



Highlands Plaza Three

MEDICAL / OFFICE



Highlands Plaza Three is a state-of-the-art medical office building with a patient-friendly design, including a convenient porte-cochere drop off and free surface parking. Plaza Three was 100% leased two months prior to the completion of construction.

In the summer of 2006, Mid-America Transplant Services (MTS) was looking to build a larger facility, as they had outgrown their previous building. What began as a search for four acres to construct a 40,000 square foot building ended with a 50/50 partnership between BBA and MTS to create an 82,000 square foot, multi-tenant medical office building. The main reason for this was to provide MTS with potential future expansion space so they would not need to relocate again for many years.

MTS pre-leased the first two floors of Plaza Three from the ownership entity and relocated their corporate headquarters in 2008. Barnes Jewish Hospital leases and occupies the remaining 42,000 square feet of this four-story building for physician offices relocating from or near the existing BJH main campus.

Highlands Plaza Three
1001 Highlands Plaza
Drive West
St. Louis, MO 63110

Completed 2008

82,000 sf

Balke Brown Associates
Developer

Don Land
Development Principal

Gray Design Group
Architect

SM Wilson Inc.
General Contractor



OFFICE + INDUSTRIAL
BROKERAGE + DEVELOPMENT
ACQUISITION + CONSULTING

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