



# THE ICONIC SECURITY BUILDING

SCAN HERE!



**MARK CLARKSON**  
Phone: 314.647.6611 ext.127  
[MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)

**BEN CHERRY, CCIM**  
Phone: 314.647.6611 ext.115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

**EDDIE CHERRY**  
Phone: 314.647.6611 ext.113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**CALEB ANTHONIS**  
Phone: 314.647.6611 ext.126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**319 NORTH 4<sup>TH</sup> STREET**  
**ST. LOUIS, MO 63102**  
**675 — 11,317 S.F. | \$12.50/S.F. F.S.G.**

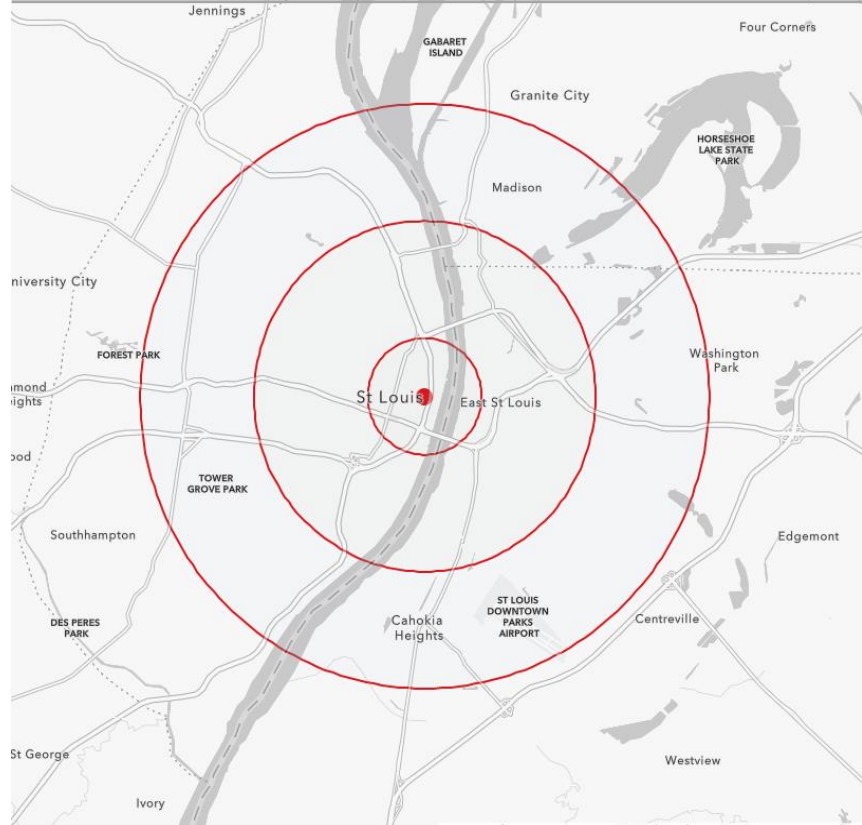


### PROPERTY OVERVIEW



- ON-SITE PROPERTY MANAGEMENT AND DOORMAN
- COMPLIMENTARY BUILDING CONFERENCE CENTER
- ATTACHED PARKING GARAGE (NOT INCLUDED)
- SILVER LEED CERTIFIED BUILDING
- OUTDOOR PATIO AMENITY FOR TENANTS
- CONVENIENT HIGHWAY ACCESS TO I-64, I-55, I-70, AND I-44
- LOCATED IN THE HEART OF DOWNTOWN ST. LOUIS CBD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,148	68,570	200,406
HOUSEHOLDS	7,311	33,008	94,961
AVERAGE HH INCOME	\$88,835	\$70,017	\$68,954



SCAN HERE!



