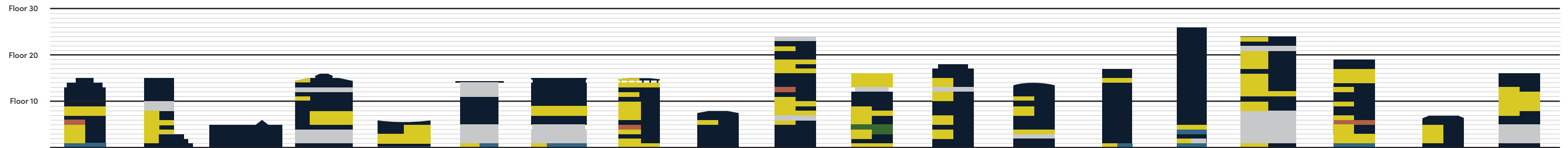




DOWNTOWN CLAYTON SKYLINE REPORT

MARKET RENT PSF \$29.83

OVERALL VACANCY 14.50%
Direct



Occupied
Direct Vacancy
Sublease Vacancy
Future Availability
Retail
Parking/Other



BUILDING NAME	8235 FORSYTH	REGIONS CENTRE	PARKSIDE PLAZA	SHAW PARK PLAZA	MIDWEST REGIONAL BANK	EMERSON TOWER	COMMERCE BANK TOWER	THE HOFFMAN BUILDING	7800 FORSYTH BLVD	PIERRE LACLEDE CENTER II	PIERRE LACLEDE CENTER I	PNC CENTER	BEMISTON TOWER	CENTENE PLAZA	CENTENE PLAZA C	THE SEVENS BUILDING	HANLEY CORPORATE TOWER	BONHOMME PLACE	THE PLAZA IN CLAYTON
ADDRESS	8235 Forsyth Blvd	8182 Maryland Ave	8112 Maryland Ave	1 N Brentwood Blvd	135 N Meramec Ave	8027 Forsyth Blvd	8001 Forsyth Blvd	8000 Maryland Ave	7800 Forsyth Blvd	7733 Forsyth Blvd	7701 Forsyth Blvd	120 S Central Ave	231 S Bemiston Ave	7700 Forsyth Blvd	7676 Forsyth Blvd	7777 Bonhomme Ave	101 S Hanley Rd	7700 Bonhomme Ave	190 Carondelet Plz
STORIES	15	15	5	15	6	14	15	15	8	24	16	18	14	17	27	24	19	7	16
YEAR BUILT	1999	1986	1987	2001	1967	2022	2022	1983	1985	1970	1964	1985	1982	2010	2019	1972	1986	1989	2001
OWNER	Crest Management	Crest Management	Parkside Financial Bank & Trust	Tryperion Holdings	Midwest Regional Bank	US Capital Development	Commerce Bancshares	DHR International	Land Dynamics	Lingerfelt Commonwealth Partners	Lingerfelt Commonwealth Partners	Clayton Central Owner LLC	Southern Real Estate & Financial	Centene	Centene	Lincoln Property Company	Prime US REIT	Crown Diversified Industries	Franklin Partners
SF RBA	217,564	337,082	87,240	281,562	50,265	226,000	265,000	199,000	122,727	362,069	217,668	301,613	174,241	500,000	662,500	200,782	360,505	101,327	340,528
PERCENT LEASED	64%	70%	100%	87%	49%	94%	79%	68%	96%	69%	63%	73%	77%	93%	90%	64%	61%	66%	65%
AVAILABLE	77,863	100,242	0	36,763	28,765	13,432	54,479	62,878	4,500	110,570	80,106	82,645	40,516	35,144	67,184	72,254	139,919	34,278	120,483
MAX CONTIGUOUS	33,285	19,017	0	16,397	17,842	8,300	52,000	15,000	4,500	40,654	45,777	17,122	13,970	27,666	20,000	35,922	48,675	21,604	120,483
DIRECT ASKING RATE PSF	\$31.00-\$32.00	\$31.00	N/A	\$38.50-\$39.00	\$29.00	\$35.00	\$45.50	\$30.00	\$29.50	\$32.00	\$32.00	\$31.00	\$27.00-\$30.00	\$42.50	\$42.50	\$30.00	\$33.50	\$30.00	\$38.75

Although the information contained herein was provided by sources believed to be reliable, Intelica makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes. Updated Q1 2024

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