

FOR LEASE

11861

WESTLINE INDUSTRIAL DR

ST. LOUIS, MO



11861 WESTLINE INDUSTRIAL DR

PHOTOS + DETAILS

TOMMY LEONARD

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314.675.5240 (MOBILE)

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NICK HARTIG

314.408.7400 (OFFICE)

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JOSH JENKINS

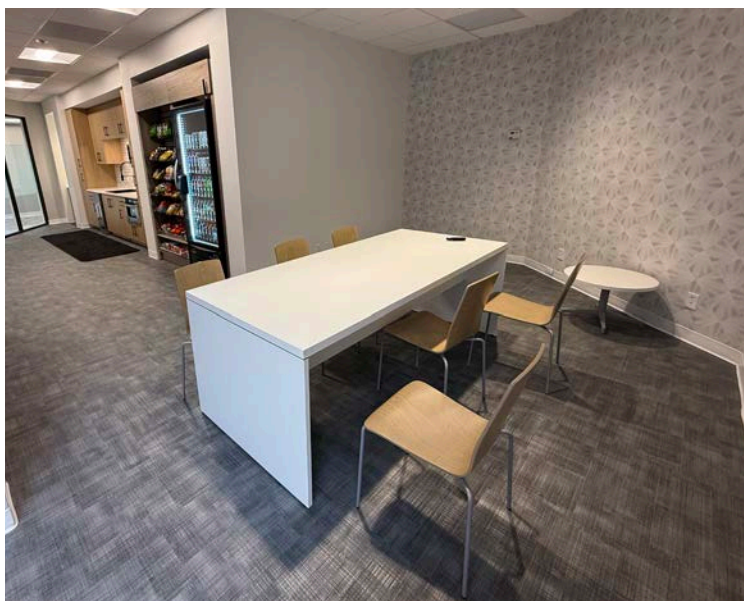
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Josh@LCGCap.com



- ASKING: \$14.50 PSF NNN
NNN = \$3.50 PSF
- AVAILABLE SUITES:
 - SUITE 300 - 1,294 SF
 - SUITES 670-690 - 3,616 SF
- NEWLY RENOVATED OFFICE & LAB BUILDING WITH EXTERIOR & INTERIOR RENOVATIONS COMPLETED IN 2025
- LANDSCAPE IMPROVEMENTS AND PARKING LOT REFINISHING
- 16 FT CLEAR HEIGHT
- DOCK-HIGH LOADING
- 5 PER 1,000 SF PARKING RATIO
- AMENITIES INCLUDE:
CONFERENCE ROOM WITH INTERNET & SMART TV FOR EASY PROJECTION



BREAKROOM/KITCHENETTE AREA WITH TV, TABLE & CHAIRS, EASY PURCHASE MARKET, 2 MICROWAVES AND ICE MACHINE

ADDITIONAL SEATING IN THE LOBBY WITH BOOTH-STYLE SEATING

- THE LAB INCLUDES:
LABCONCO DISHWASHER
RO SYSTEM FEEDING WATER
AUTOCLAVE
ICEMAKER
REFILL WATER SYSTEM
EMERGENCY SHOWER & EYEWASH
CABINETS & SHELVING

