

THE  
**101**



The Address  
to *Envy* —

101 S HANLEY, CLAYTON, MO

THE 101:

# Designed to *Inspire*



Located in the heart of the Clayton CBD, The 101 was designed to inspire and innovate. The recently renovated lobby welcomes tenants and visitors with its white marble walls, warm wood tones and efficient LED lighting.

The building offers a modern workplace environment with a complete package of premium on-site amenities. The luxury style of the lobby carries through to the tenant lounge and conference center, gym, mini mart and common elevator lobbies.

This 19-story Class A office tower is prominently located at the intersection of South Hanley Road and Carondelet Avenue in Clayton, Missouri with outstanding access to and from I-64/40, Forest Park Parkway & I-170.



## Property Features

- Covered parking ratio of 3/1,000

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- On-site property management

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- On-site storage

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- Updated main lobby with full-service bank/ATM and jewelry store

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- Renovated common areas and restrooms

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- Stylish interiors with upscale finishes, spacious layouts and views of the city

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- Exterior monument signage opportunities

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- On-site electric vehicle charging stations

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## AMENITIES

# *Inspiration at Every Corner*

The 101 is a one-stop-shop for a multitude of tenants' needs during their workday. Whether it's needing conferencing capabilities or connecting with colleagues in the tenant lounge, **The 101 has it all within reach.**



### Tenant lounge

Stunning tenant lounge featuring a kitchen/bar, various seating options, flat screen television & pool table



