

Where Life and Design Come Together
Corporate Campus - Build to Suit

120,000 SF OFFICE
I-64 @ WOLFRUM ROAD
WELDON SPRING, MISSOURI

Merging St. Louis County with St. Charles County

MP



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Concept

Where life & design come together at the crossroads of two counties

Located in the High Tech Corridor of St. Charles County on I-64, neighboring the Missouri Research Center and 500 million square feet of retail.

BUILDING A

4 LEVELS - 17,600 SF

70,400 TOTAL SF

282 PARKING SPACES (4/1000)

BUILDING B

3 LEVELS - 17,600 SF

52,800 TOTAL SF

212 PARKING SPACES (4/1000)

LOT SIZE

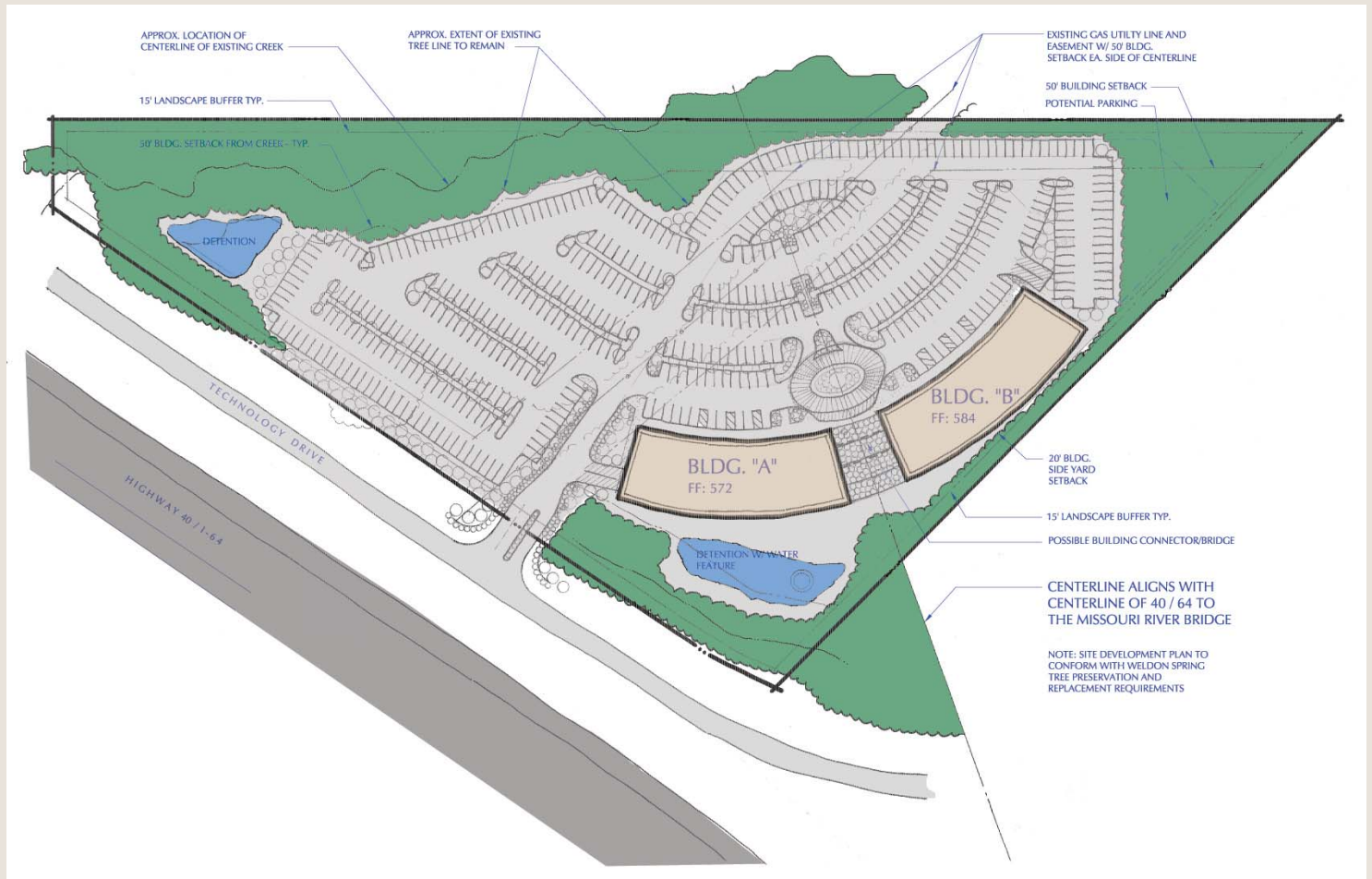
11+/- ACRES

STRUCTURE AREA

9.7 ACRES

I-40/64 FRONTAGE

651'



