



ALL OFFERS ARE
SUBJECT TO
APPROVAL BY
WALGREENS' REAL
ESTATE COMMITTEE



1225 UNION BOULEVARD

ST. LOUIS, MO 63113




15.120 SF FORMER WALGREENS AVAILABLE FOR SUBLEASE
ALONG UNION BOULEVARD AT PAGE BOULEVARD
THROUGH 1/31/2029

1225 UNION BOULEVARD

SITE PLAN & DEMOS

PLEASE CONTACT: L³ CORPORATION
JOHN NOTTER
314.282.9825 (DIRECT)
314.650.3600 (MOBILE)
JOHN@L3CORP.NET

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
 <u>1 MILE</u> 20,317	 <u>1 MILE</u> 9,074	 <u>1 MILE</u> \$67,780
<u>3 MILES</u> 134,589	<u>3 MILES</u> 56,731	<u>3 MILES</u> \$79,035
<u>5 MILES</u> 341,016	<u>5 MILES</u> 150,062	<u>5 MILES</u> \$82,635

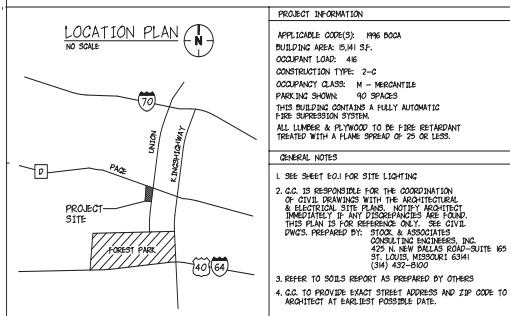
VIEW & DOWNLOAD:

DEMO REPORT

- FIRM LEASE TERM THROUGH 1/31/2029
- SUBLEASE RATE IS \$9.50 PSF
- 134,589 POPULATION WITHIN 3 MILES

Walgreens

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015
(847) 914-2500

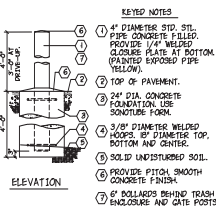


PROJECT INFORMATION

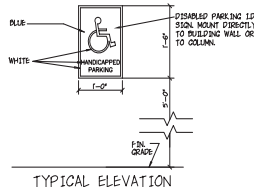
APPLICABLE CODE(S) 1998 BOCA
BUILDING AREA 15,411 SF.
OCCUPANT LOAD: 416
CONSTRUCTION TYPE: 2-C
OCCUPANCY CLASS: M - MERCHANTS
PARKING SHOWN: 40 SPACES
THIS BUILDING CONTAINS A FULLY AUTOMATIC FIRE SUPPRESSION SYSTEM.
ALL LUMBER & FLYWOOD TO BE FIRE RETARDANT TREATED WITH A FLAME SPREAD OF 25 OR LESS.

GENERAL NOTES

1. SEE SHEET 601 FOR SITE LIGHTING
2. G.C. IS RESPONSIBLE FOR THE COORDINATION OF CIVIL DRAWINGS WITH THE ARCHITECTURAL & ELECTRICAL SITE PLANS. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. THIS PLAN IS FOR REFERENCE ONLY. SEE CIVIL DWGS. PREPARED BY: STOOK & ASSOCIATES CONSULTING ENGINEERS, INC. 429 N. NEW DALLAS ROAD SUITE 605 ST. LOUIS, MISSOURI 63111 (314) 432-8100
3. REFER TO SOE'S REPORT AS PREPARED BY OTHERS
4. G.C. TO PROVIDE EXACT STREET ADDRESSES AND ZIP CODE TO ARCHITECT AT EARLIEST POSSIBLE DATE.



