



13655 RIVERPORT DRIVE
MARYLAND HEIGHTS, MO 63043

Class A Office Space
Up to 153,000 RSF Available

workspace
property trust

CBRE



Flexible Space. Premium Amenities. Unmatched Access.

Positioned in the heart of Riverport Business Park, 13655 Riverport Drive offers a rare opportunity to lease up to 153,000 RSF of contiguous Class A office space. Whether you're a growing company or an established enterprise, this property provides the flexibility to scale from 20,000 to 150,000+ SF, with furnished plug-and-play floors as well as fully customizable available suites.



Property Highlights



191,415 SF total building size



20,000 - 153,000 SF available space



153,000 max contiguous



±42,000 SF floorplates - ideal for collaborative layouts



Ample parking with 6/1,000 SF ratio



Move-in ready options with existing furniture available



Multiple on-site amenities include fitness center, conference room, and grab & go café



Monument & building signage available



Excellent location with immediate Interstate Access



\$13.50 NNN Lease Rate



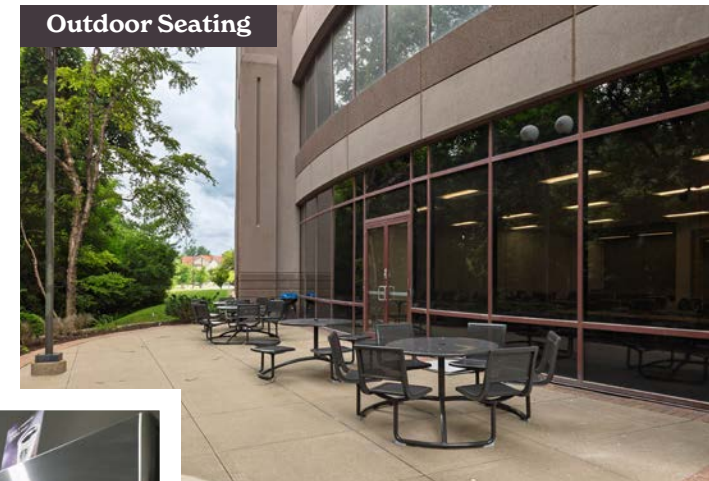
Building Amenities



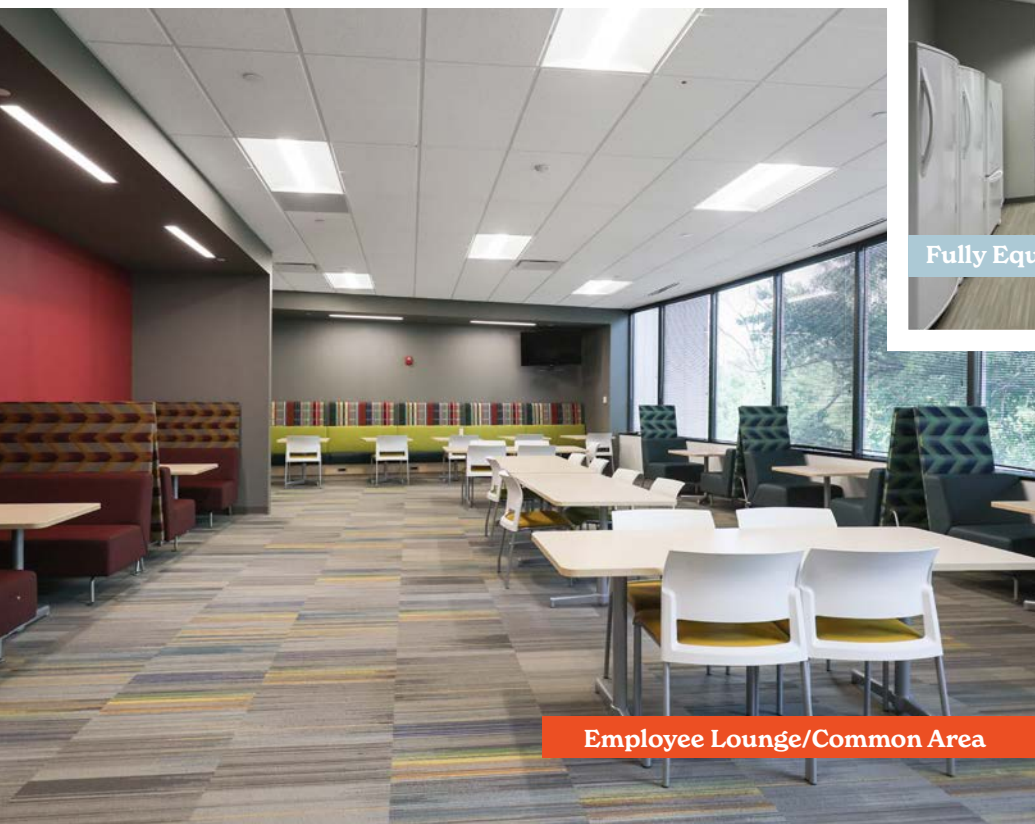
Fitness Center



Grab & Go Café



Outdoor Seating



Employee Lounge/Common Area



Fully Equipped Pantry/Kitchen



Game & Recreation Room

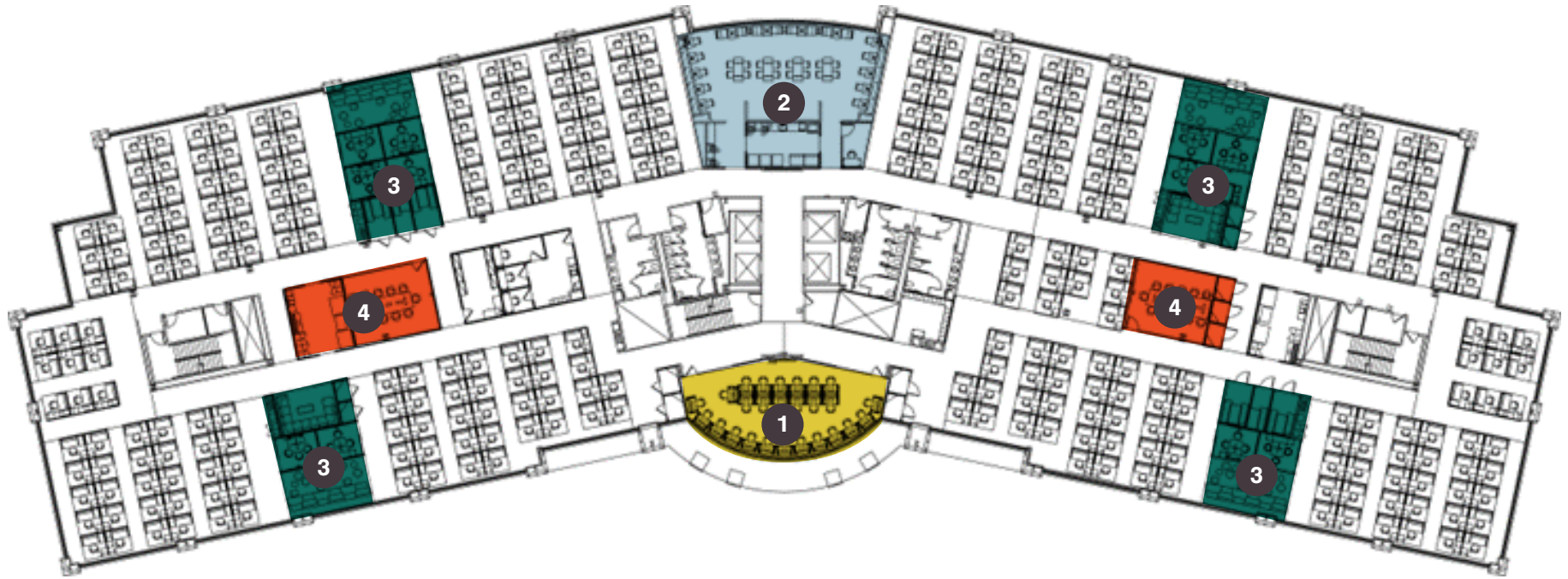
Furnished Space



Unfurnished Space



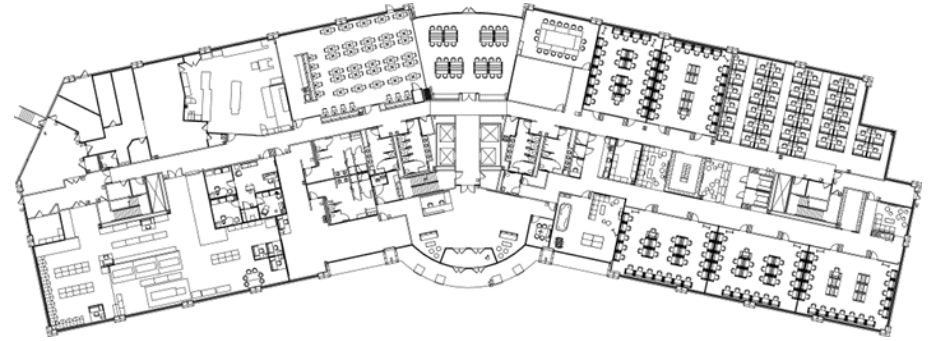
Typical Floor Plan



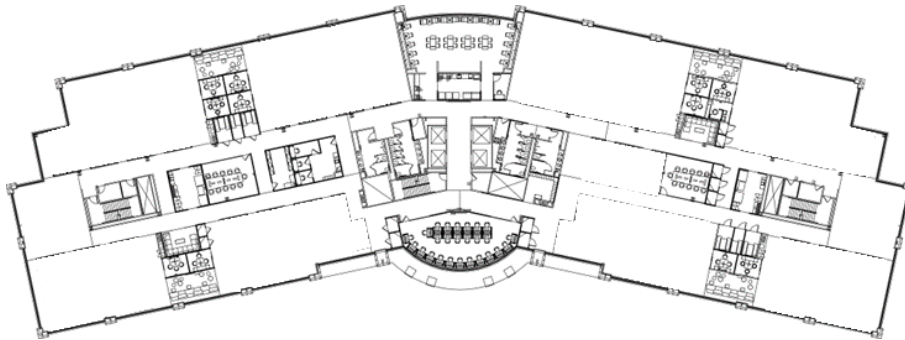
- 1 Training/Board Room
- 2 Employee Dining/Kitchen
- 3 Team Collaboration Areas
- 4 Conference Rooms

