



THE ICONIC SECURITY BUILDING



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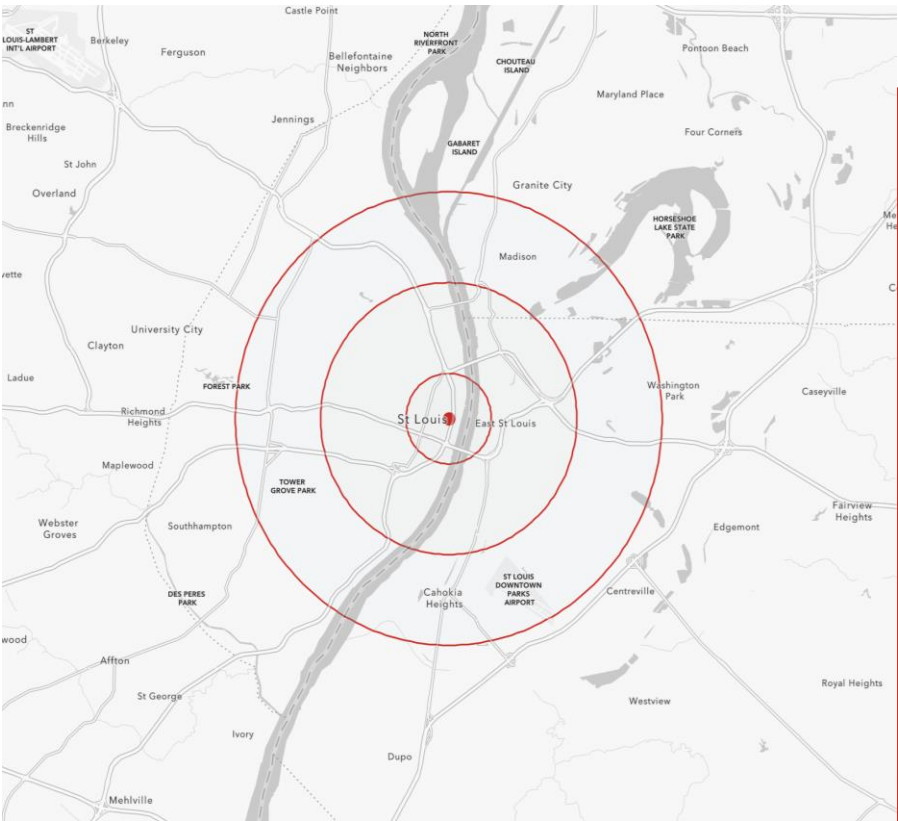
**319 NORTH 4TH STREET
ST. LOUIS, MO 63102
\$12.50 PER S.F. F.S.G.**

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	11,247	71,695	213,540
HOUSEHOLDS	6,313	31,910	93,204
AVERAGE HH INCOME	\$77,188	\$60,868	\$60,153



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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 800A 2,511 S.F. OCCUPIED	SUITE 800B 785 S.F. OCCUPIED	SUITE 810 1,758 S.F. OCCUPIED	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. AVAILABLE		SUITE 840 233 S.F. OCCUPIED	SUITE 845 196 S.F. OCCUPIED	SUITE 850 350 S.F. OCCUPIED
7 TH FLOOR	SUITE 700 11,336 S.F. OCCUPIED					
6 TH FLOOR	SUITE 601 675 S.F. AVAILABLE		SUITE 602 453 S.F. OCCUPIED	SUITE 604 234 S.F. AVAILABLE	SUITE 605 327 S.F. AVAILABLE	
	SUITE 608 463 S.F. OCCUPIED		SUITE 609 264 S.F. AVAILABLE	SUITE 615 1,849 S.F. AVAILABLE	SUITE 650 5,694 S.F. OCCUPIED	SUITE 699 279 S.F. OCCUPIED
5 TH FLOOR	SUITE 500 10,630 S.F. OCCUPIED					
4 TH FLOOR	SUITE 400 11,119 S.F. AVAILABLE					
3 RD FLOOR	SUITE 300 4,588 S.F. OCCUPIED	SUITE 310 2,830 S.F. AVAILABLE	SUITE 320 194 S.F. AVAILABLE	SUITE 323A 200 S.F. OCCUPIED	SUITE 323B 234 S.F. OCCUPIED	SUITE 323C 170 S.F. AVAILABLE
2 ND FLOOR	SUITE 200 5,137 S.F. OCCUPIED		SUITE 212 4,610 S.F. AVAILABLE		SUITE 250 (MECHANICAL ROOM)	
1 ST FLOOR	SUITE 100 2,726 S.F. AVAILABLE		SUITE 100 A 1,879 S.F. AVAILABLE		SUITE 100 M 2,800 S.F. AVAILABLE	
	SUITE 101 6,411 S.F. OCCUPIED		SUITE 101 M 1,683 S.F. OCCUPIED			



SCAN HERE!