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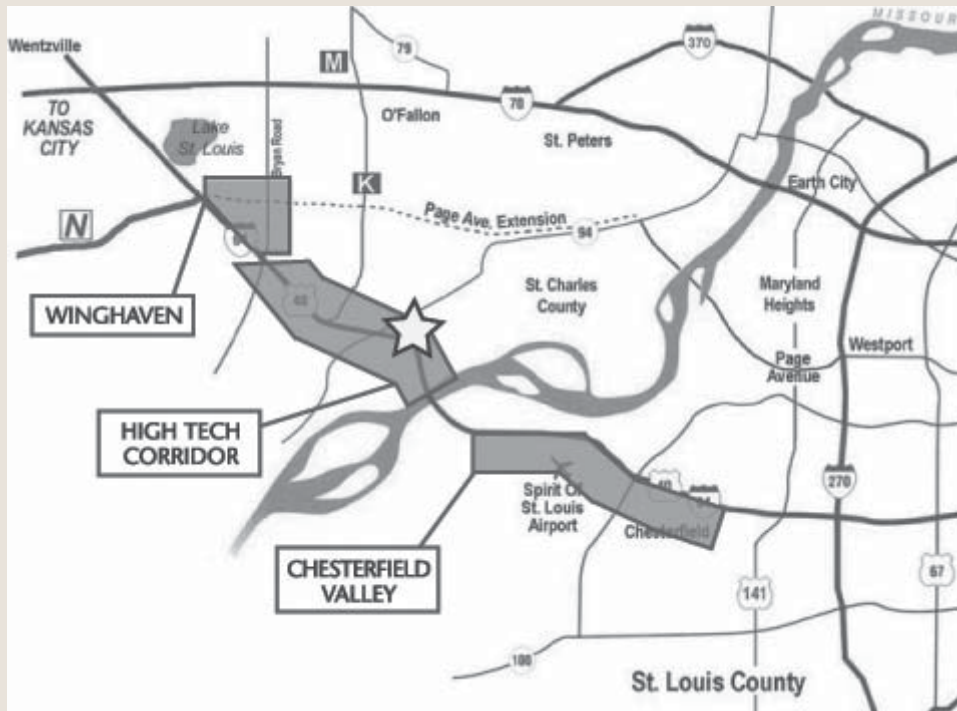
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Area

DEMOGRAPHICS 5 mile radius	2000 Census	2006 Estimate	2011 Projection
Population	60,999	79,445	94,229
Households	19,551	26,002	31,109
Families	16,865	22,051	26,058
Average Household Size	3.10	3.04	3.02
Owner Occupied HUs	18,298	24,437	29,272
Renter Occupied HUs	1,253	1,564	1,836
Median Age	33.3	33.7	33.2
Average Hhld Income	\$72,593	\$92,869	\$114,312
Median Hhld Income	\$90,951	\$120,575	\$153,959
Per Capita Income	\$29,446	\$39,733	\$51,171



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Amenities

CHESTERFIELD VALLEY

JUST EAST OF THE MISSOURI RIVER ON I-64

This established area, with a recent 500 million square feet in retail development, boasts more than 40 restaurants including fine dining and casual, five hotels, 2 shopping malls and two movie theatres. This extremely successful retail addition caters to the nearly 30,000 employees and 2,000 business in Chesterfield including major employers such as Dierberg's Markets, Inc., Pfizer, Rose International, Amdocs, Inc., Alto U.S., Inc. and McBride and Son Management Co.

