

**THE ICONIC  
SECURITY BUILDING**



SCAN HERE!



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**319 NORTH 4<sup>TH</sup> STREET**

**ST. LOUIS, MO 63102**

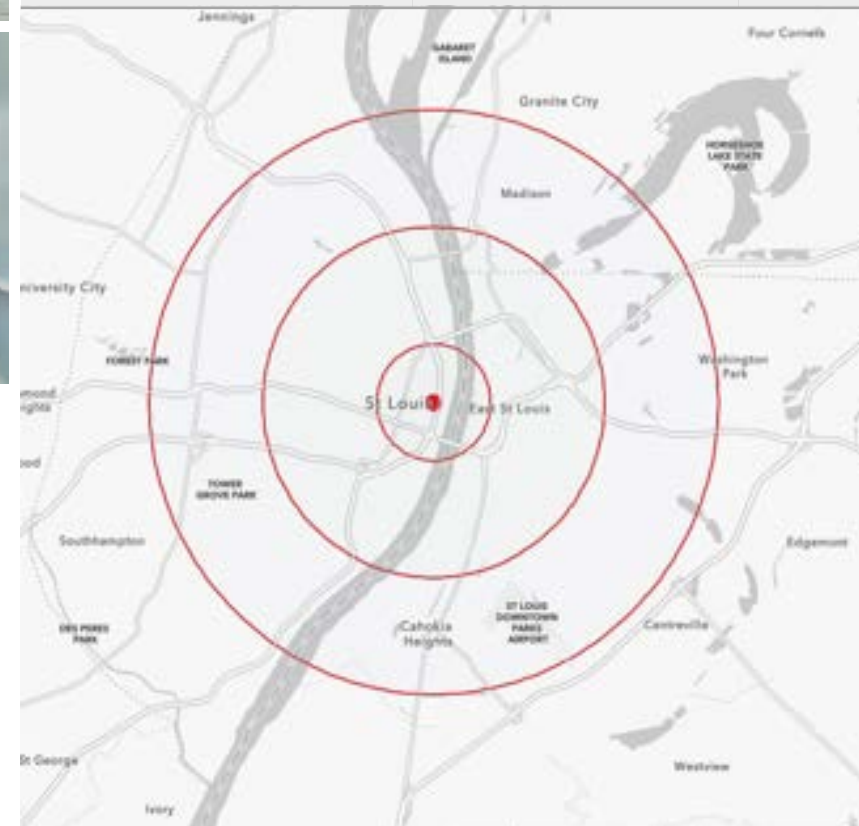
**165 — 11,119 S.F. | \$12.50/S.F. F.S.G.**

### 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



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### 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 800 4,269 S.F. OCCUPIED SOON				SUITE 820 2,014 S.F. OCCUPIED		SUITE 822 790 S.F. AVAILABLE	SUITE 830 2,090 S.F. OCCUPIED	
	SUITE 835 263 S.F. AVAILABLE		SUITE 840 233 S.F. AVAILABLE		SUITE 845 196 S.F. AVAILABLE		SUITE 850 350 S.F. OCCUPIED	SUITE 805 510 S.F. AVAILABLE	
7 <sup>TH</sup> FLOOR	SUITE 700 11,336 S.F. OCCUPIED								
6 <sup>TH</sup> 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. AVAILABLE	SUITE 608 463 S.F. AVAILABLE	SUITE 609 286 S.F. AVAILABLE
	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 <sup>TH</sup> FLOOR	SUITE 500 11,318 S.F. OCCUPIED								
4 <sup>TH</sup> FLOOR	SUITE 400 11,119 S.F. AVAILABLE								
3 <sup>RD</sup> FLOOR	SUITE 300 4,588 S.F. AVAILABLE		SUITE 310 2,830 S.F. AVAILABLE	SUITE 320 194 S.F. AVAILABLE	SUITE 323A 200 S.F. OCCUPIED	SUITE 323B 234 S.F. AVAILABLE		SUITE 323C 170 S.F. AVAILABLE	
2 <sup>ND</sup> FLOOR	SUITE 200 5,073 S.F. OCCUPIED				SUITE 212 4,600 S.F. AVAILABLE				
1 <sup>ST</sup> FLOOR	SUITE 100 7,930 S.F. AVAILABLE		SUITE 100A 1,879 S.F. OCCUPIED		SUITE 101 2,800 S.F. LEASED			SUITE 101M 1,683 S.F. LEASED	