Available Floor Plans

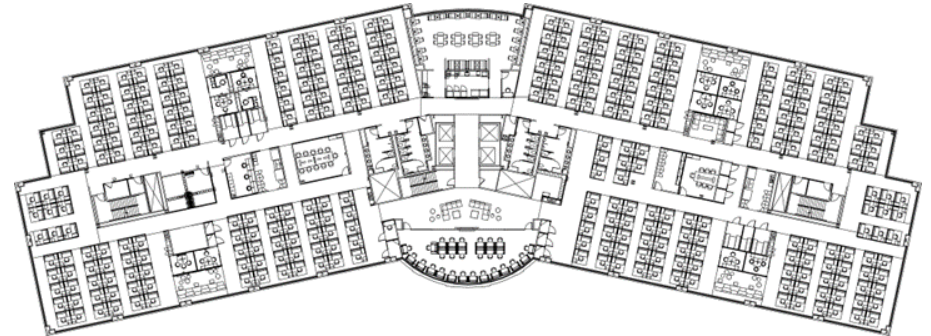
First Floor



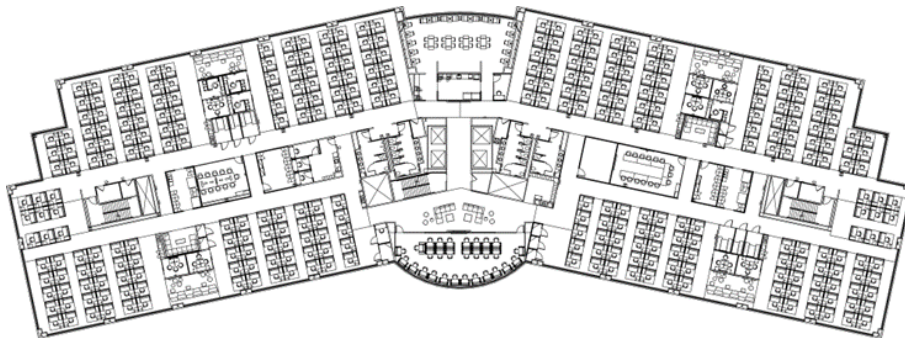
Second Floor



Third Floor



Fourth Floor



Demographics & Location



Within 10 Miles



Population
555,181



Average HH Income
\$122,237



College Educated
(Associates Degree or Higher)
55.6%

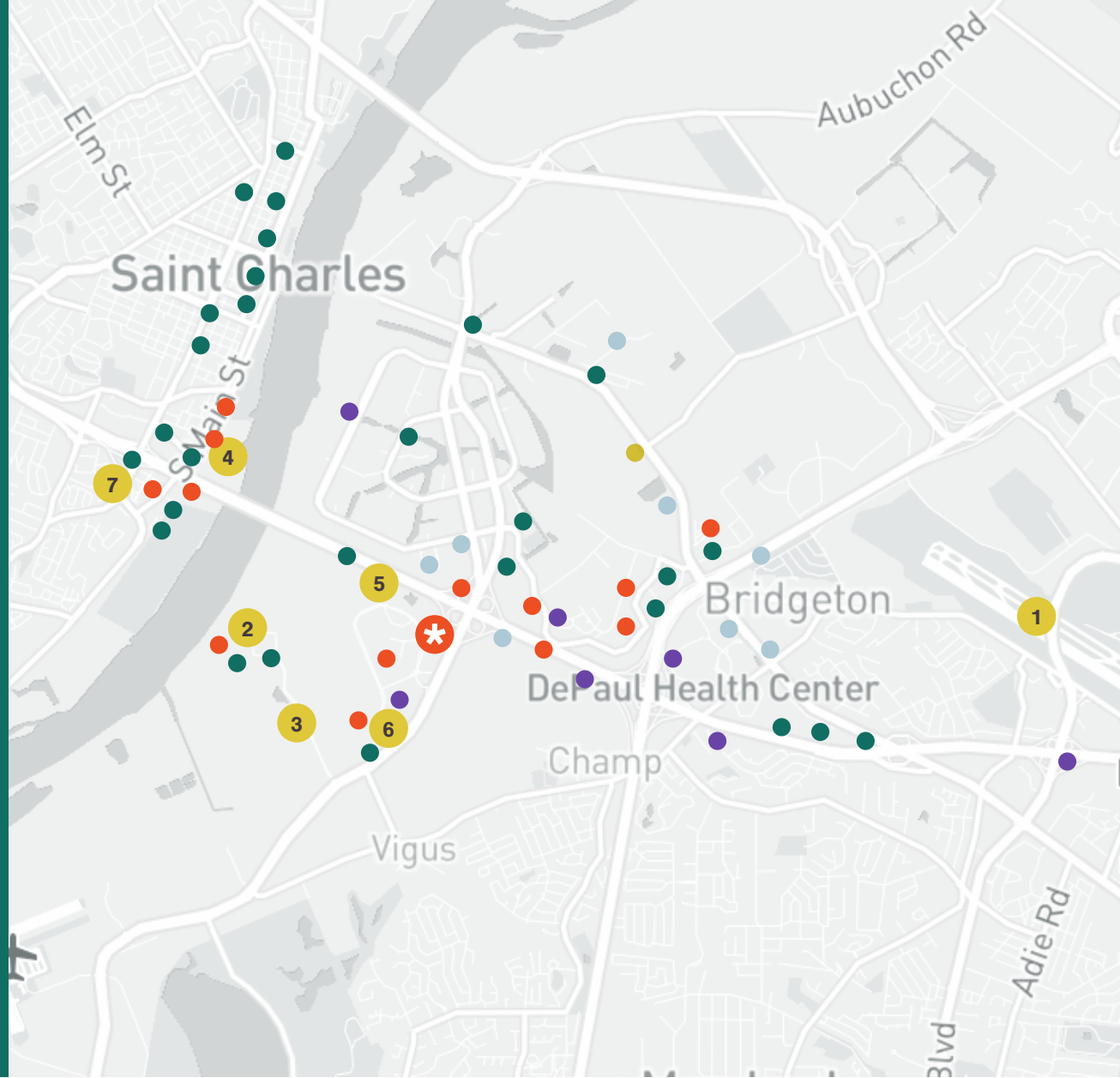


Number of Businesses
24,610

Destination	Distance
Lambert STL Intl Airport	6.3 Miles
I-70/I-270	2 Miles
Streets of St. Charles	3.8 Miles
Downtown St. Louis	20.2 Miles

Area Attractions

-  13655 Riverport Drive
-  STL Lambert International Airport
-  Hollywood Casino & Hotel
-  Centene Community Ice Center
-  Ameristar Casino Resort & Spa
-  Dave & Buster's St. Louis
-  Hollywood Casino Amphitheater
-  Streets of St. Charles



Nearby Amenities


Restaurant


Hotel


Banking


Retail


Fitness

Aerial View



141

Hwy 270 - 1 Mile

70

141

Earth City/Maryland Heights Expressway

Surface Parking
6/1,000 Ratio

Riverport Drive



13655 Riverport Drive

MARYLAND HEIGHTS, MO 63043



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