

# 1000 TECH — EAST —

A modernized multi-tenant experience

1000 Technology Drive | O'Fallon, Missouri 63368

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states



**1000**  
**TECH**  
— EAST —

**126,000 SF CONTIGUOUS  
AVAILABLE**





# THE SPECS



518,601 SF

TOTAL BUILDING SIZE



3 STORIES



\$19.50/SF

LEASE RATE



2003

YEAR BUILT



CLASS A



LEED CERTIFIED



ENERGY STAR RATED



6/1,000 SF

PARKING RATIO

# STAND OUT

Building and monument signage opportunities available





## Convenient Amenities

1. Electronic card access control system for external and interior doors
2. Dedicated entrance and elevator lobby
3. On-site cafeteria with coffee bar
4. On-site meeting and/or event space for up to 400 people
5. Outdoor patio area

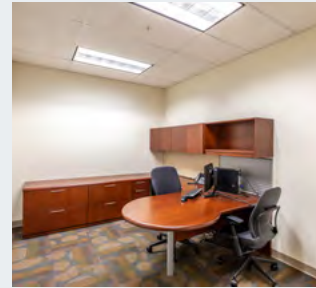
# AVAILABILITIES

## Move Right In

1000 Tech East provides the perfect plug-and-play opportunity being fully furnished and ready for occupancy.

## Make Your Mark

These large floor plates are conducive to fresh creative layout options. With the furniture removed, you have an open canvas to let your brand and style shine.



Take a  
**Virtual Tour**

View 360° tour at [bit.ly/1000TE3rdFloor](https://bit.ly/1000TE3rdFloor)

## 2nd floor, full floor

63,000 RSF

(divisible to 13,370 RSF)



800 WORK STATIONS

10 PRIVATE OFFICES

11 MEETING ROOMS

2 RESTROOMS

2 KITCHEN AREAS

3 COPY ROOMS

## 3rd floor, full floor

63,000 RSF

(divisible to 13,370 RSF)



