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New Development Booming in St. Louis Submarket
Over 1 Million SF of New Office, Industrial Development Recently Completed or Underway in St. Charles County

ST. CHARLES COUNTY, MO --- More than 1 million-square-foot of office and industrial relocations and expansions are currently underway or were recently completed in St. Charles County, making this St. Louis submarket a hotbed of developmental activity in the metropolitan region.

Fountain Lakes Commerce Center on Highway 370 in St. Charles has seen a number of new developments in recent months, with more on the way. **Glazer's Distributors**, a multi-state distributor of wine, beer and spirits, is constructing a new 225,000-square-foot, class A office and warehouse facility there. **Sysco Foods of St. Louis** is building a nearly 80,000-square-foot addition to their 220,000-square-foot food distribution warehouse in Fountain Lakes. **Newco Enterprises**, a quality manufacturer of commercial coffee brewing equipment and related accessories, recently moved into their new 127,000-square-foot headquarters in Fountain Lakes. A \$5 million expansion in the park was also completed this summer as **Gateway Medical Research** doubled the size of their operations to nearly 105,000-square-feet.

Quilogy, an emerging technology solutions provider with more than 300 employees, recently completed a \$4.5 million renovation project involving 38,000-square-feet in four historic buildings to serve as their local headquarters on the St. Charles riverfront.

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Along the Interstate 70 corridor in the heart of St. Charles County, two noteworthy office projects took place in recent months. **Client Services**, a diversified financial firm providing receivable management, opened their second 40,000-square-foot office building on their growing campus in St. Charles and added more than 150 workers in the last year to bring their total employment up to 586.

Nearby in St. Peters, the **Army Medical Reserve Unit** is relocating their regional offices to an existing 62,000-square-foot facility along I-70. The **Missouri Careers Center for St. Charles County** recently renovated and moved into 14,000-square-feet of space in the Arrowhead Industrial Park in St. Peters at I-70 and Highway 79.

Strong office expansions are also reported along the Interstate 64/Highway 40 corridor in St. Charles County with **Enterprise Rent-A-Car's** campus in Weldon Spring adding a new 150,000-square-foot building slated to open in late 2006. Now with 365 employees, Enterprise's workforce is expected to reach 800 with the campus expansion. **GC Services**, an **MCI** subcontractor, recently absorbed about 100,000-square-feet of office space in the adjacent MCI campus.

Across I-64/40 in the **Missouri Research Park**, a 52,000-square-foot expansion on six acres was completed at the end of last year by **Linco Diagnostic Services**.

Further west on this high tech corridor, **National Information Solutions Corporation (NISC)** just opened a new 135,000-square-foot building in Lake Saint Louis as their new headquarters for about 255 employees. In the **Hawk Ridge Business Park** in Lake Saint Louis, **Medical Transportation Management (MTM)** opened their new 43,000-square-foot office headquarters late last year.

To help accommodate special events for these growing companies and the 10,000 other businesses operating in St. Charles County, the new 154,000-square-foot **St. Charles Convention Center** opened in spring 2005. This \$35 million project includes a 12-story, 300-room **John Q. Hammonds Embassy Suites Hotel**.

Census estimates for 2004 place St. Charles County's population at 320,734 and growing, with more than 8,500 new residents having moved to the county in a one-year period. During the last decade, the county has gained more than 7,000 new residents every year. These figures combined with other on-going commercial, industrial and residential developments bode well for the continued growth and success of the St. Charles submarket in the St. Louis region.

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