

MERRILL LYNCH CENTRE

*A 14-story,
244,800 square
foot office building
conveniently located
in the prestigious
Clayton Triangle.*



TENANT BENEFITS

PREMIUM OFFICE SPACE IN CLAYTON, MISSOURI

Merrill-Lynch Centre is one of the premier office addresses in Clayton, Missouri. This multi-tenant, high-finish, 14-story high-rise is located at 8235 Forsyth Boulevard adjacent to Shaw Park. Construction on this building was completed in the first quarter of 2001. Clad in brick with limestone accents, the building features a sweeping expanse of blue reflective glass that mirrors the curve of Forsyth Boulevard, providing dramatic sunset views for tenants. A five-story glass atrium bridges the adjoining the 8182 Maryland Avenue building and 2,300 space parking garage.

The building is within easy walking distance from more than 60 restaurants, first class hotels and personal services. Merrill-Lynch Centre's location is second to none. Close proximity to area highways and Metrolink stops allow tenants short commutes to downtown, sporting events, the airport and home.



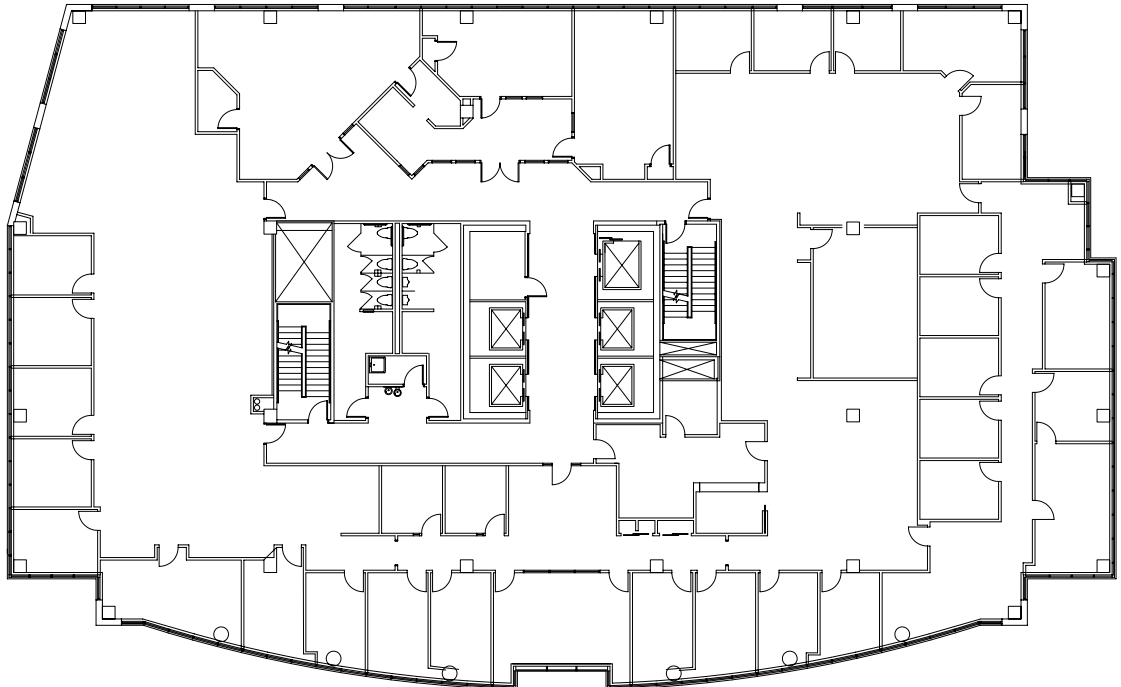
BUILDING SYSTEMS

- ▼ Building security systems include: 24/7 security guards, digital video surveillance, magnetic card access and multi-point guard tour systems.
- ▼ State-of-the-art computerized mechanical, lighting, energy management and HVAC controls operable by magnetic card readers for after-hours access.
- ▼ Four high-speed passenger elevators operated by Otis Elevator Lift-net system designed to reduce elevator response times to a minimum.
- ▼ Designated freight elevator accessing the loading dock area.
- ▼ Multiple fiber optic carriers
- ▼ Electrical capacity - 8 watts per square foot.
- ▼ Redundant electric service may be available.
- ▼ Construction completed 2001.

LOCAL OWNERSHIP

- ▼ Merrill-Lynch Centre is locally owned and operated with on-site property management.
- ▼ Two building complex comprising 500,000 SF allows for flexible and creative expansion opportunities.
- ▼ Local ownership reacts quickly to market conditions allowing timely, creative solutions for your office needs.