LCG CAPITAL
MANAGEMENT

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AERIAL

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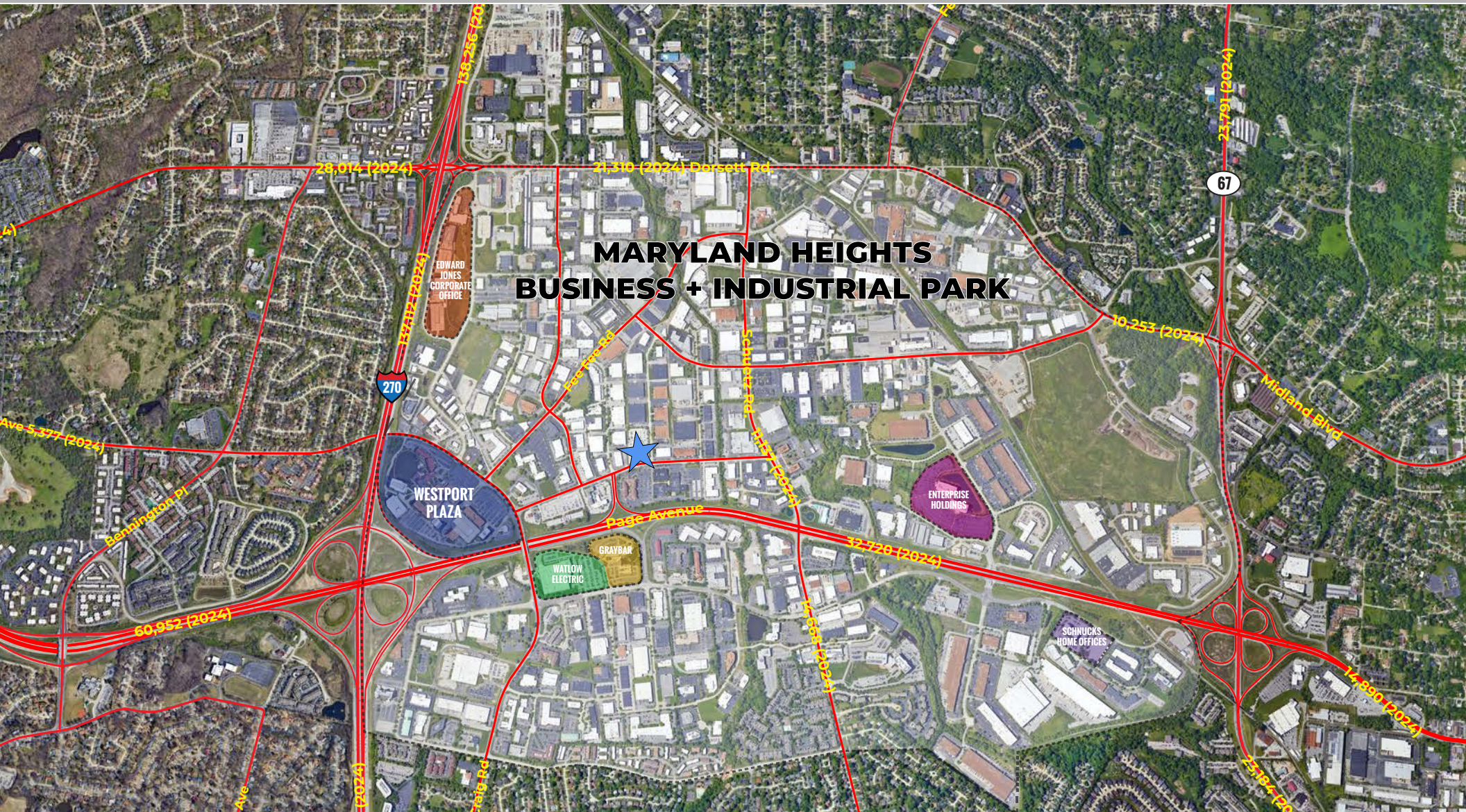
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**MARYLAND HEIGHTS
BUSINESS + INDUSTRIAL PARK**