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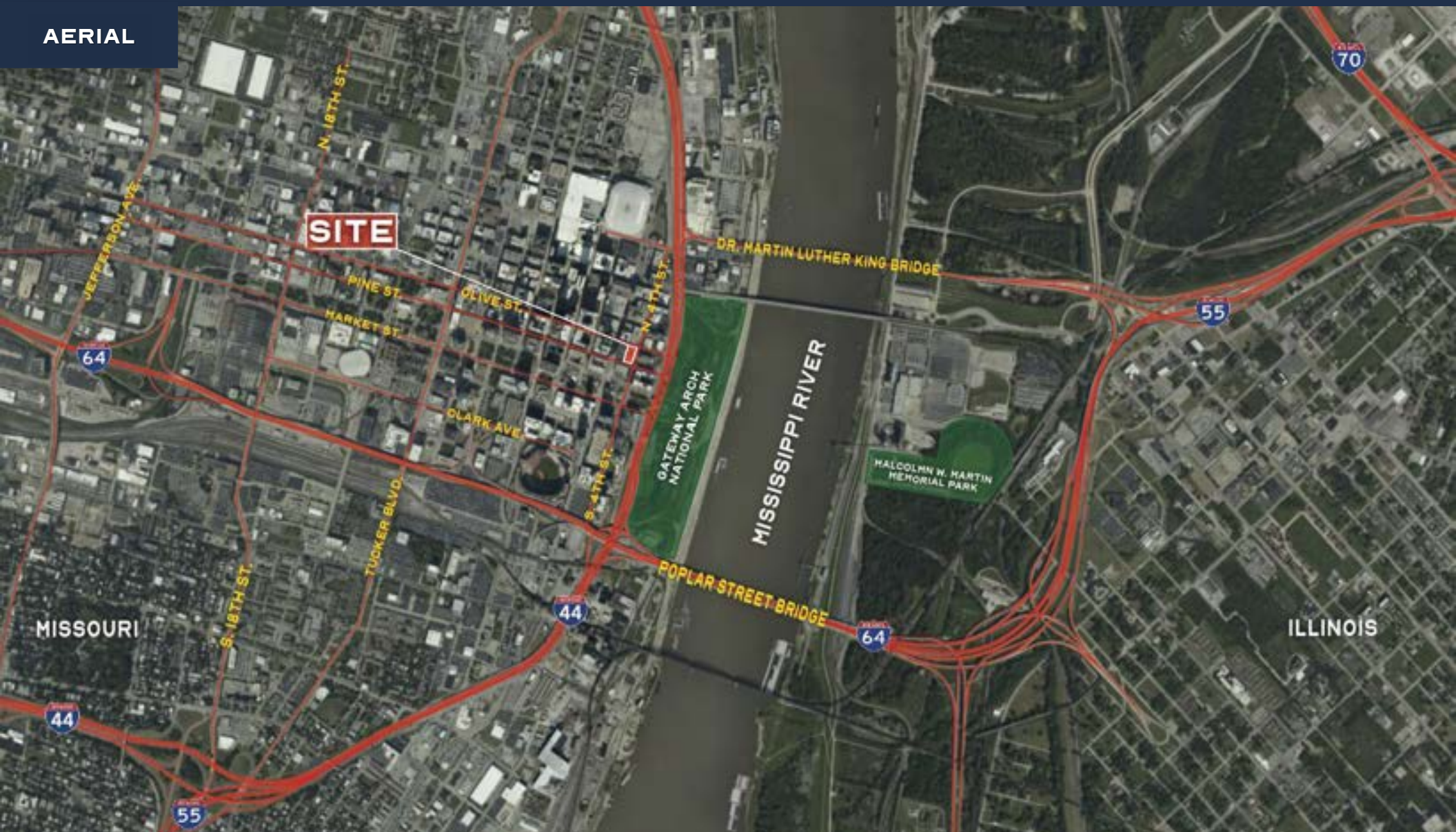
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