800 WORK STATIONS

10 PRIVATE OFFICES

9 MEETING ROOMS

2 RESTROOMS

2 KITCHEN AREAS

3 COPY ROOMS

# THE STATS



## Population



**372,097**

10 mile radius

**1,008,678**

20 mile radius

**2,080,979**

30 mile radius



## Highly educated workforce



**38.7%**

of 25+ population with at least a bachelor's degree



**1.45 MILLION**

people 25+ living within 30 miles



**\$93,952**

average household income

## Household boom



**139,073**

households within 10 miles

## Heavily commercialized area



**24.3M SF RETAIL**

within 10 miles

## Positioned for growth



**7.11%**

projected population growth in St. Charles county over the next 5 years



**2X**

the national projected population growth over the next 5 years



**3X**

the state of Missouri projected population growth over the next 5 years

## Convenient access



**72%**

of Metro St. Louis' population live within 30 miles

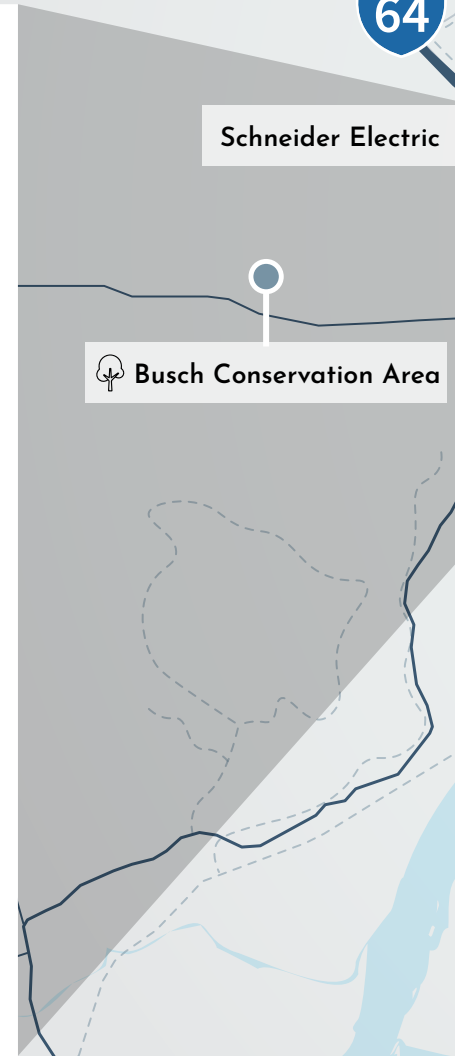
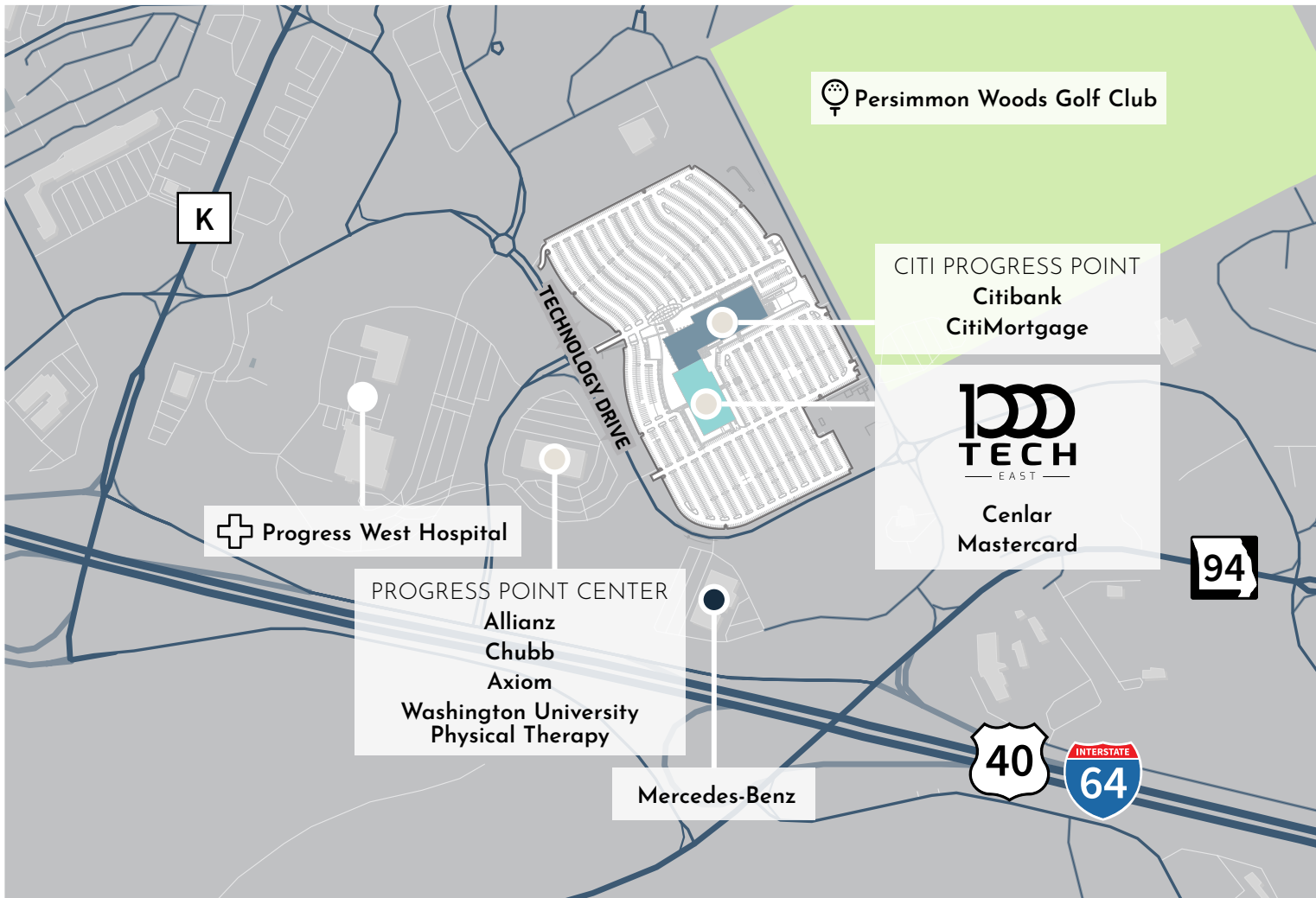
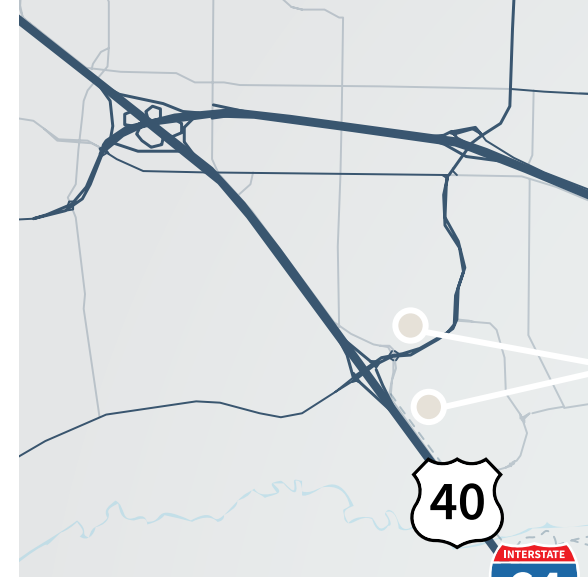