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FLOOR PLAN

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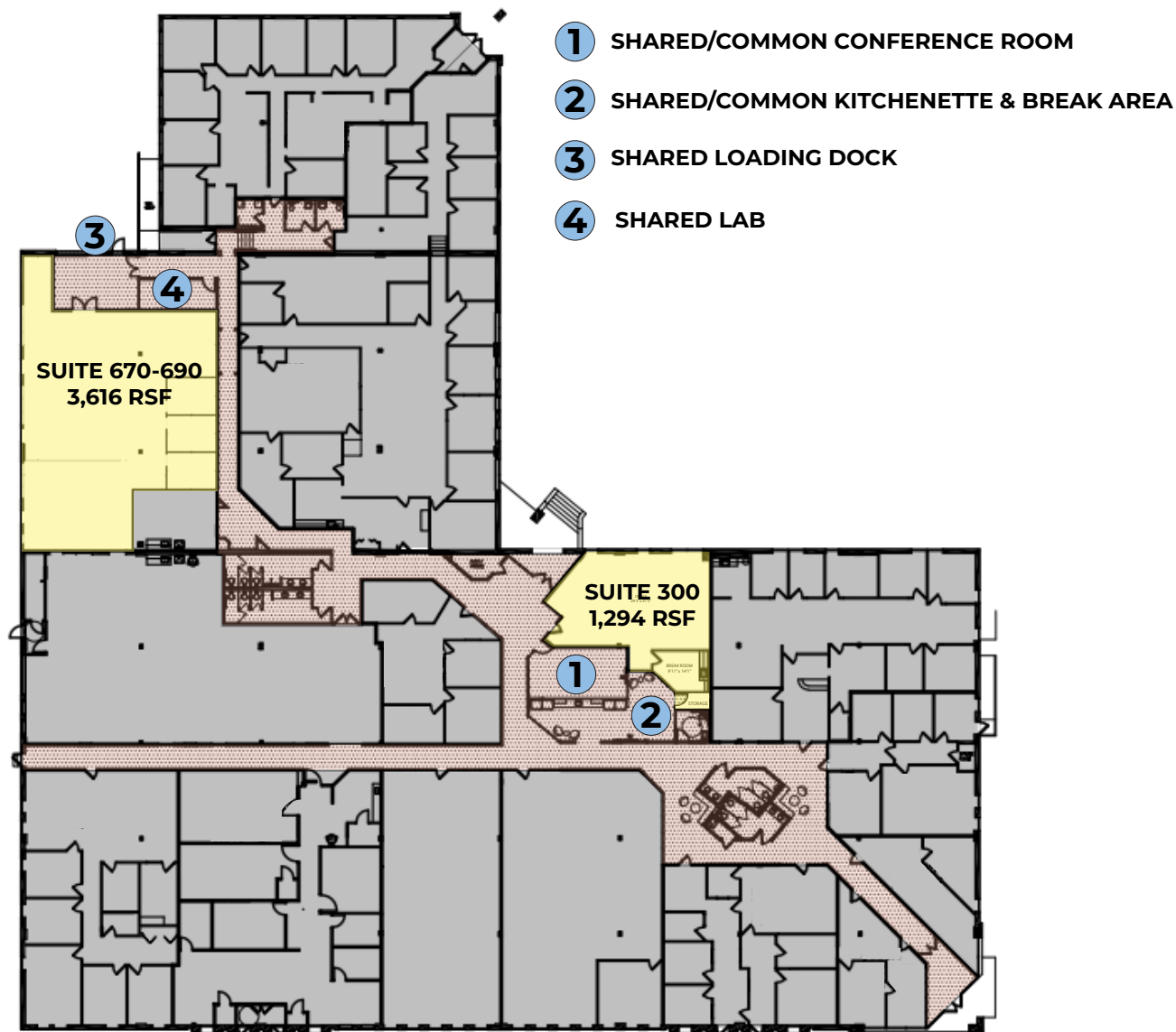
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FLOOR PLAN | SUITE 300 & 670-690

