

# For Lease

## 29,656± Sq. Ft. - 122,086± Sq. Ft.



### **Union Seventy Center** **3901 Union Blvd. - Suite 135** **St. Louis, MO 63115**

Lease Rate: First Level  
**\$2.95/ Sq. Ft., NNN**  
Second Level  
**\$1.00/ Sq. Ft., Gross**  
Contact: **Brendan O'Brien**  
**Brennan Gaffney**  
**Peter Newton**

- 29,656± Sq. Ft. First Level
- Expandable to 122,086± Sq. Ft. ,  
With 92,430± Second Level Space
- Automated Pallet Lift & Freight Elevator to Second Level
- 15' -20' Ceiling Heights
- Ten (10) Truck Docks with Load Levelers & Weather Seals
- One (1) Drive-in Door
- 24 Hour Security




Office Industrial Retail Institutional Investment Management



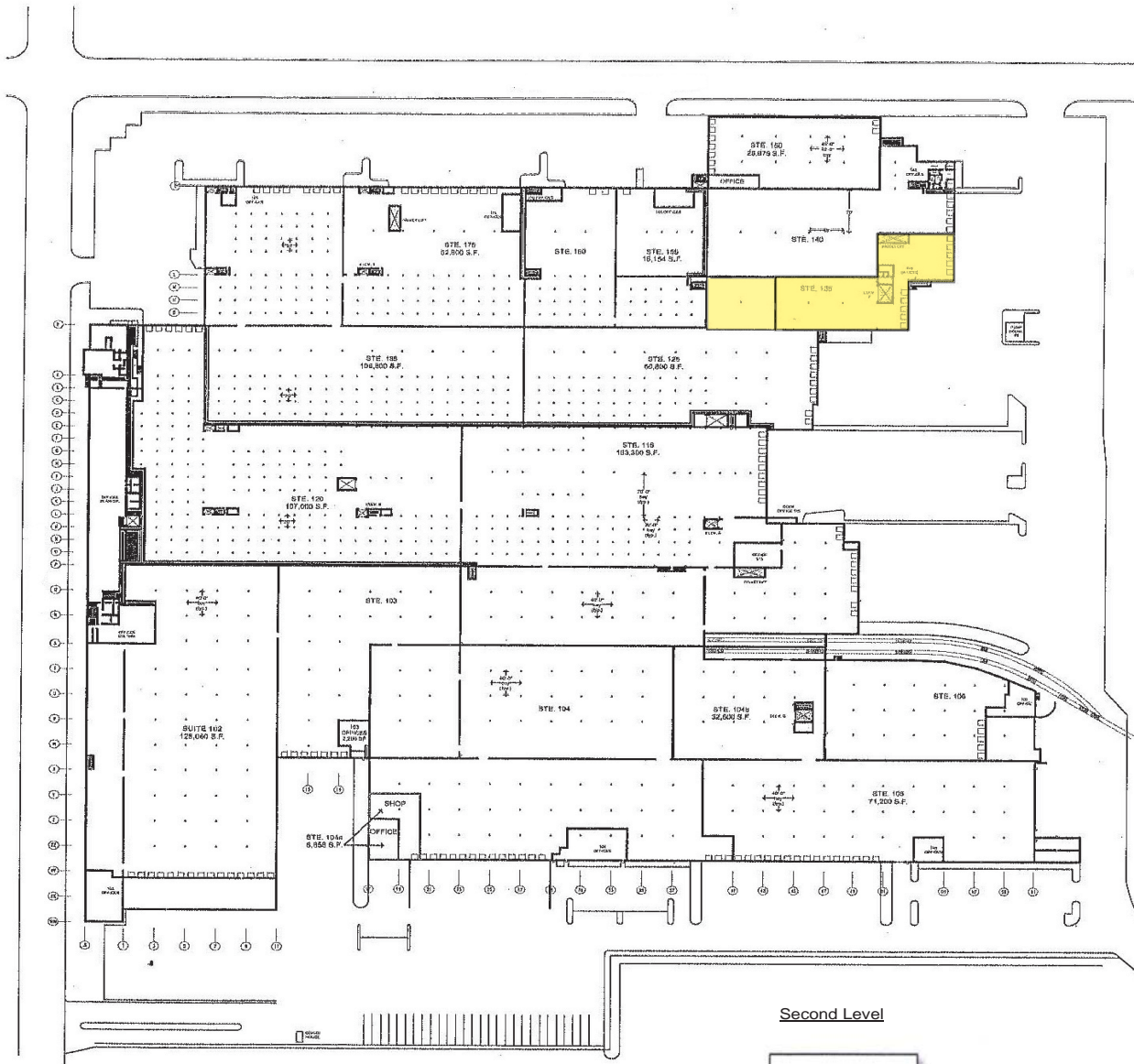
Commercial Real Estate  
1401 S. Brentwood Blvd.  
Suite 650  
St. Louis, MO 63144  
[www.hillikercorp.com](http://www.hillikercorp.com)

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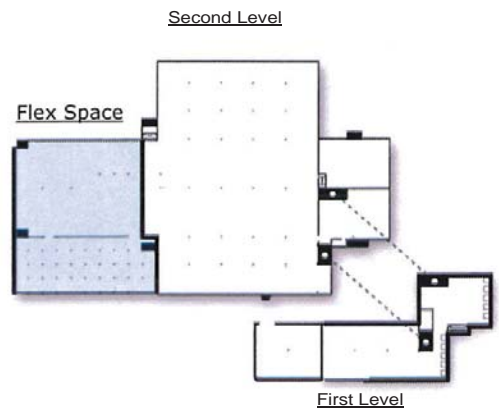
 Individual Membership in the Society  
of Industrial and Office Realtors

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**UNION SEVENTY CENTER**  
*Business Park*

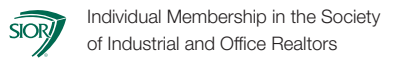


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