**MARK CLARKSON**  
 Phone: 314.647.6611 ext.127  
[MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)

**BEN CHERRY, CCIM**  
 Phone: 314.647.6611 ext.115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

**EDDIE CHERRY**  
 Phone: 314.647.6611 ext.113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**CALEB ANTHONIS**  
 Phone: 314.647.6611 ext.126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**319 NORTH 4<sup>TH</sup> STREET**  
**ST. LOUIS, MO 63102**  
**675 — 11,317 S.F. | \$12.50/S.F. F.S.G.**

### SECURITY BUILDING STACKING PLAN

11 <sup>TH</sup> FLOOR	SUITE 1100 6,285 S.F. OCCUPIED					
10 <sup>TH</sup> FLOOR	SUITE 1000 11,671 S.F. OCCUPIED					
9 <sup>TH</sup> FLOOR	SUITE 900 11,552 S.F. OCCUPIED					
8 <sup>TH</sup> FLOOR	SUITE 800A 2,511 S.F. OCCUPIED	SUITE 800B 785 S.F. AVAILABLE	SUITE 810 1,758 S.F. AVAILABLE	SUITE 820 2,014 S.F. OCCUPIED	SUITE 822 790 S.F. AVAILABLE	SUITE 830 1,300 S.F. OCCUPIED
	SUITE 835 263 S.F. OCCUPIED	SUITE 840 233 S.F. OCCUPIED		SUITE 845 196 S.F. OCCUPIED	SUITE 850 350 S.F. OCCUPIED	SUITE 805 510 S.F. OCCUPIED
7 <sup>TH</sup> FLOOR	SUITE 700 11,336 S.F. OCCUPIED					
6 <sup>TH</sup> FLOOR	SUITE 601 675 S.F. AVAILABLE	SUITE 602 453 S.F. OCCUPIED	SUITE 604 234 S.F. OCCUPIED	SUITE 605 327 S.F. OCCUPIED	SUITE 608 463 S.F. OCCUPIED	SUITE 609 264 S.F. OCCUPIED
	SUITE 615 1,849 S.F. AVAILABLE	SUITE 650 5,694 S.F. AVAILABLE	SUITE 699 279 S.F. OCCUPIED		SUITE 603 255 S.F. OCCUPIED	SUITE 607 255 S.F. OCCUPIED
5 <sup>TH</sup> FLOOR	SUITE 500 11,317 S.F. AVAILABLE					
4 <sup>TH</sup> FLOOR	SUITE 400 11,119 S.F. AVAILABLE					
3 <sup>RD</sup> FLOOR	SUITE 300 4,588 S.F. OCCUPIED	SUITE 310 2,830 S.F. AVAILABLE	SUITE 320 194 S.F. OCCUPIED	SUITE 323A 200 S.F. OCCUPIED	SUITE 323B 234 S.F. LEASED	SUITE 323C 170 S.F. OCCUPIED
2 <sup>ND</sup> FLOOR	SUITE 200 5,153 S.F. OCCUPIED				SUITE 212 4,610 S.F. AVAILABLE	
1 <sup>ST</sup> FLOOR	SUITE 100 2,726 S.F. AVAILABLE	SUITE 100A 1,879 S.F. AVAILABLE	SUITE 100M 2,800 S.F. AVAILABLE		SUITE 101 2,800 S.F. LEASED	SUITE 101M 1,683 S.F. LEASED

SCAN HERE!



