

FOR LEASE

11861

WESTLINE INDUSTRIAL DR

ST. LOUIS, MO

 **LCG**  
Capital Management





11861 WESTLINE INDUSTRIAL DR

PHOTOS + DETAILS

NICK HARTIG

314.408.7400 (OFFICE)

314.805.9779 (MOBILE)

Nick@LCGCap.com

JOSH JENKINS

314.408.7400 (OFFICE)

636.328.4828 (MOBILE)

Josh@LCGCap.com



- ASKING: \$14.50 PSF NNN  
NNN = \$3.50 PSF
- AVAILABLE SUITES:
  - SUITE 600 - 2,939 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
  - REPHILE WATER SYSTEM
  - EMERGENCY SHOWER & EYEWASH
  - CABINETS & SHELVING







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FLOOR PLAN

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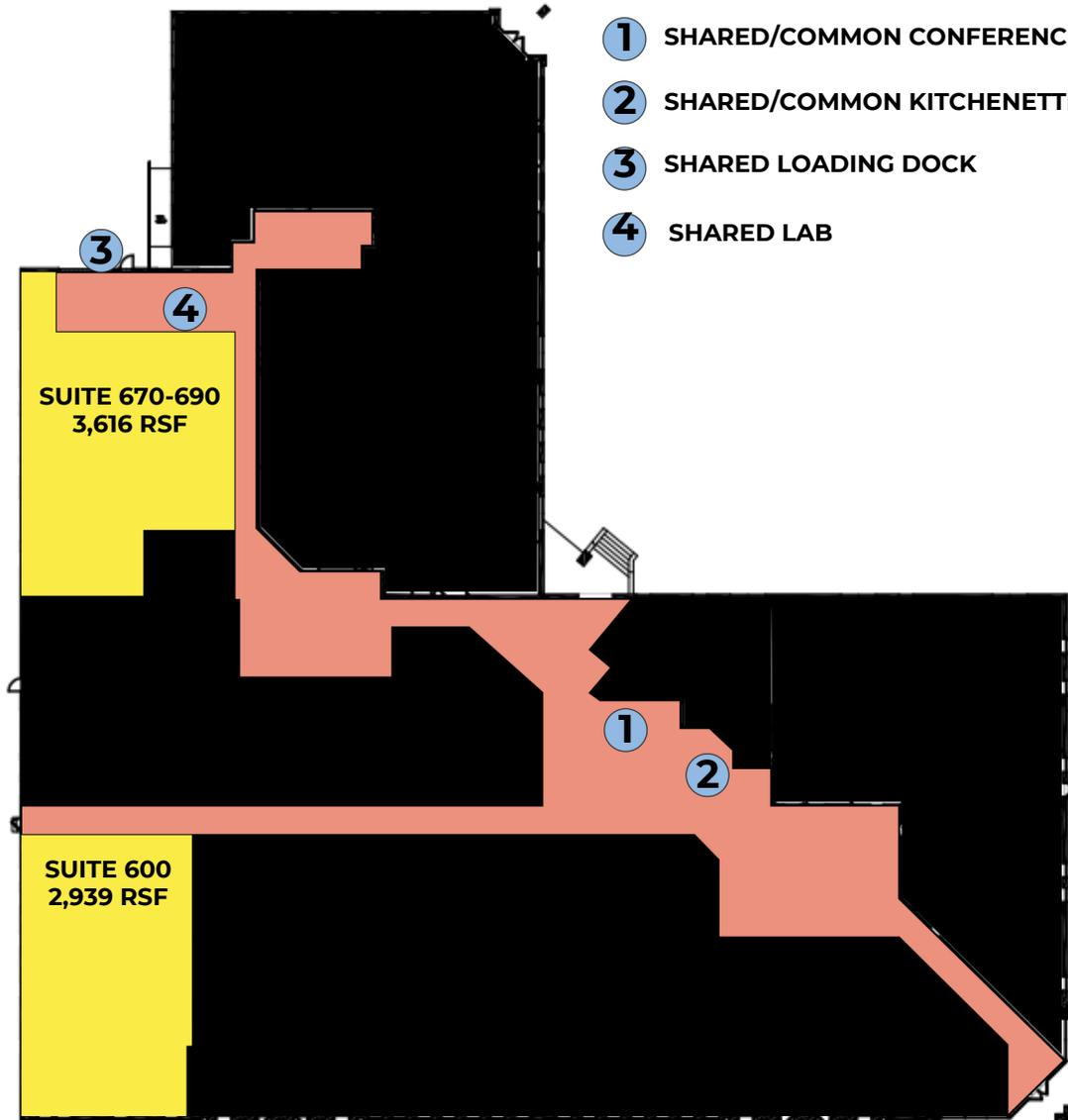
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- 1 SHARED/COMMON CONFERENCE ROOM
- 2 SHARED/COMMON KITCHENETTE & BREAK AREA
- 3 SHARED LOADING DOCK
- 4 SHARED LAB