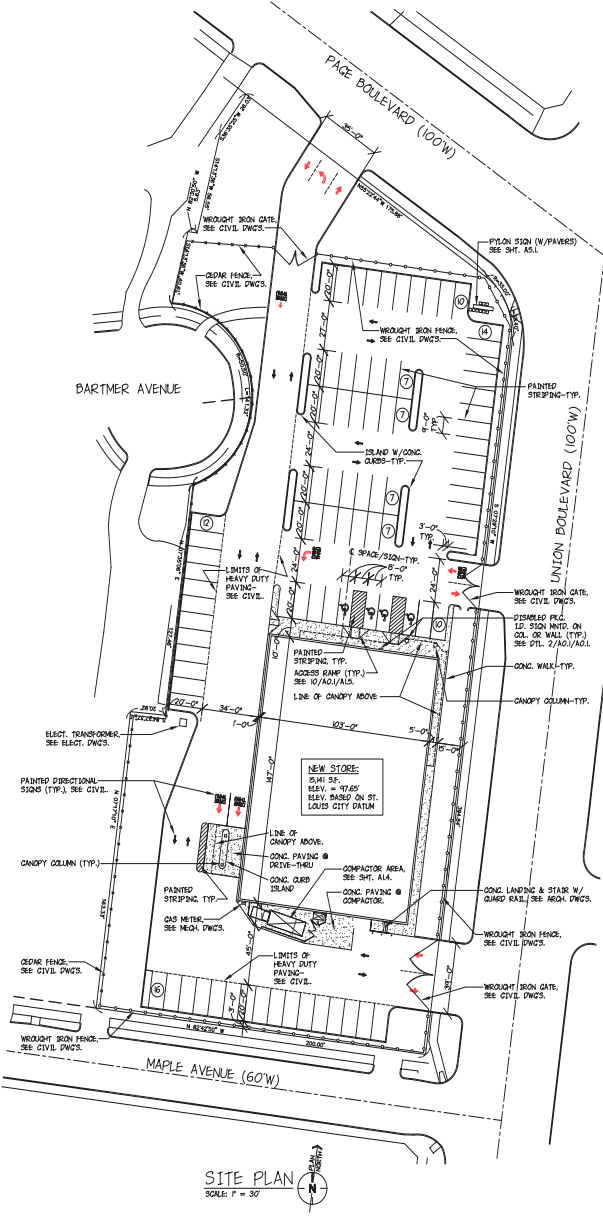
1 PIPE GUARD DETAIL SCALE: NONE



TYPICAL ELEVATION

2 DISABLED PKG. SIGN DETAIL SCALE: NONE

CONVENTIONS		SCHEDULE OF ABBREVIATIONS	
REARVING LEGEND	MATERIAL INDICATION	SCHEDULE OF ABBREVIATIONS	
(Detailed list of symbols for walls, doors, windows, etc.)	(Detailed list of hatching patterns for concrete, brick, etc.)	(Detailed list of abbreviations for materials and components)	



SITE PLAN SCALE: 1" = 30'

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FLOOR PLAN

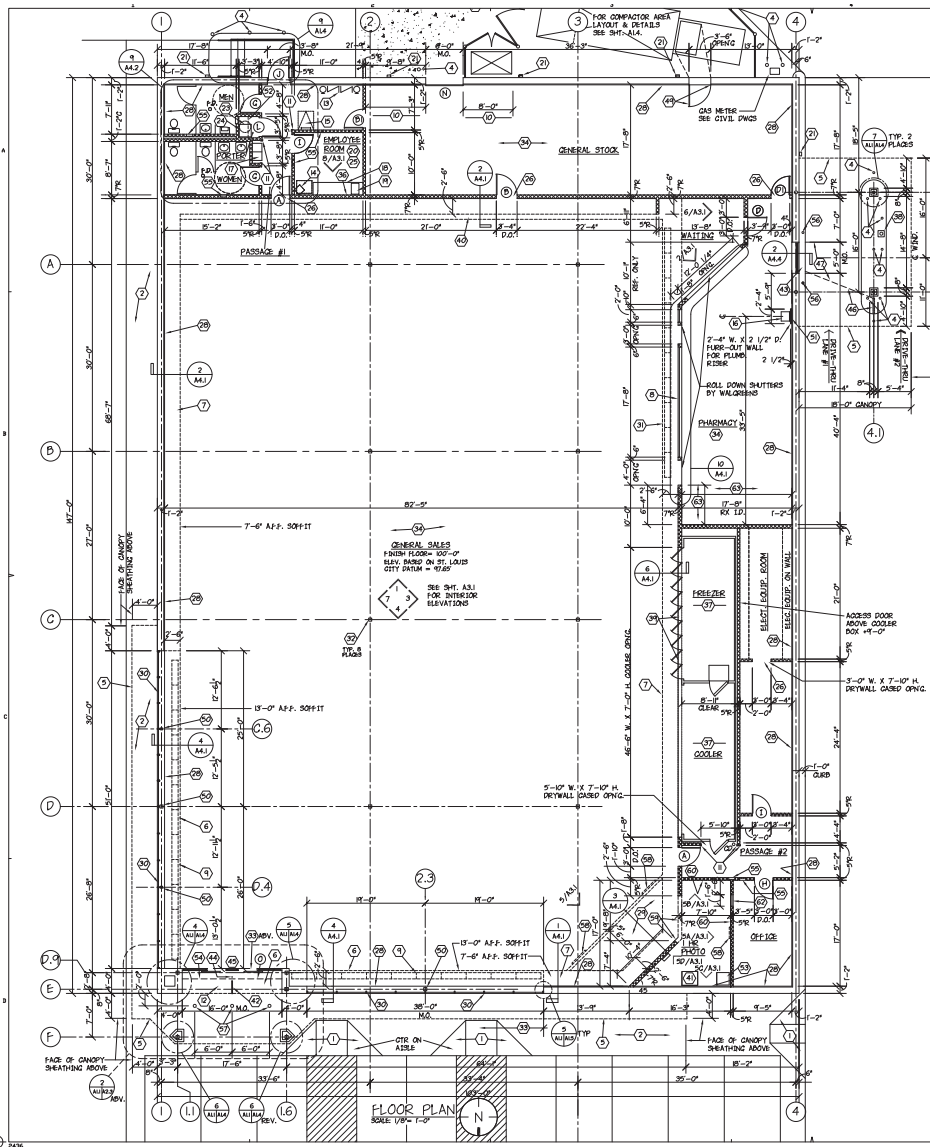
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ROOM FINISH SCHEDULE		FLOOR	BASE	WALLS	CEILING	PAINT
GENERAL SALES	1	1	1	1	1	1
PHARMACY	2	2	2	2	2	2
PATIENT SEATING	3	3	3	3	3	3
PHARMACY DRIVE-THRU	4	4	4	4	4	4
PHARMACY	5	5	5	5	5	5
PHARMACY	6	6	6	6	6	6
PHARMACY	7	7	7	7	7	7
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ZOOM AERIAL

