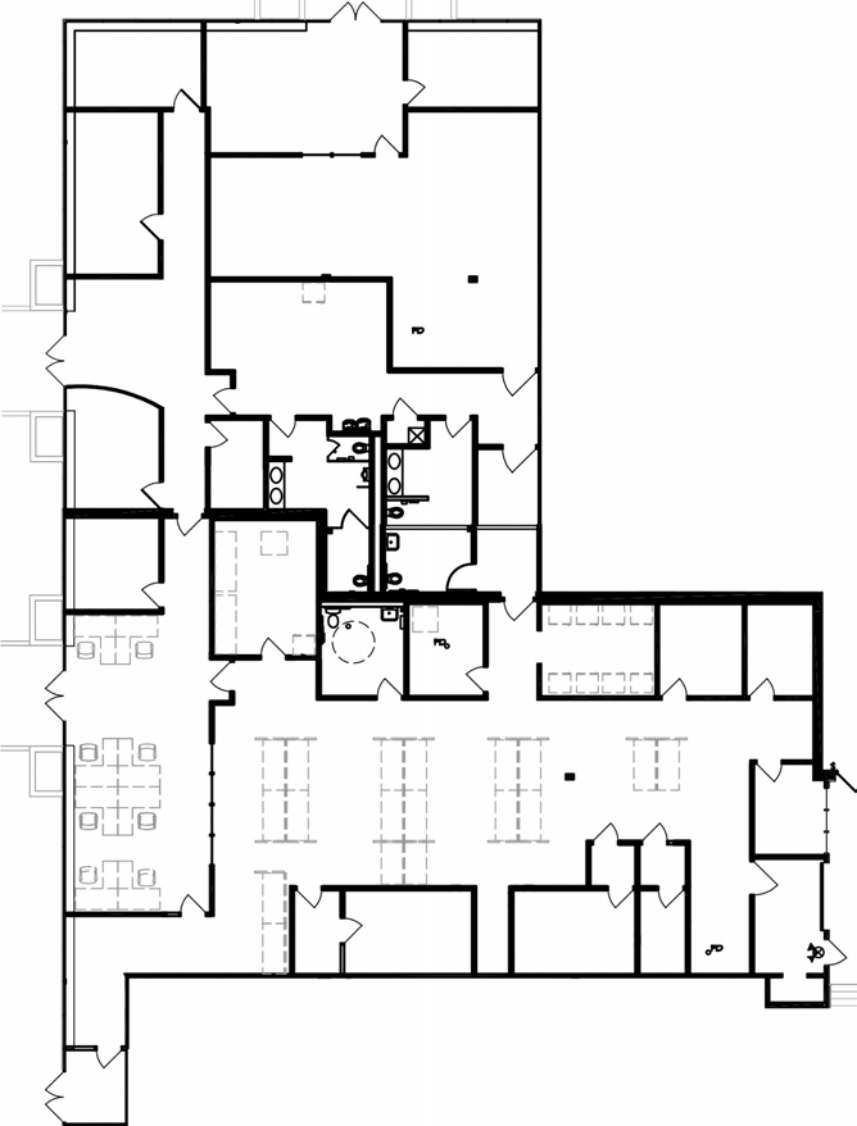
Address:	2252a Welsch Industrial Court
Available SF:	4,678 SF
Use:	Office / Laboratory
Loading:	None
Features:	Available 9/1/2026, two suite entrances, laboratory, rear loading access, can be combined with adjoining suite for 8,101 SF



Availability | Building A

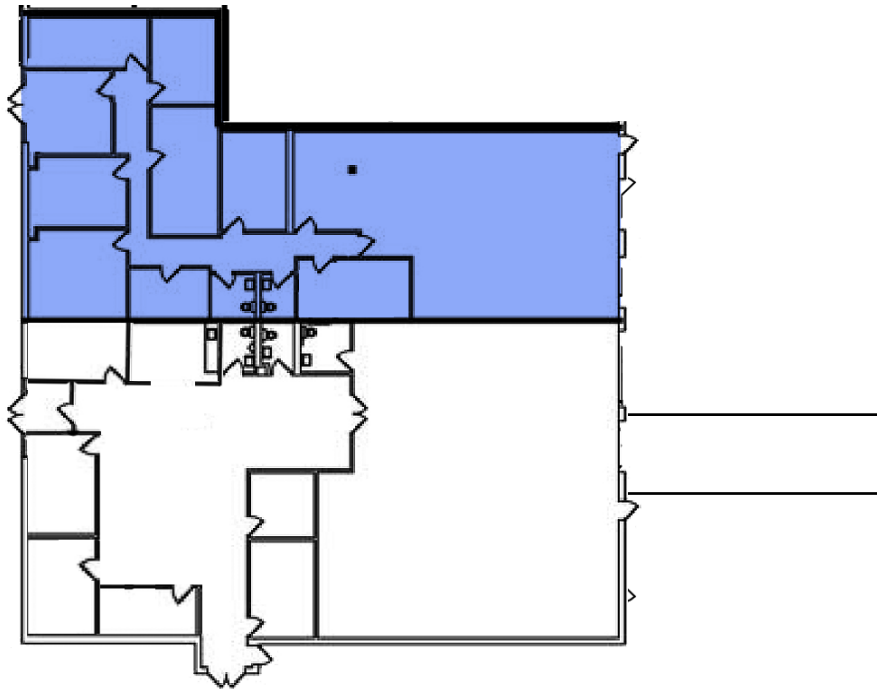
Address: 2252 & 2252a Welsch Industrial Court