HIGH TECH CORRIDOR

ALONG I-64 BETWEEN THE MISSOURI RIVER & HWY N

Join corporate peers such as MasterCard (International Headquarters), Citibank Mortgage (International Headquarters), Verizon, Enterprise Leasing, Fireman's Fund Headquarters, Federal Aviation Administration, A.G. Edwards and the Progress West Healthcare Center.

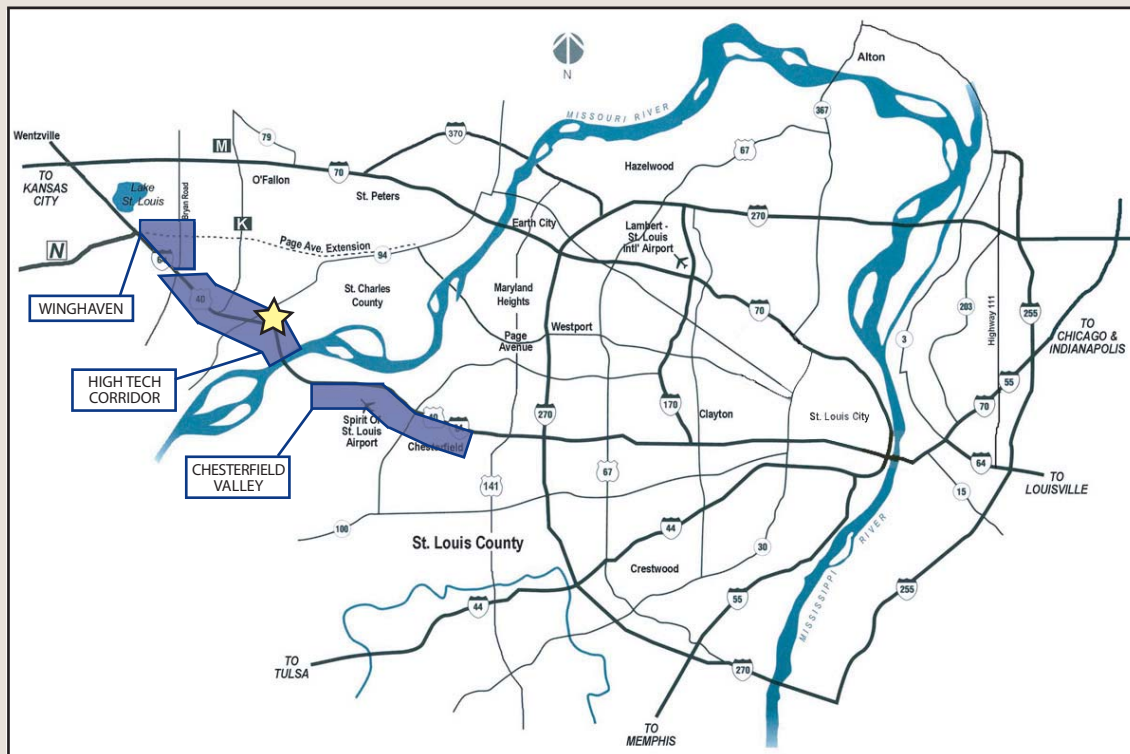
The many restaurants, retailers and hotels along this stretch include J Bucks, Cracker Barrel, Jay's Seafood, Massage Envy, Starbucks, Maggie Moo's, Staybridge Suites and Country Inn & Suites

WINGHAVEN BOULEVARD

ON I-64 JUST WEST OF HWY N

A 1200-acre master planned setting reminiscent of Norman Rockwell's America, WingHaven® is located in an area with a progressive, pro-business attitude. It will directly access the soon-to-be built Page Avenue extension (Missouri Highway 180) into St. Charles County. Amenity-laden WingHaven® features WingHaven® Country Club, six miles of hiking and biking trails, an 18-hole Nicklaus Design Golf Course, a hotel with conference and spa facility and over 1600 dwelling units and 580 apartments.

The 70+ thriving offices/retailers in this area include JCPenney, Lowes, Walmart, Wehrenberg Town Square 12 Cine, Shop n Save, Payless Shoe Source, Qdoba Mexican Grill, Red Robin, Hilton Garden Hotel, Bristols and Outback Steakhouse.



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