SAMPLE TENANT FLOOR PLAN



PARKING

- ▼ Covered reserved, executive parking with direct elevator access.
- ▼ Adjacent parking garage is the largest in the area capable of handling more than 2,300 employees and guests.

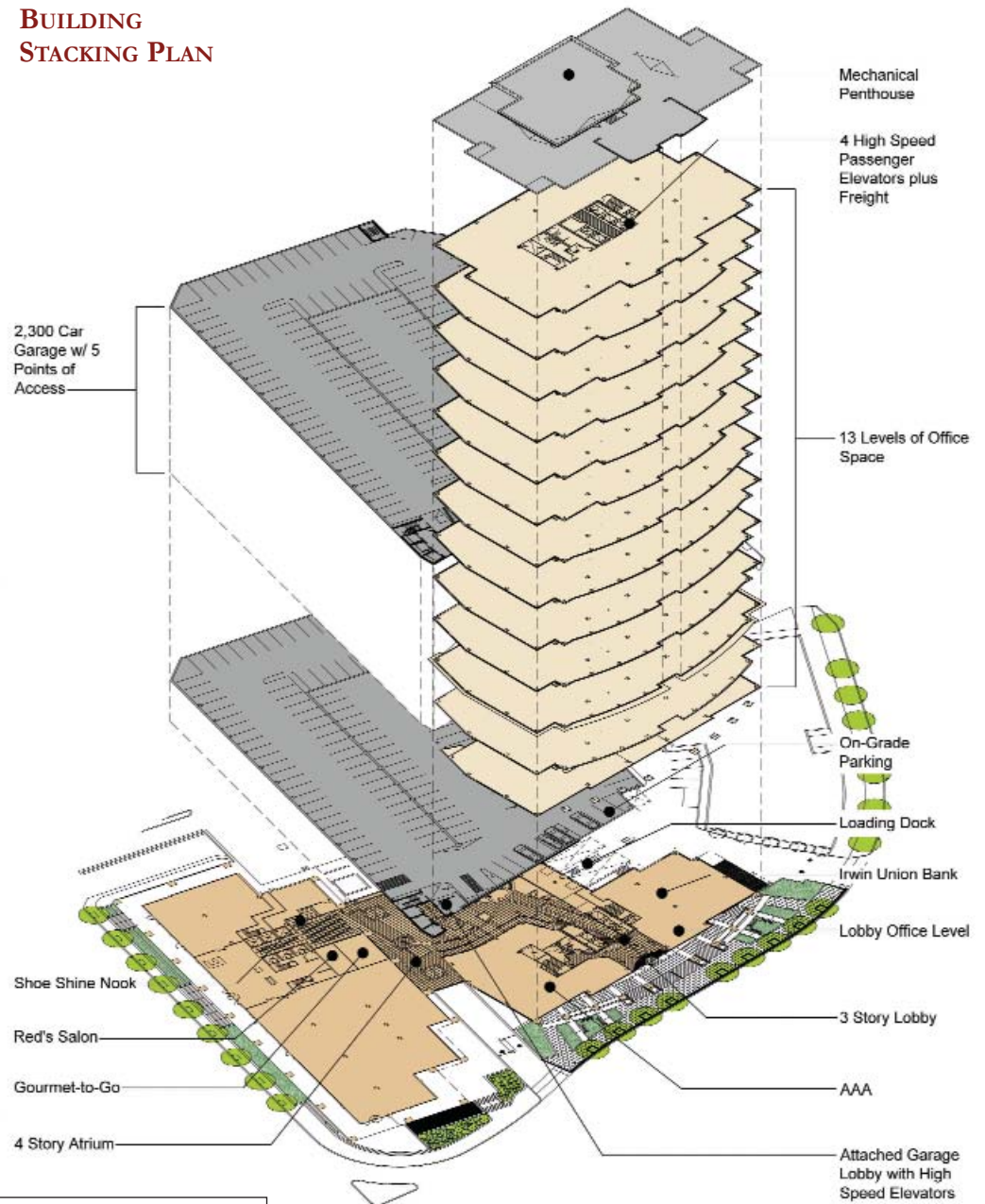
AMENITIES

- ▼ On-site gourmet dining and catering.
- ▼ Large atrium area can accommodate dining and company functions.
- ▼ Conference center comprised of three separate conference rooms offering flexibility for your meeting needs.
- ▼ On-site banking, travel services, hair salon and shoe shine stand.

