



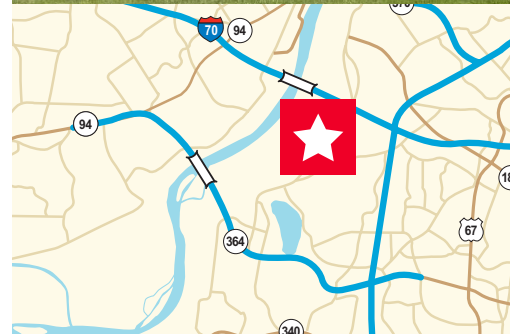
**CUSHMAN &
WAKEFIELD**

LAND FOR SALE/BUILD TO SUIT/DESIGN BUILD
8.23 Acres in Maryland Heights
14150 Riverport Drive / Maryland Heights, MO



Property Highlights

- Signalized intersection at the corner of Riverport Drive and Maryland Heights Expressway
- 28,490 Vehicles per day on Maryland Heights Expressway
- Excellent highway access to I-70, I-270, Page Avenue and Highway 141 (Woodmill Road)
- Protective park covenants in place to insure long term value - part of a 500 acre state of the art mixed use park
- Zoned and approved office, light industrial, or retail
- Park amenities include restaurants, entertainment, day care and hotels
- Riverport Business Park tenants include: Magellan Health, American Family Insurance, Boeing, United Healthcare, Essence Health, GMAC Mortgage, Siemens, Sun Edison
- **Asking Price: \$1,799,681 (\$5.00/sq ft)**



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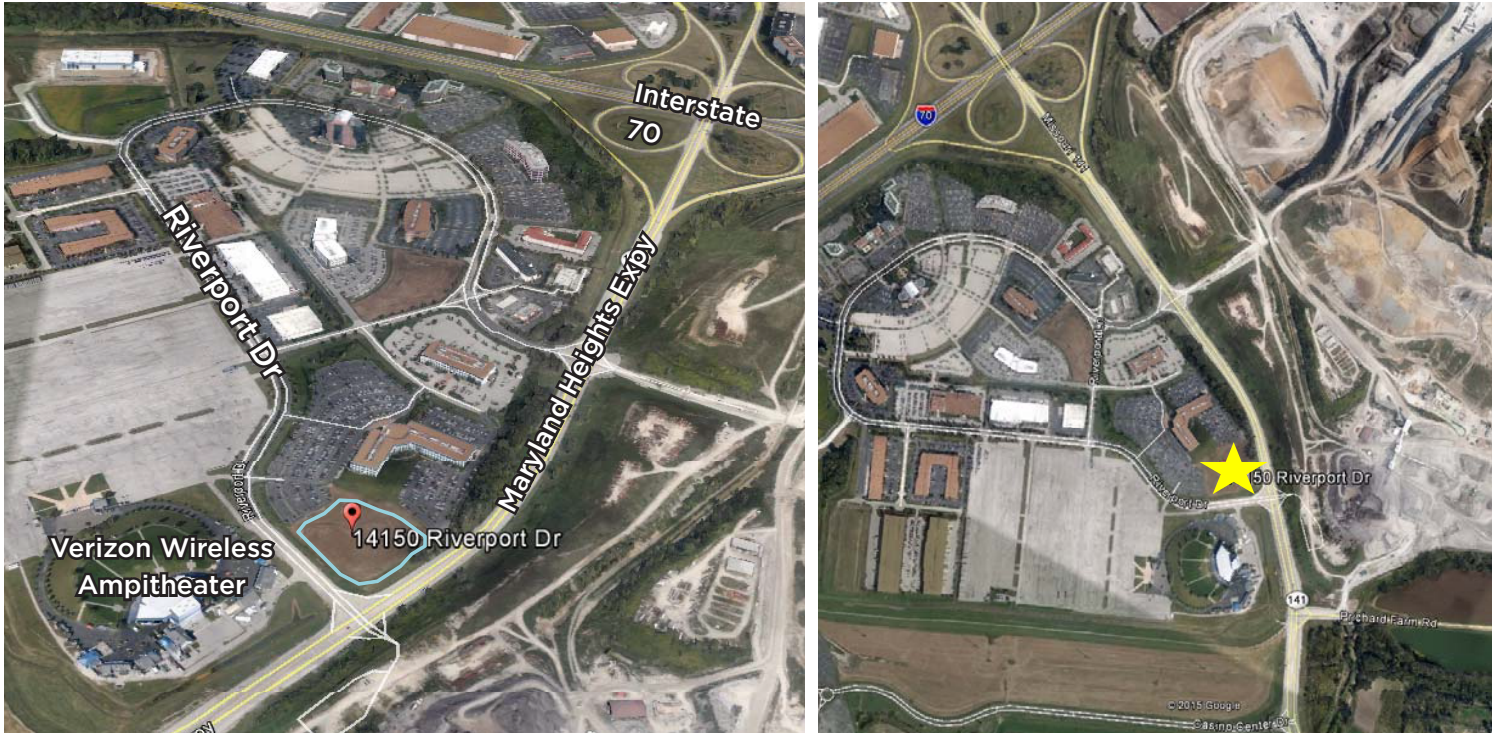
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Site Plan