Available SF: 8,101 SF

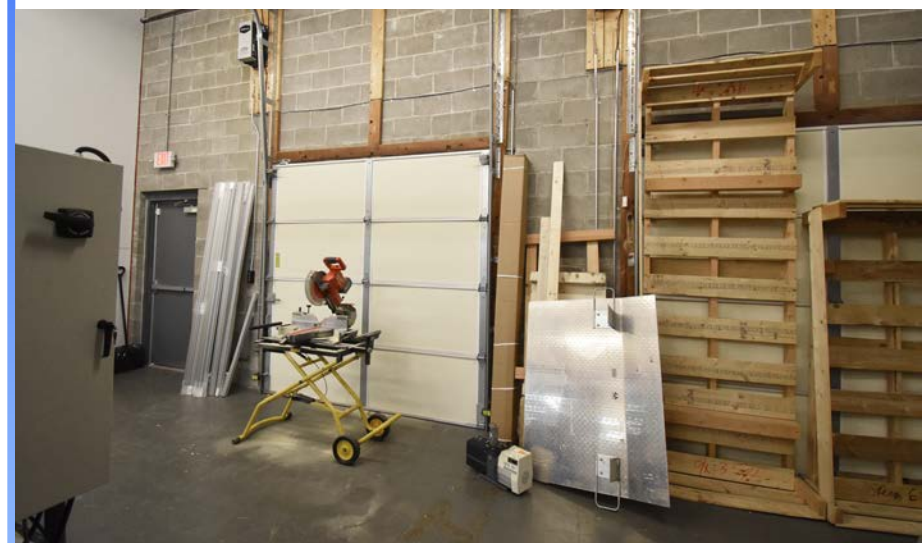


Availability | Building B

Address:	2228 Welsch Industrial Court
Available SF:	3,174 SF
Use:	Flex
Loading:	Two docks
Features:	Warehouse, office space, secure entrance, can be combined with adjoining suite for 7,646 SF

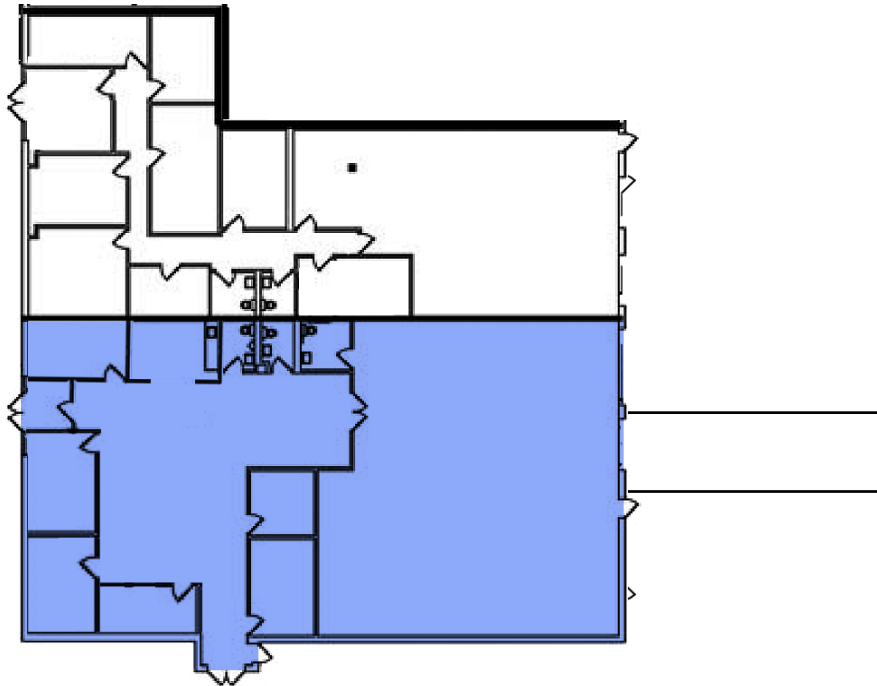


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Availability | Building B

Address:	2232 Welsch Industrial Court
Available SF:	4,472 SF
Use:	Flex
Loading:	One dock; One drive-in
Features:	End cap space, warehouse, open office area, kitchenette, two entrances, can be combined with adjoining suite for 7,646 SF



