



# Fountain Lakes Commerce Center

INDUSTRIAL



Balke Brown Associates' first foray into the St. Charles County industrial market in what was to become the very successful Fountain Lakes Commerce Center (FLCC).

FLCC is a high-quality business park located on Route 370 in the northwest St. Louis Metro market area that consists of one office/manufacturing building for MiTek, Inc. and three office-distribution buildings. These four buildings total more than 1 million square feet of space.

Each features state-of-the-art architectural design and construction, excellent employee parking, truck loading, trailer storage, hundreds of loading docks with levelers, an ESFR sprinkler system, and flexible building design for a wide variety of potential users. FLCC occupancy has been excellent since opening in 2007.

Important benefits of FLCC include uncongested Route 370 access at the Elm Street interchange, non-flood plain business park environment, and significantly lower real estate taxes than St. Louis County alternatives.

**Fountain Lakes Commerce Center**  
3913 Elm Street  
St. Charles, MO 63301

Completed 2007

1,030,000 sf

**Balke Brown Associates**  
Developer

**Don Land**  
Development Principal

**The Henderson Group**  
Architect

**ARCO Construction**  
General Contractor



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