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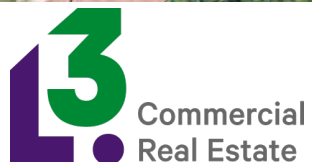
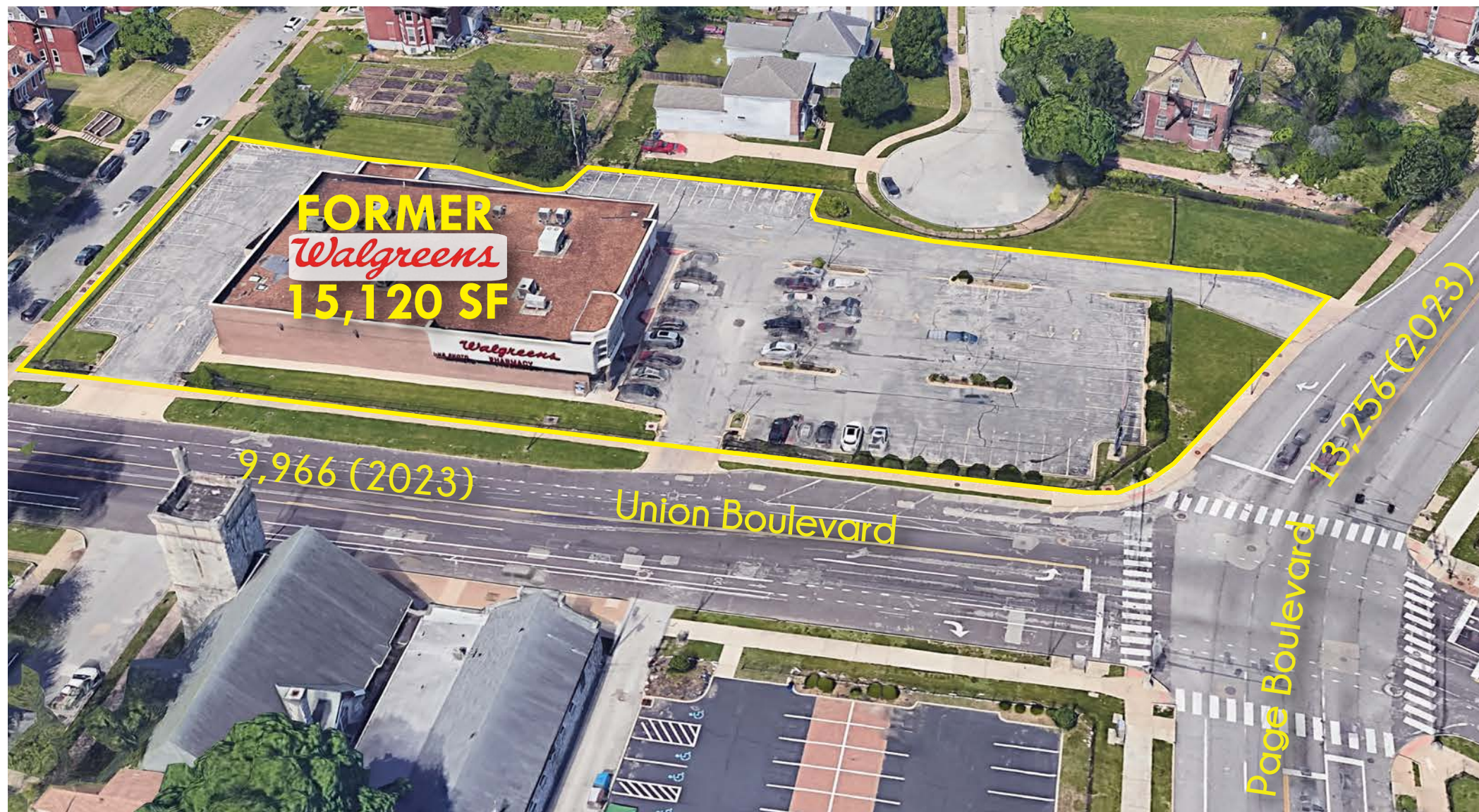
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AERIAL

