



THE ICONIC SECURITY BUILDING

SCAN HERE!



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

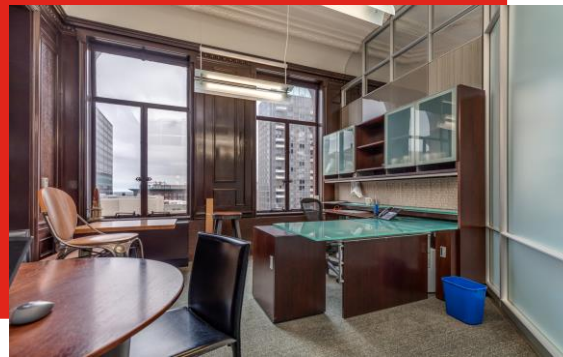
BEN CHERRY, CCIM
Phone: 314.647.6611 ext.115
Ben@ManorRealEstate.com

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

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

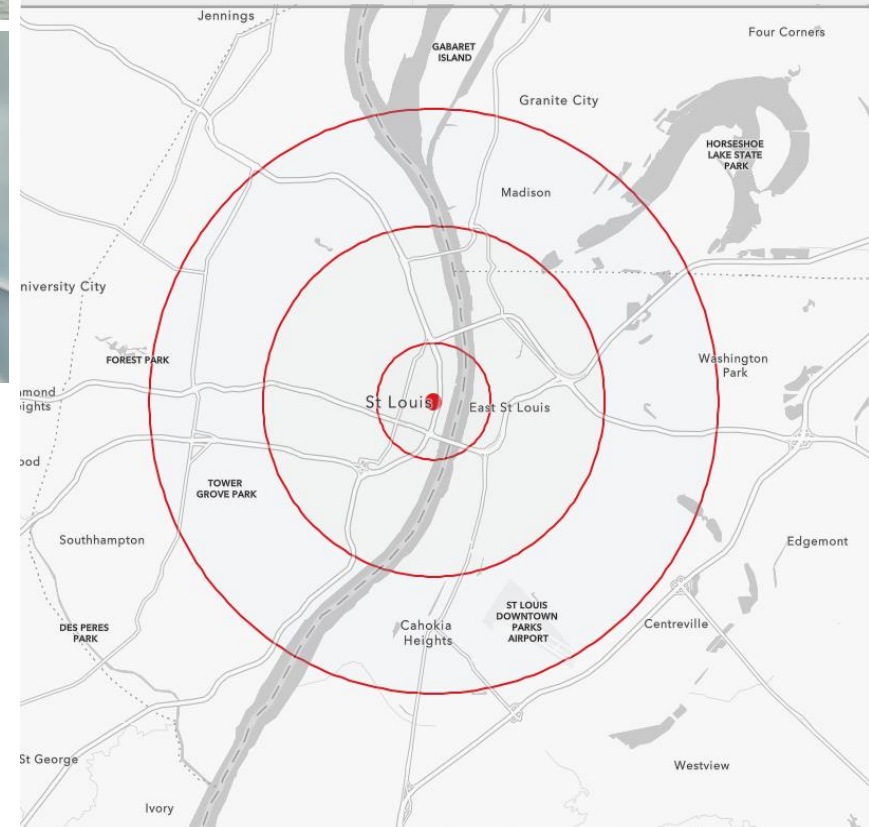
**319 NORTH 4TH STREET
ST. LOUIS, MO 63102
80 — 5,694 S.F. | \$12.50/S.F. F.S.G.**

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

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 4TH STREET
ST. LOUIS, MO 63102
80 — 5,694 S.F. | \$12.50/S.F. F.S.G.

SECURITY BUILDING STACKING PLAN

11 TH FLOOR	SUITE 1100 6,285 S.F. OCCUPIED							
10 TH FLOOR	SUITE 1000 11,671 S.F. OCCUPIED							
9 TH FLOOR	SUITE 900 11,552 S.F. OCCUPIED							
8 TH FLOOR	SUITE 800 2,165 S.F. AVAILABLE	SUITE 800A ADJ 346 S.F. AVAILABLE	SUITE 810 1,758 S.F. AVAILABLE		SUITE 820 2,014 S.F. OCCUPIED	SUITE 822 790 S.F. OCCUPIED	SUITE 830 2,090 S.F. AVAILABLE	
	SUITE 835 263 S.F. OCCUPIED		SUITE 840 233 S.F. OCCUPIED		SUITE 845 196 S.F. AVAILABLE	SUITE 850 350 S.F. OCCUPIED		SUITE 805 510 S.F. AVAILABLE
7 TH FLOOR	SUITE 700 11,336 S.F. OCCUPIED							
6 TH FLOOR	SUITE 601 675 S.F. AVAILABLE	SUITE 601 ADJ 165 S.F. AVAILABLE	SUITE 602 453 S.F. AVAILABLE	SUITE 604 234 S.F. OCCUPIED	SUITE 605C 327 S.F. OCCUPIED	SUITE 607 255 S.F. OCCUPIED	SUITE 608 463 S.F. OCCUPIED	SUITE 609 286 S.F. OCCUPIED
	SUITE 615 1,849 S.F. AVAILABLE		SUITE 650 5,694 S.F. AVAILABLE			SUITE 603 234 S.F. AVAILABLE		SUITE 607 255 S.F. OCCUPIED
5 TH FLOOR	SUITE 500 10,974 S.F. OCCUPIED				SUITE 500 ADJ 344 S.F. AVAILABLE			
4 TH FLOOR	SUITE 400 11,119 S.F. OCCUPIED							
3 RD FLOOR	SUITE 300 4,588 S.F. OCCUPIED	SUITE 307 255 S.F. AVAILABLE	SUITE 310 2,830 S.F. AVAILABLE	SUITE 320 194 S.F. AVAILABLE	SUITE 323A 200 S.F. AVAILABLE	SUITE 323B 234 S.F. AVAILABLE		SUITE 323C 170 S.F. OCCUPIED
2 ND FLOOR	SUITE 200 5,073 S.F. OCCUPIED			SUITE 200 ADJ 80 S.F. AVAILABLE		SUITE 212 4,610 S.F. AVAILABLE		
1 ST FLOOR	SUITE 100 7,930 S.F. OCCUPIED		SUITE 100A 1,879 S.F. OCCUPIED		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