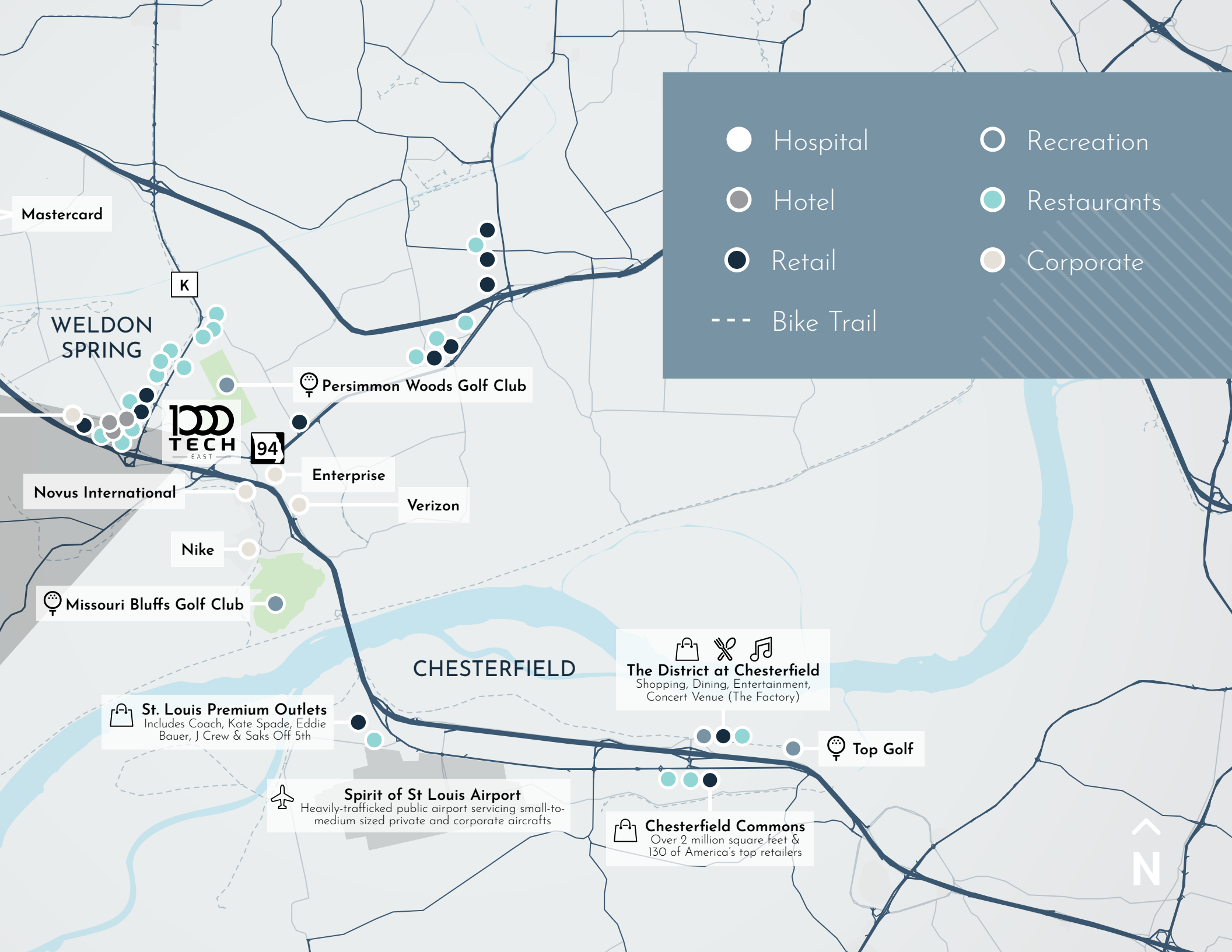
**41 HOTELS**

within 10 miles

# THE NEIGHBORHOOD

1000 Tech East is in close proximity to a variety of prestigious and large corporations.





Mastercard

K

WELDON SPRING

1000  
TECH  
EAST

94

Persimmon Woods Golf Club

Novus International

Enterprise


Verizon

Nike

Missouri Bluffs Golf Club

CHESTERFIELD

  
**The District at Chesterfield**  
Shopping, Dining, Entertainment,  
Concert Venue (The Factory)

 **St. Louis Premium Outlets**  
Includes Coach, Kate Spade, Eddie  
Bauer, J Crew & Saks Off 5th

 **Top Golf**

 **Spirit of St Louis Airport**  
Heavily-trafficked public airport servicing small-to-  
medium sized private and corporate aircrafts

 **Chesterfield Commons**  
Over 2 million square feet &  
130 of America's top retailers

 Hospital

 Recreation

 Hotel

 Restaurants

 Retail

 Corporate

 Bike Trail

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