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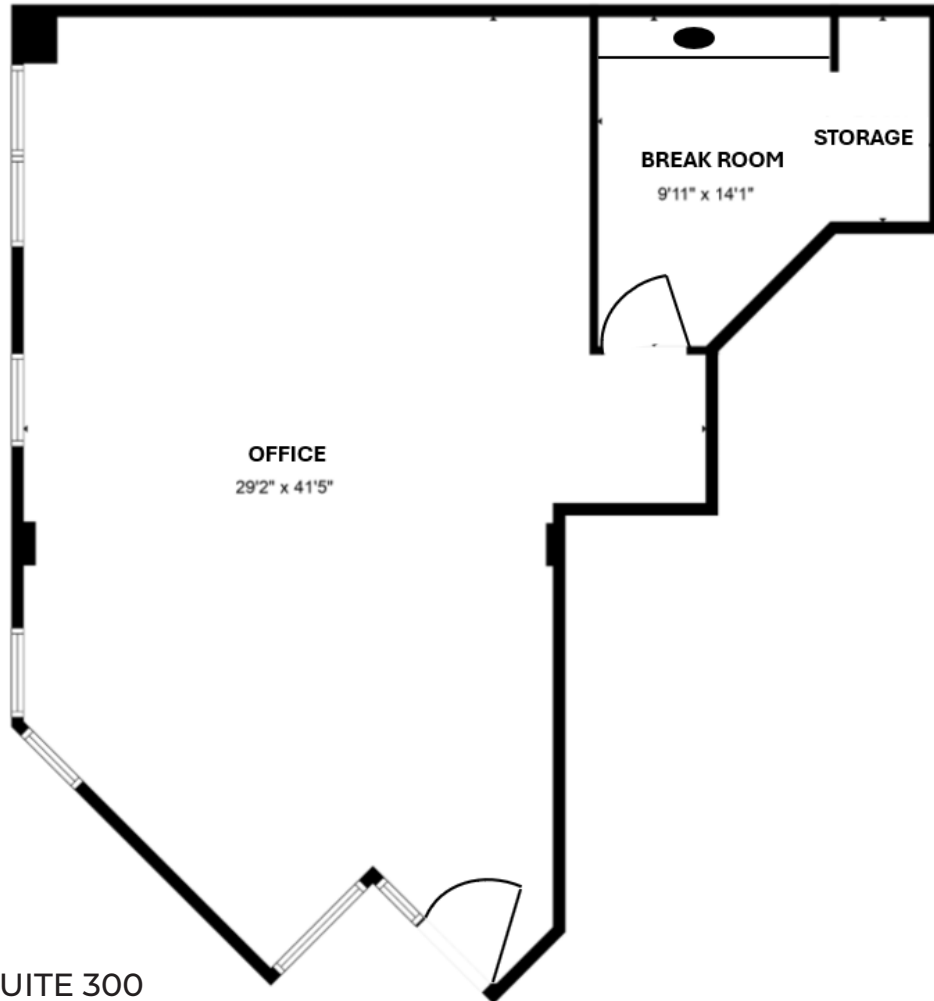
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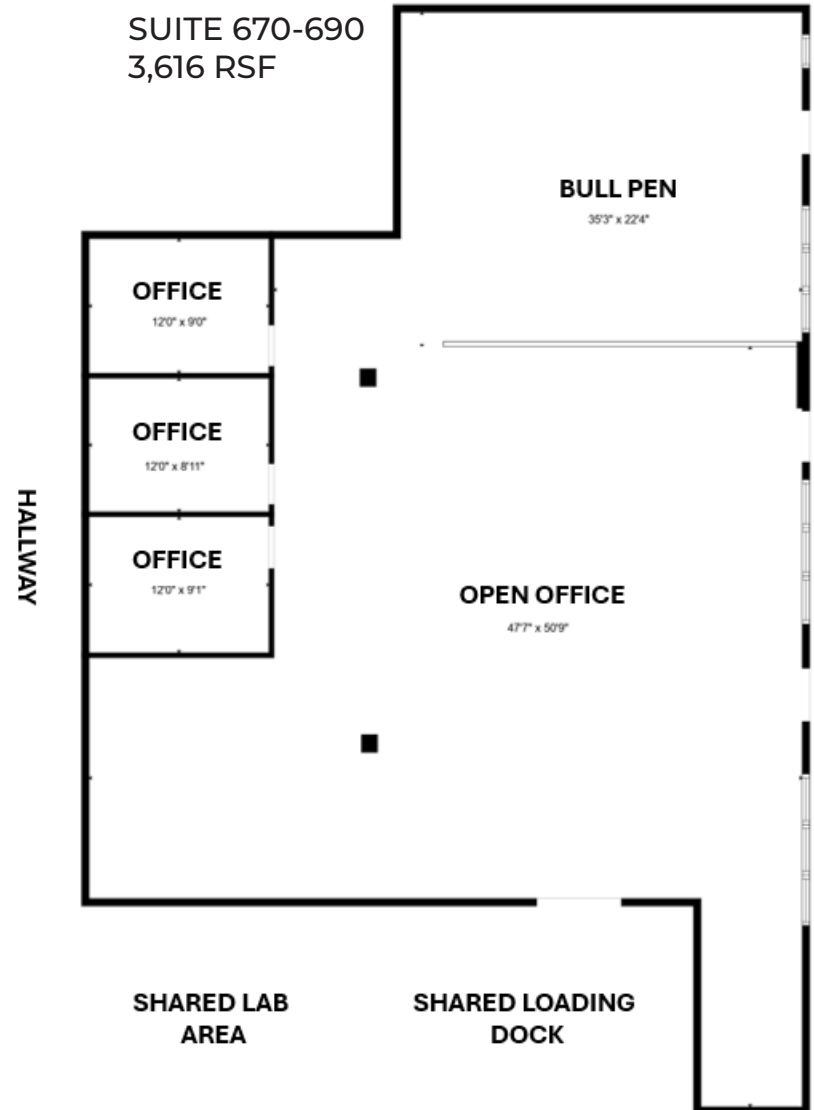
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