

Pine View Point

OFFICE



As interest in granite and glass architectural statements waned in the late 1990's, Balke Brown took a partial pre-lease from Fireman's Fund for 30,000 square feet of functional and economical office space with a higher parking ratio requirement and turned it into a multi-tenant build-to-suit at an infill site. Pine View Pointe became the solution for Fireman's Fund, Mat Life and other tenants. This Class A tilt up office building offers covered parking and a 6:1,000 SF parking ratio, with heavy electric and HVAC capacity for "call center" type requirements.

The large and efficient floor plans provided for highly functional space with attractive, yet uncomplicated architecture. The design allowed for an abundance of watts/sf, HVAC capacity and parking. The building was completed for 10% under budget and was 100% leased within 12 months of completion. PM Realty was the "take out" buyer, and what started as an office requirement for Fireman's Fund, turned into an example of a quality, infill, 'diamond-in-the-rough' development that was a win-win for all parties involved.

Pine View Point
 400 South 4th Street
 Creve Coeur, MO 631

Completed 1999

66,474 rentable sf

Balke Brown Associates
 Developer

Don Land
 Development Principal

Mackey Mitchell Associates
 Architect

Clayco Construction
 General Contractor



OFFICE + INDUSTRIAL
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