FOR SALE/LEASE
105,000 SF BACK OFFICE / CALL CENTER
100 Mall Parkway, Wentzville, MO 63385
Cushman & Wakefield is pleased to offer for sale or lease, on behalf of the Property’s Ownership, the 100% fee simple interest in the Condominium Unit C at 100 Mall Parkway, consisting of 104,642 square feet of office space with 89,507 SF coming available on July 1, 2018. **Adjacent Condominium Unit D (68,700 square feet) is 100% occupied and available for sale with Condominium Unit C. Call broker for details.**

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**Property Highlights**

- **Exceptional Location** – Located in St. Charles County, MO at the I-70/I-64 Interchange, 100 Mall Parkway enjoyed unsurpassed visibility and access. Further, the Property is surrounded by a number of quality retailers, notable public companies, hospitals, universities, and a wide range of entertainment/recreation options. The City of Wentzville remains the fastest-growing City in the entire State of Missouri, adding approximately 2,000 people to the population base each year.

- **Premier Office Market** – The St. Charles County office market has experienced unparalleled growth over the past few decades. With an ever-growing workforce and excellent location, the St. Charles County I-64 corridor is known as the High-Tech Corridor of Missouri.

- **Quality Call Center/Back-Office Space** – A planned Serco, Inc. vacation of Condominium Unit C in June 2018 creates an exceptional opportunity for a tenant, owner/user, or user/investor to occupy a virtually plug-and-play call center with high quality office finishes and significant infrastructure in place.
# Property Overview

| Address: | 100 Mall Parkway  
|          | Wentzville, MO 63385 |
| Total Square Feet: | 104,642 SF in Condo C; Part of 343,400 SF multi-use complex |
| Square Feet Available: | 89,507 SF available July 1, 2018 to owner/user or tenant |
| Square Feet Leased: | 15,135 SF leased through March 31, 2023* |
| Personal Property: | Approximately 800 workstations (excluding chairs) |
| Year Built: | 1983 with subsequent extensive renovations |
| Parking: | 1,477 common parking spaces for the complex |
| Roof: | TPO (flat surfaces); EPDM (gabled surfaces) |
| Back-up Power: | 500 KW diesel-powered generator with 24 hour run-time tank |
| Fiber Optics: | Charter Spectrum fiber service & CenturyLink fiber service in building with 10 gigabit point-to-point capability. Copper and fiber infrastructure fed through several Intermediate Distribution Frames (IDF) from central Main Distribution Frame (MDF). Each IDF has Liebert temperature and humidity control. MDF room includes 2 Liebert units, dry-pipe sprinkler system and FM-200 fire suppression system |
| HVAC: | Direct Digital Controlled (DDC) energy management system (EMS) with Graphic User Interface (GUI) and economizers that import outside fresh air. |
| Fire Protection: | Upgraded 8-zone sprinkler system including optional gated card reader access. |
| Security System: | Includes CCTV monitoring of key areas with 32 channel and 16 channel DVR and panned tilt zoom (PTZ) cameras on all exterior building corners |
| Signage: | Building signage available plus digital billboard/monument sign visible from I-70. |
| Current Zoning: | Planned Development-Mixed Use (PD-MX) in City of Wentzville |
| Location: | At the junction of I-70 and I-64, with access via Route A from I-70, and improved access from I-64 via Prospect Road interchange |
| Visibility: | Prominent I-70 visibility |
| 2017 Real Estate Taxes: | $55,197.83 (Unit C) |
| Lease Rate: | $7.25/SF NNN for 89,507 SF (Available July 1, 2018) |
| Sale Price: | $6,800,000* ($65/SF for 104,642 SF Unit C) ** |

*Lease Information for 15,135 SF Tenant Available Upon Request  
** Adjacent Condominium Unit D (68,700 square feet) is 100% occupied and available for sale with Condominium Unit C. Call broker for details.
*Condominium Unit D (68,700 square feet) is 100% occupied and available for sale with Condominium Unit C (optional). Call broker for details.
Floor Plan

UNIT D
100% Leased

UNIT C
15,135 SF Suite
100% Leased*

AVAILABLE
July 1, 2018
89,507 SF

NOT INCLUDED IN SALE/LEASE OFFERING

*Lease Information Available Upon Request
## Location Amenities

### RESTAURANTS
1. Penn Station
2. Culver’s
3. Chick-fil-A
4. Hardee’s
5. Jack in the Box
6. Arby’s
7. Steak ‘n Shake
8. Taco Bell
9. Sakura Hibachi & Sushi Grill
10. Starbucks
11. 54th Street Grill & Bar
12. White Castle
13. Panda Express
14. Pizza Hut
15. St. Louis Bread Co.
16. Ruby Tuesday
17. Bob Evans
18. Olive Garden
19. IHOP
20. Lion’s Choice
21. McDonald’s
22. Stefanina’s Pizzeria
23. Papa John’s
24. Subway
25. Los Portales
26. Hotshots Sports Bar & Grill
27. Stone Summit Steak & Seafood
28. The Tattooed Dog
29. Tommy D’s Pizza
30. Dairy Queen
31. Friendship Brewing Company
32. West Allen Grill
33. Yol Salsa
34. Unkorked Wine Garden
35. Andoro’s Pizza
36. Pete’s Drive-In
37. Rikerly’s Place

### RETAIL
38. PetSmart
39. Michaels
40. DICK’S Sporting Goods
41. Home Depot
42. Schnucks
43. Verizon
44. Dollar Tree
45. Walmart
46. Kohl’s
47. Best Buy
48. Save-A-Lot
49. Walgreens
50. Olive Tree Market Place
51. Van’s Hallmark Shop
52. Ellbee’s General Store
53. Dierberg’s
Economy

In 2017 St. Louis added 12,400 jobs as the seasonally adjusted unemployment rate dropped to 3.4%, the lowest level in 18 years. This marks the 31st consecutive month that St. Louis's unemployment rate remained below the national rate, which currently sits at 4.1%. Office-using employment remains strong as 4,800 jobs were created this year, almost double the amount generated in 2016. Average weekly earnings have risen by 3.0% over the past two years, helped by tightening labor market fundamentals. Moody’s forecasts continued employment growth for the St. Louis MSA over the next two years with unemployment remaining under 4.0%.

Market Overview

The St. Louis office market experienced 815,000 square feet (sf) of positive absorption in 2017 which included the completion of several build-to-suit projects totaling 417,000 sf. Absorption in both 2016 and 2017, 849,000 sf and 815,000 sf respectively, are more than double the historical average annual absorption of 380,000 sf. By the end of the fourth quarter, vacancy had dropped to 11.7%, more than 260 basis points lower than at the end of 2015. Construction activity increased significantly in the past year with 2.2 million square feet (msf) under construction, of which 86.1% is build-to-suit. Demand for additional office space continues to grow, leading to new construction announcements and driving increased rents.

Class A Contiguous Space

FEW LARGE BLOCKS OF CLASS A SPACE AVAILABLE