Bamboo Equity Partners has acquired the Intertech building at Bowies and Interstate 44, marking the firm’s entry into the "growing" Fenton market. The Intertech building, at 1859 Bowies Ave., was built in 1984 and is 65,000 square feet. The building is 78 percent occupied and will offer a lease rate of $22 a square foot for the remaining space.

Chapman Ventures is moving forward with its Edge@West project in Creve Coeur. The proposed Class A, four-story, 110,000-square-foot building that aims to offer the cutting edge in office design rate of $22 a square foot for the remaining space.

The奢侈 exit of several key tenants preceded the takeover of a major downtown building by its lender. The tower at 100 N. Broadway fell into receivership after its owner defaulted on a loan.

The vacant former AT&T tower in downtown St. Louis will be auctioned off in the second quarter. At 1.46 million square feet and occupying an entire city block, the tower is downtown's largest building by square footage. In 2006, the building was appraised for $207.3 million.

Allen Klippel represented Far West Properties, LLC in the sale of a 45,755 SF office building at 308 N 21st Street in St. Louis.

Carl Conceller and Stephen Gwinnup represented GM Property, LLC in the Sale of a 43,978 SF office building at 141 N & 147 N Meramec Ave. in Clayton.

Carl Conceller represented Ameren Mo in the lease of 21,233 SF at 1015 Corporate Square Dr. in St. Louis.

Allen Klippel represented the Parkway School District in the lease of 11,280 SF at 999 Executive Parkway in St. Louis.

John Sheahan represented Gerald T. Lawlor Trust in the lease of 8,488 SF to Strictly Pediatrics Center, Inc. at 1400 Strassner Dr. in Brentwood.

Matt Ruck and Hunter Alexander represented Tubular Steel, Inc. in the lease of 7,952 SF to Filteration Group at 1031 Executive Parkway in Maryland Heights.

John Sheahan represented Far West Properties, LLC in the lease of 5,174 SF at 222 21st Street in Clayton.

Stephen Gwinnup represented Emerald I, LLC in the lease of 5,174 SF to Bandana's Missouri LLC at 16141 Swingley Ridge Road in Chesterfield.

Matt Ruck represented Thrive Co, LLC in the lease of 5,004 SF at 222 S. Meramec Avenue in Clayton.
Sale Comps

These two pages provide an illustration of some recent office sale comparables in the area. For more sale comparables, contact an Office Group broker.

**South County/Des Peres**
1. Franklin Corp Hill Drive IV, LLC purchased a 179,000 SF Class A Office Building at 12800 Corporate Hill Dr. for $11,550,000 ($64.53 PSF)
2. 13075 Manchester Road, LLC purchased a 132,736 SF Class B Office Building at 13075 Manchester Rd. for $12,075,000 ($90.97 PSF)
3. SFC Properties, LLC purchased a 25,000 SF Class B Office Building at 6 S Old Orchard Ave. for $3,500,000 ($140.00 PSF)
4. South County Medical Investors, LLC purchased a 80,277 SF Class C Office Medical Building at 13303 Tesson Ferry Rd. for $11,000,000 ($137.03 PSF)

**Westport/Riverport**
1. KCP Fee Owner 3 LLC purchased a 141,744 SF Class A Office Building at 13900 Riverport Dr. for $22,300,000 ($157.29 PSF)
2. 2464 Westport Plaza Drive LLC purchased a 20,088 SF Class B Office Building at 2464 West Port Plaza Dr. for $2,200,000 ($109.52 PSF)

**CBD**
1. Starlake Holdings purchased a 73,050 SF Class B Office Building at 901 N 10th St. for $2,000,000 ($27.05 PSF)
2. Bond Architects, Inc. purchased a 225,000 SF Class C Office Building at 900 N. Tucker Blvd. for $3,500,000 ($14.89 PSF)
3. RG Hampton purchased a 23,579 SF Class C Office Building at 4301 Hampton Ave. for $3,050,000 ($129.35 PSF)
4. Altus Highlands LLC purchased a 144,458 SF Class A Office Building at 1001 Highlands Plaza Dr. for $23,700,000 ($164.06 PSF)

**Creve Coeur**
1. Pineview Investor, LLC purchased a 66,510 SF Class B Office Building at 1285 Fern Ridge Pky for $10,962,483 ($164.82 PSF)
2. Pineview Investor, LLC purchased a 134,544 SF Class A Office Building at 12655 Olive Blvd. for $14,154,598 ($105.20 PSF)
3. Pineview Investor LLC purchased a 98,588 SF Class A Office Building at 12655 Olive Blvd. for $10,327,919 ($104.76 PSF)

**St. Charles**
1. Urshan Collegiate Support Organization purchased three Office Buildings totaling 255,511 SF in a multi-property deal located at 1000 Century Link Dr., 1275 Century Link Dr. and 1151 CenturyTel Dr. totaling $5,252,036 ($20.56 PSF)
2. Bamboo Equity Partners purchased a 123,540 SF Class A Office Building at 1 Progress Point Pky for $16,100,000 ($130.32 PSF)

**Clayton**
1. Scott Properties purchased a 101,327 SF Class A Office Building at 1 Progress Point Pky for $16,100,000 ($130.32 PSF)
2. Ten Capital Management purchased a 260,000 SF Class A Office Building at 575 Maryville Centre Dr. for $50,000,000 ($192.31 PSF)