

# 8182 Maryland Ave

Clayton, MO 63105

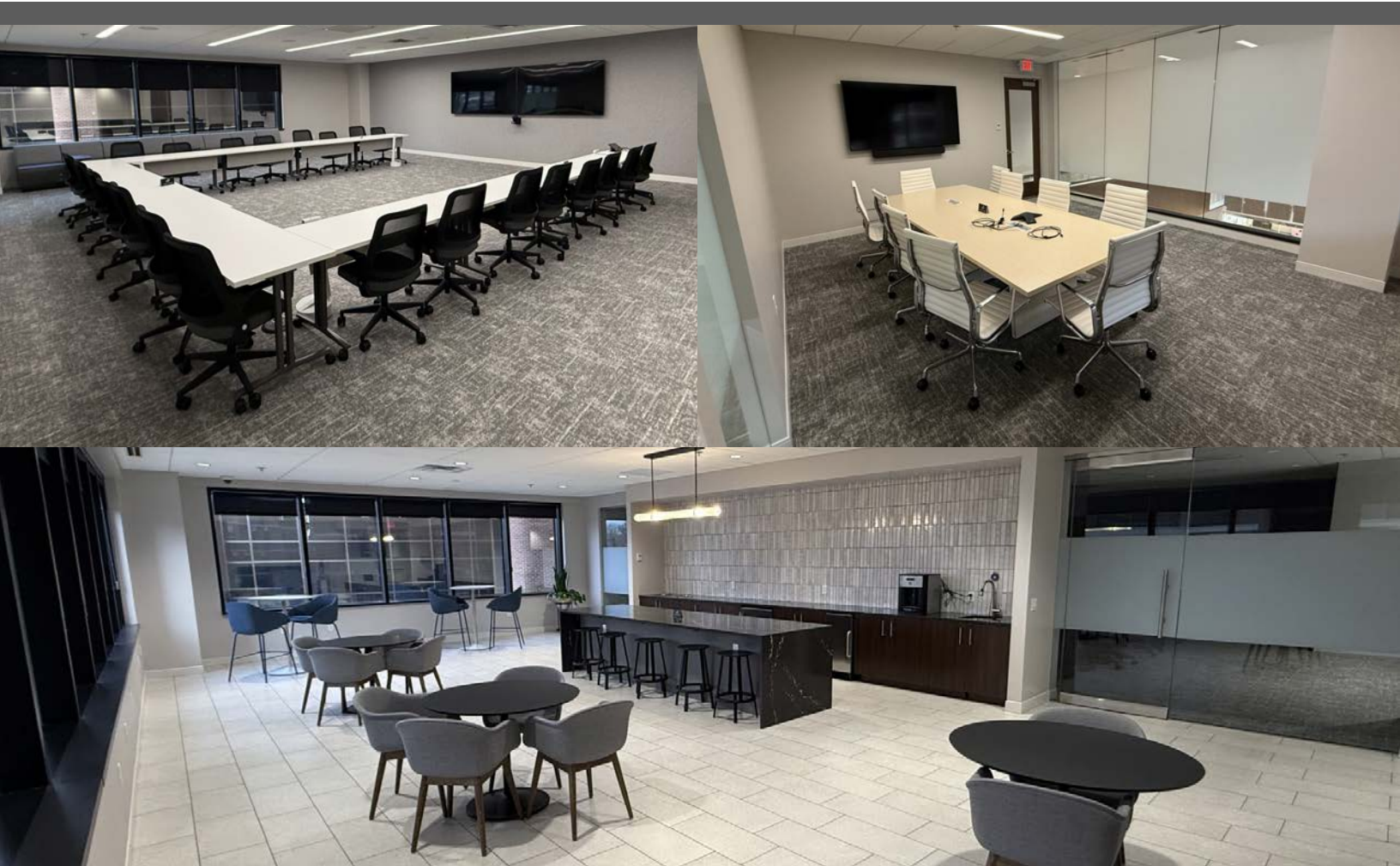


Leased & Managed By:



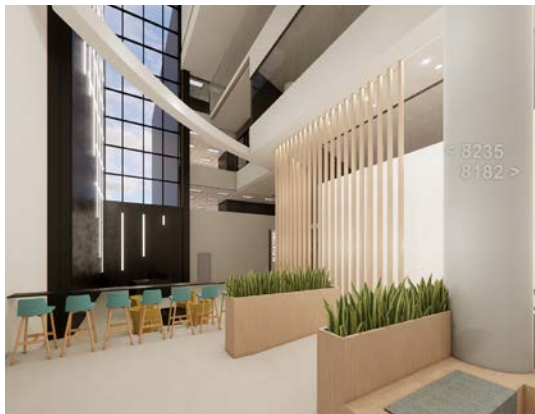
## Building Highlights

- 14-Story, Class A Office Tower in Downtown Clayton
- Full Lobby Renovation in Progress
- New Exterior Streetscape Completed in 2023
- New Conferencing Facilities & Tenant Lounge in the Adjacent Connected Building Completed in 2025
- Express Food Market in Building Lobby
- Structured Parking Attached with Multiple Access Points
- \$2 Million in Garage Updates Recently Completed, Including Lighting & Wayfinding Upgrades
- 3/1,000 SF Parking Ratio Available
- On-Site Professional Property Management & Ownership
- 24/7 Security Guard
- Newly Opened Residence Inn Immediately Adjacent
- Lease Rate: \$35.00 PSF, Full Service



# Current Availabilities

20,296 SF Available



23West Coffee Coming to Lobby in 2026

# 8182 Maryland Ave

Located in Downtown Clayton



The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Owner and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.

## FOR MORE INFORMATION CONTACT:

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