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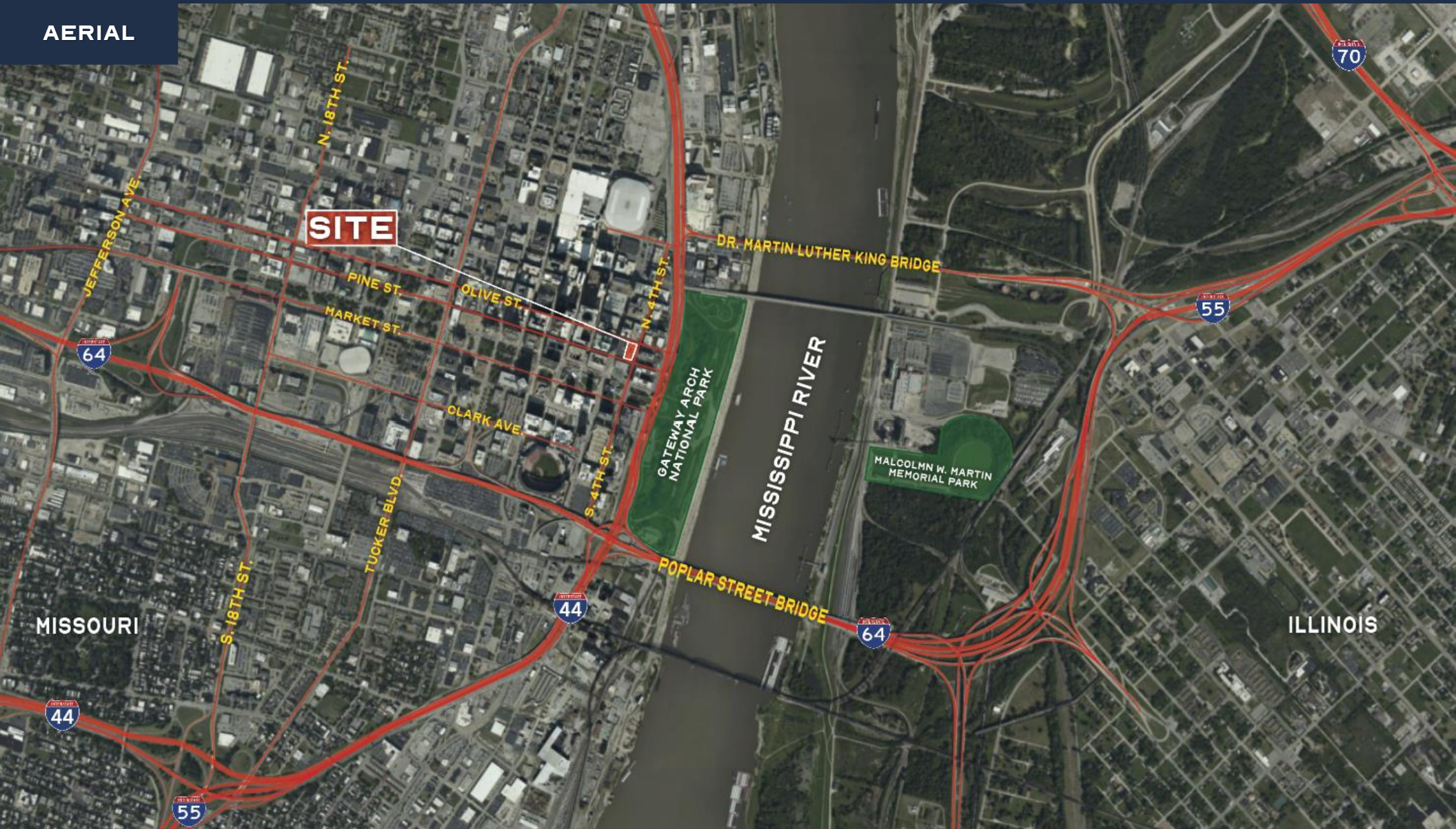
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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.