**MARK CLARKSON**  
Phone: 314.647.6611 ext.127  
MClarkson@ManorRealEstate.com

**BEN CHERRY, CCIM**  
Phone: 314.647.6611 ext.115  
Ben@ManorRealEstate.com

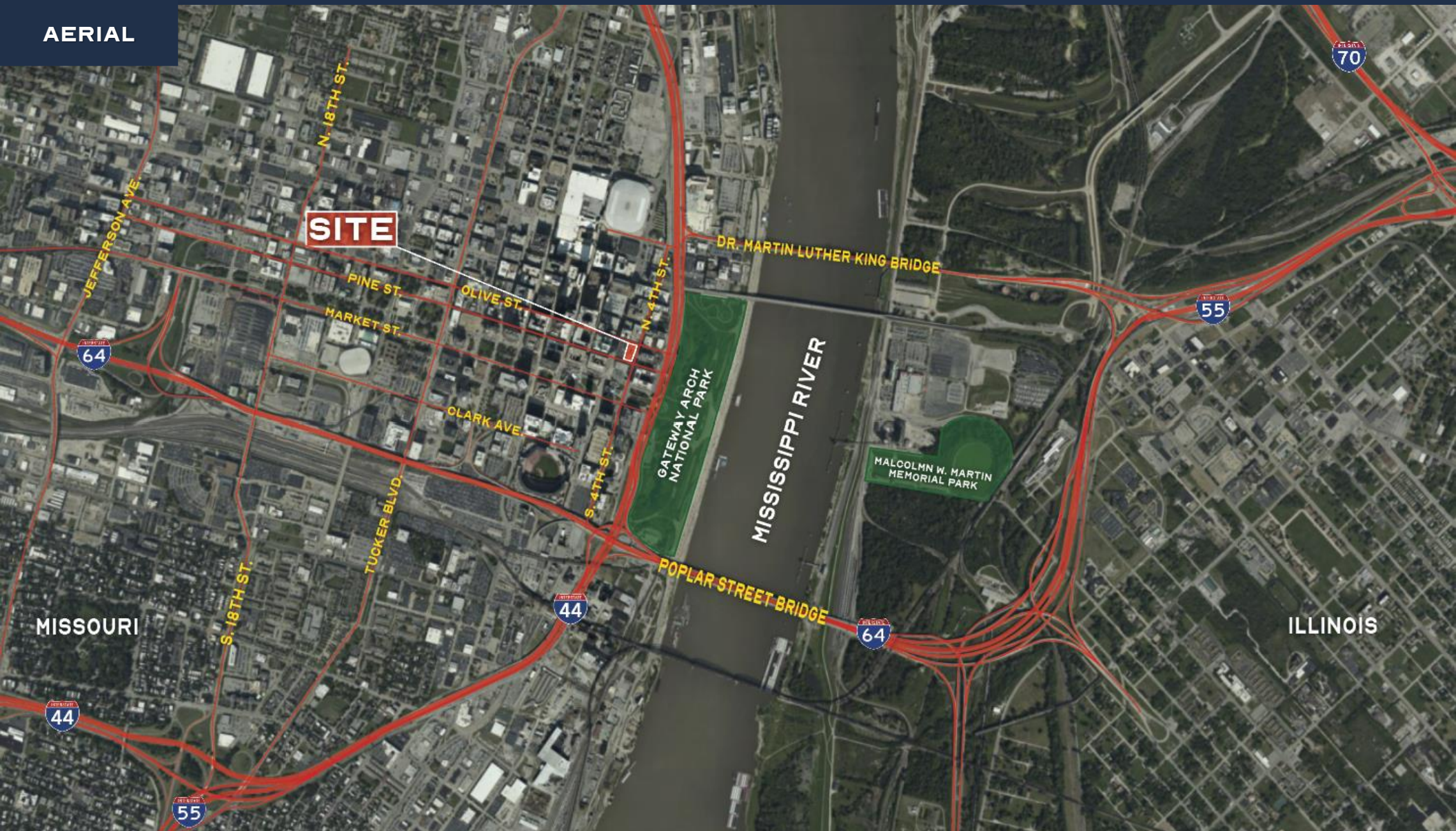
**EDDIE CHERRY**  
Phone: 314.647.6611 ext.113  
Eddie@ManorRealEstate.com

**CALEB ANTHONIS**  
Phone: 314.647.6611 ext.126  
Caleb@ManorRealEstate.com

**319 NORTH 4<sup>TH</sup> STREET**  
**ST. LOUIS, MO 63102**  
**675 — 11,317 S.F. | \$12.50/S.F. F.S.G.**



AERIAL



SCAN HERE!



**MARK CLARKSON**  
Phone: 314.647.6611 ext.127  
[MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)

**BEN CHERRY, CCIM**  
Phone: 314.647.6611 ext.115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

**EDDIE CHERRY**  
Phone: 314.647.6611 ext.113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**CALEB ANTHONIS**  
Phone: 314.647.6611 ext.126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**319 NORTH 4<sup>TH</sup> STREET  
ST. LOUIS, MO 63102  
675 — 11,317 S.F. | \$12.50/S.F. F.S.G.**