

THE GLOBE OFFICE BUILDING

Offices in the Heart of the STL Tech Community



GLOBE BUILDING

BIG SPACE BIG POWER BIG FIBER



710 N. Tucker Blvd., St. Louis, Missouri 63101



GERSHMAN
COMMERCIAL REAL ESTATE

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The Globe Building began as a hub for railway companies in early 20th century St. Louis, then a bustling industrial giant. Just like the railways passing through the Globe Building were essential for transporting goods and people, today five separately owned and operated data centers harness the multiple fiber streams within the building to transport and store the information, content and data that today's businesses and people require.

With a fiber optic hub at its core, the Globe Building provides an excellent opportunity for any size business to operate in Downtown St. Louis, which hosts Fortune 1000 companies and numerous, exciting start-ups and entrepreneurs.

After the close of business, or even during a well-deserved lunch break, the Globe Building's location is ideal for both tenants and clients. Washington Avenue is one of the most dynamic entertainment districts in the area, offering an eclectic mix of fine dining and nightspots. Also, it is only a short walk to Laclede's Landing, the Arch, the Peabody Opera House, City Garden, food trucks and luxury hotels, as well as the Cardinals, Blues and the Dome at America's Center.

BIG SPACE

The rich history and urban feel of the Globe Building can be experienced in its brutish power, massive columns, and sturdy flooring, but also in the juxtaposing sleek, modern design and large industrial windows, bringing an open, creative 21st century urban feel and aesthetic to Downtown St. Louis.



BIG POWER

Your business is constantly in motion, but experiencing power interruptions can kill your momentum. The Globe Building keeps your business moving forward with redundant underground power feeds and an on-site power substation. Nothing can stop you until the day is over and the last file is saved.

BIG FIBER

Your business is filled with potential, but your growth can be stunted by poor internet connectivity. The Globe Building hosts abundant and blazing-fast fiber (up to 10 GB internet speeds) from multiple providers, and, because of this proximity and choice, high speed connectivity is available to the tenants of the building at the lowest cost in the region. That's the Globe Building advantage.



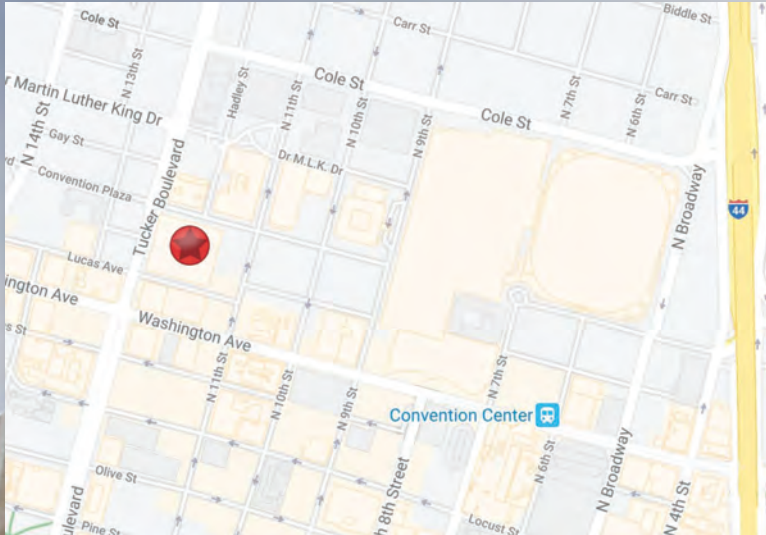
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Offices in the Heart of the STL Tech Community

- 70,000 SF - 85,000 SF Contiguous Floor Plates
- 200,000 SF Available
- Located on the Fiber Backbone Serving the City & NGA
- 6 Industrial-Sized Elevators
- Newly Renovated Interiors Including:
 - 375 Space Uderground, Secured Parking
 - New Passenger Elevators, Restrooms, Breakrooms, Lobby & Common Areas
 - Diamond-Tipped, Refinished Concrete Floors
 - Renovated Factory Windows on all Elevations
- Minimum 12' Clear Ceiling Height
- Security Includes Key Fob Access & Lobby Attendant During Daytime Hours
- Lease Rate: \$10.50 - \$13.50 PSF, Modified Gross



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AT THE
SOURCE



Scalable
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