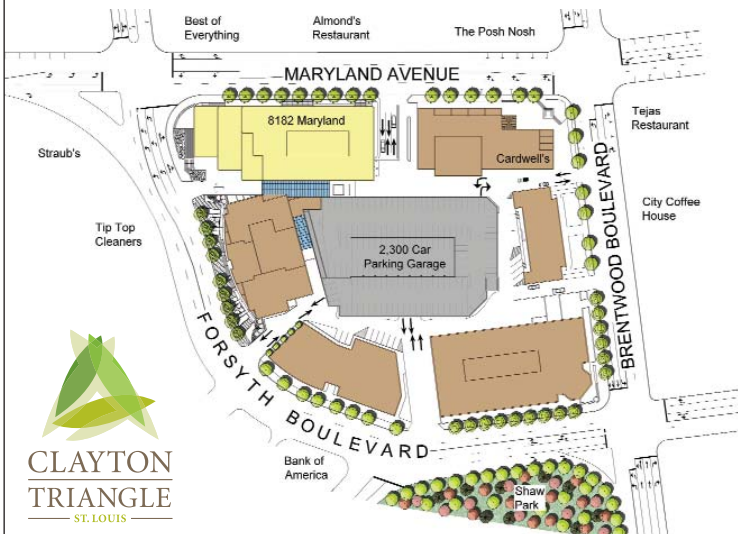
"First class service from a first class organization."

Robert A. Johnson
Managing Director
Merrill Lynch

BUILDING STACKING PLAN



Centrally located in the Heart of the Clayton Triangle



ELEGANT INTERIORS



**TRAVEL TIMES
FROM BUILDING**

	<u>Distance</u>	<u>Estimated Travel Time</u>
St. Louis Airport	8.8 miles	13 minutes
Busch Stadium	10.5 miles	16 minutes
I-40/64 & I-270	10 miles	15 minutes
I-40/64 & I-159	22 miles	32 minutes
I-44 & I-270	17 miles	24 minutes
I-70 & Cave Springs	20 miles	24 minutes

*Merrill-Lynch
Centre....*

▼ *Quality*

▼ *Efficiency*

▼ *Location*

**MERRILL
LYNCH
CENTRE**

Contact:

Tom Erman, SIOR

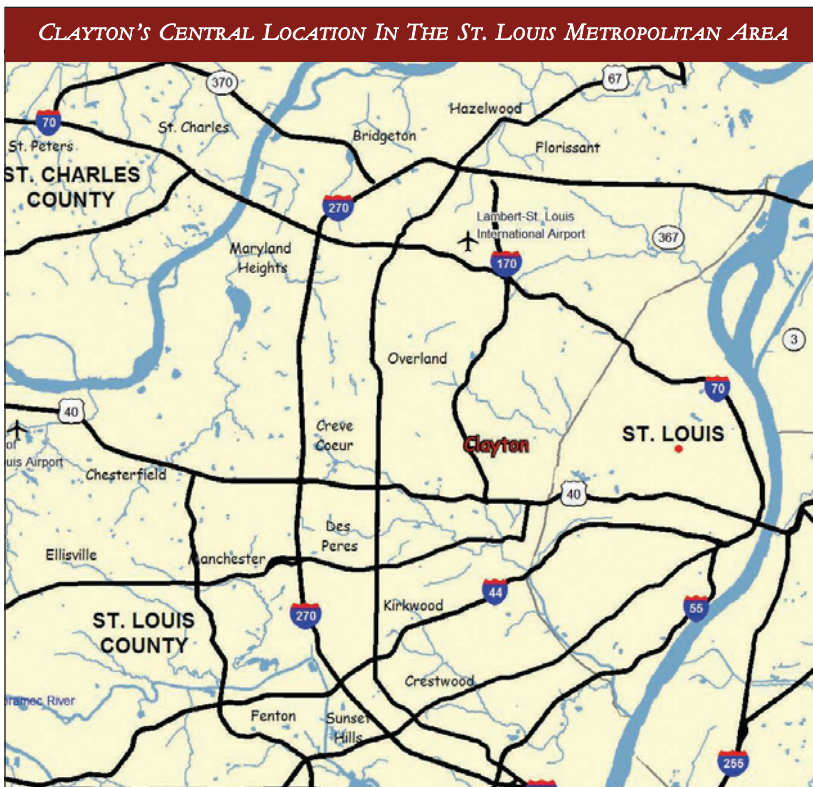
314 994 4292

terman@naidesco.com

Andy Port, SIOR

314 994 4186

aport@naidesco.com



WWW.CRESTMANAGEMENT.NET



The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

NAIDESCO
Commercial Real Estate Services, Worldwide.

*8235 Forsyth Boulevard
Suite 210*

Clayton, Missouri 63105

Phone: 314 994 4444

Fax: 314 994 4088

www.naidesco.com