Riverport Business Park, a 500-acre entertainment/office park in Maryland Heights, Missouri, is located in St. Louis County, one of the state's fastest growing communities. Riverport is located five miles west of Lambert-St. Louis International Airport and is situated along I-70, Missouri's most heavily travelled thoroughfare, at I-270 and next door to St. Charles County's abundant labor pool.

Currently, Riverport encompasses multiple commercial spaces that include seven Class A office buildings, six light industrial facilities, three service center facilities, a Holiday Inn with adjoining restaurant/lounge, Wingate Inn, Hilton Homewood Suites, the Riverport Amphitheater, and the Hollywood Casino and Hotel, which offers multiple restaurants and entertainment. Also in the park are a day care facility, a service station/food mart and a Dave and Buster's restaurant and entertainment center for the convenience of the Riverport tenants.

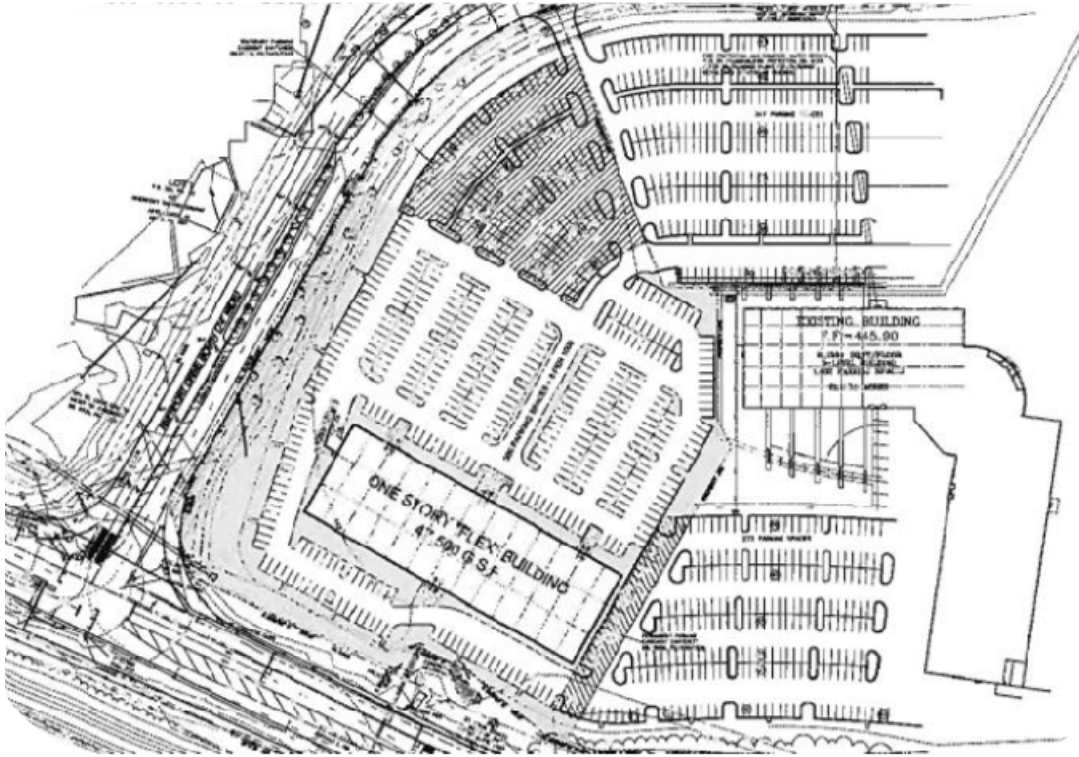
Riverport has been designed as a destination address that blends business and entertainment uses in one setting. Its unique mix has proven successful in positioning the park as one of the most highly regarded developments in St. Louis and the Midwest



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Concept Plan for Office



Concept Plan for Call Center