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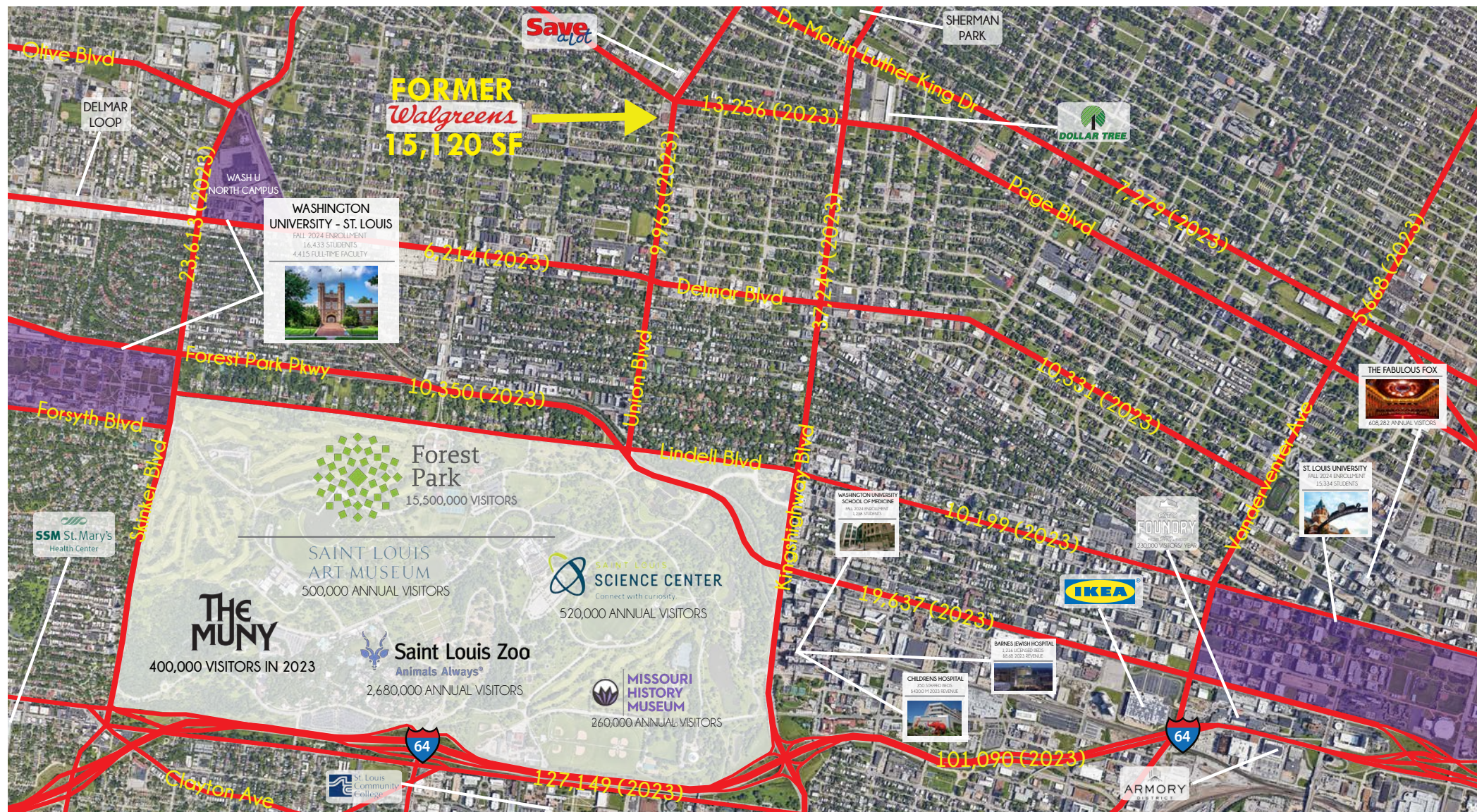
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