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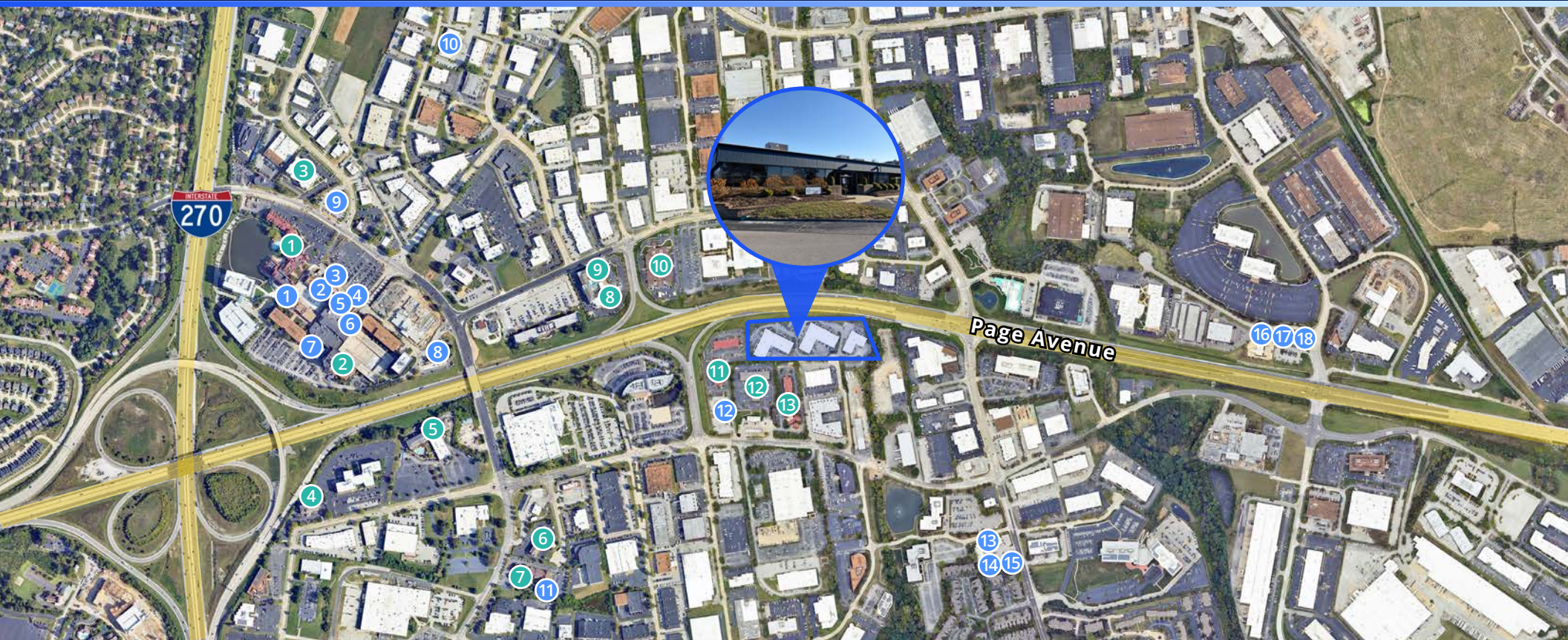


Location Overview



Demographics	1 Mile	3 Miles	5 Miles
Population	3,588	83,118	159,088
Households	1,599	36,979	68,254
Avg HH Income	\$125,865	\$115,336	\$125,823
Businesses	1,410	5,323	9,725
Employees	29,525	86,308	166,580

Area Amenities



Restaurants

- | | |
|----------------------------------|------------------------------|
| 1 Basso on the Plaza at Westport | 10 What's In The Box Lunches |
| 2 Trainwreck Saloon Westport | 11 Namasthey Guntur |
| 3 Soda Fountain Express | 12 Hooters |
| 4 Starbucks | 13 Top Sushi |
| 5 360 Westport | 14 Vivola Express |
| 6 Kobe Steakhouse | 15 Subway |
| 7 Westport Social | 16 Starbucks |
| 8 McDonald's | 17 Snarf's Sandwiches |
| 9 St. Louis Bread Co | 18 QDOBA Mexican Eats |

Hotels

- | | |
|----------------------------------|--|
| 1 Sheraton Westport Chalet Hotel | 10 Courtyard by Marriott |
| 2 Sheraton Westport Plaza Hotel | 11 Red Roof Inn |
| 3 Staybridge Suites | 12 Extended Stay America Select Suites |
| 4 Extended Stay America Suites | 13 La Quinta Inn & Suites |
| 5 Comfort Inn | |
| 6 Studio 6 Extended Stay | |
| 7 Days Inn & Suites | |
| 8 Fairfield by Marriott | |
| 9 Residence Inn by Marriott | |

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