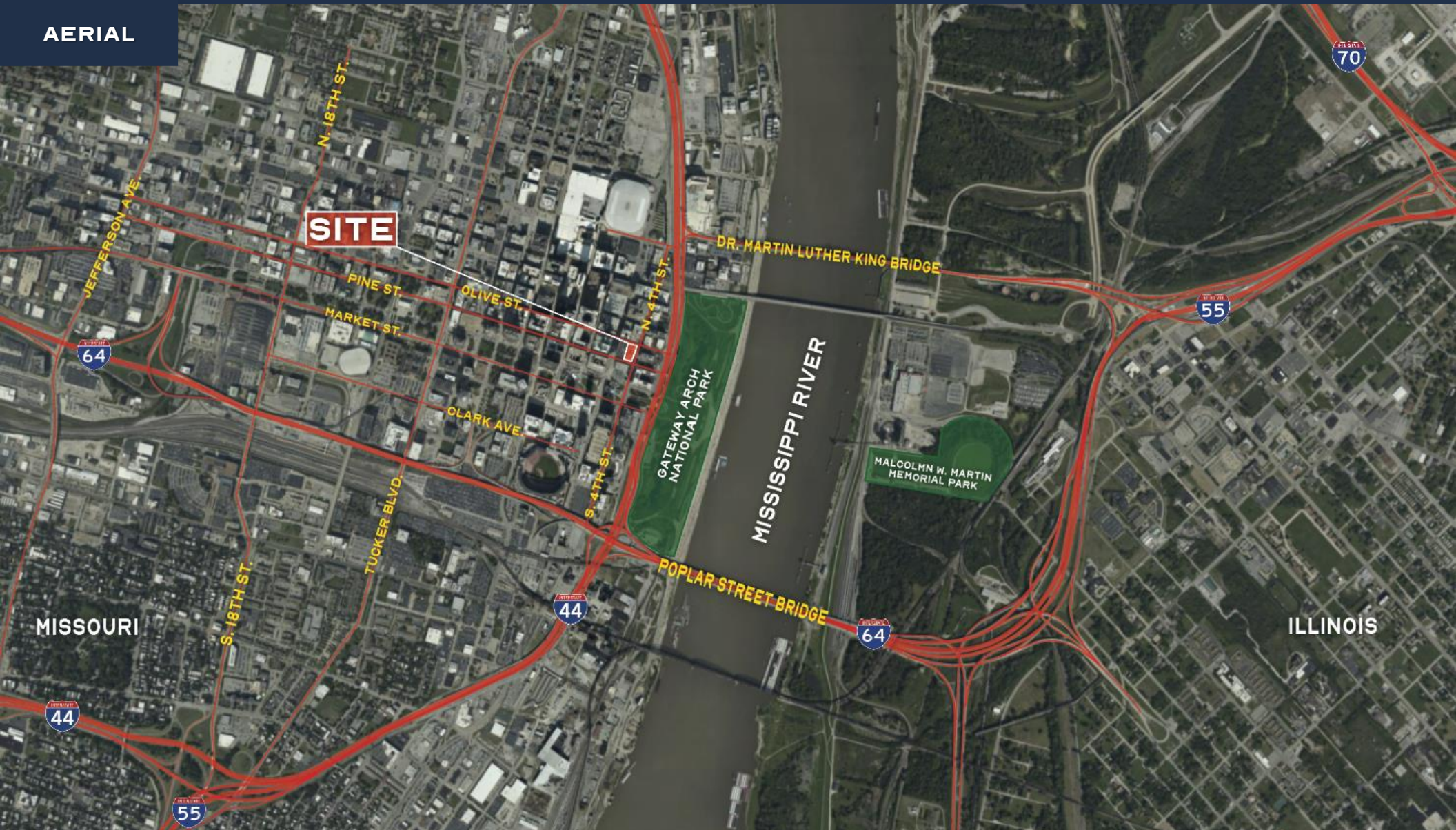
BEN CHERRY, CCIM
Phone: 314.647.6611 ext.115
Ben@ManorRealEstate.com

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

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

319 NORTH 4TH STREET
ST. LOUIS, MO 63102
80 — 5,694 S.F. | \$12.50/S.F. F.S.G.

AERIAL



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 4TH STREET
ST. LOUIS, MO 63102
80 — 5,694 S.F. | \$12.50/S.F. F.S.G.