### On-site restaurant

The Capital Grille, providing a convenient dining option for lunch and dinner



### Covered parking

Available and plentiful visitor surface parking



### Outdoor work & break spaces

With mini-mart stocked full of drinks and snacks to fuel your workday



### Fully-equipped conference center

With flexible seating options and AV connectivity



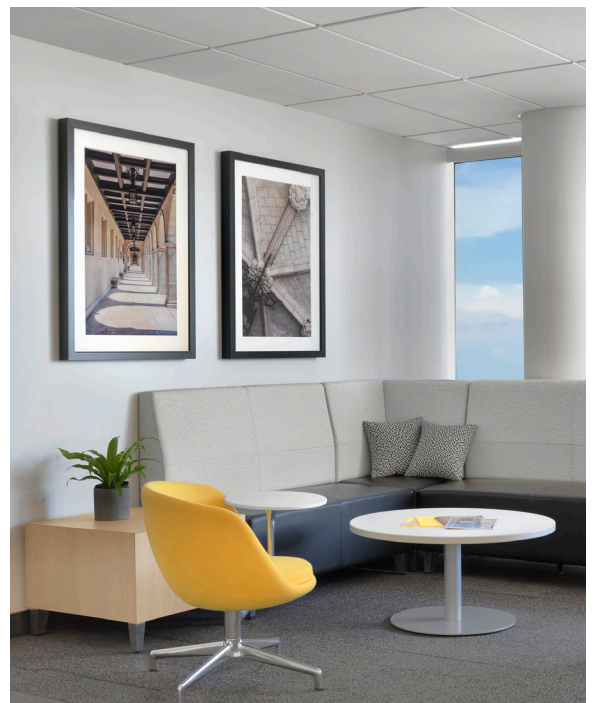
### State-of-the-art fitness center

Consisting of cardio machines, strength equipment & full locker rooms

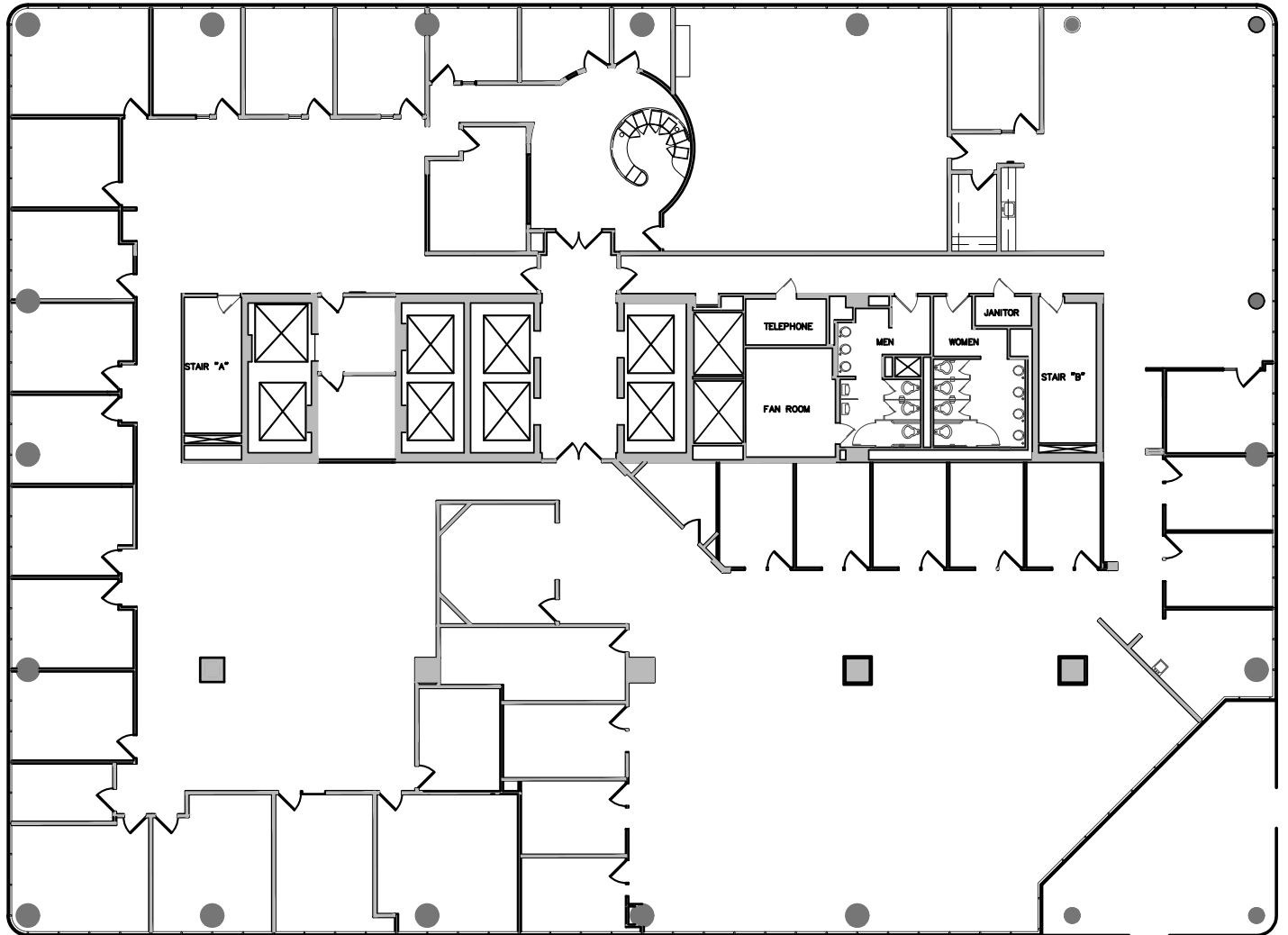


AVAILABILITY

# Efficient Floorplates with *Big Opportunities*



# Sample Floor Plan



## Availabilities

<b>Floor 1</b>	6,037 SF	Available Now	<b>Floor 7</b>	8,975 – 11,423 SF	Available 9/1/25
<b>Floor 2</b>	18,508 SF	Available Now	<b>Floor 8</b>	19,248 SF	Available 9/1/25
<b>Floor 4</b>	10,887 SF	Available Now	<b>Floor 13</b>	9,214 SF	Available Now
<b>Floor 5</b>	1,861 SF	Available Now	<b>Floor 17</b>	20,019 SF	Available Now
<b>Floor 7</b>	2,448 SF	Available Now			

## LOCATION

# *Thrive* Beyond 9 to 5

The 101 is located in the Clayton urban district featuring a variety of dining, coffee shops, cafes, retail, public transit, hotels and banking within walking distance.

The building also offers quick and easy access to I-170, I-64/40 and Forest Park Parkway, as well as the Clayton MetroLink Station and several bus routes.

## Clayton neighborhood:



**1 million SF**

Retail & restaurants



**3400 businesses**

Call Clayton home



**10-minute drive**

To St. Louis Lambert Airport



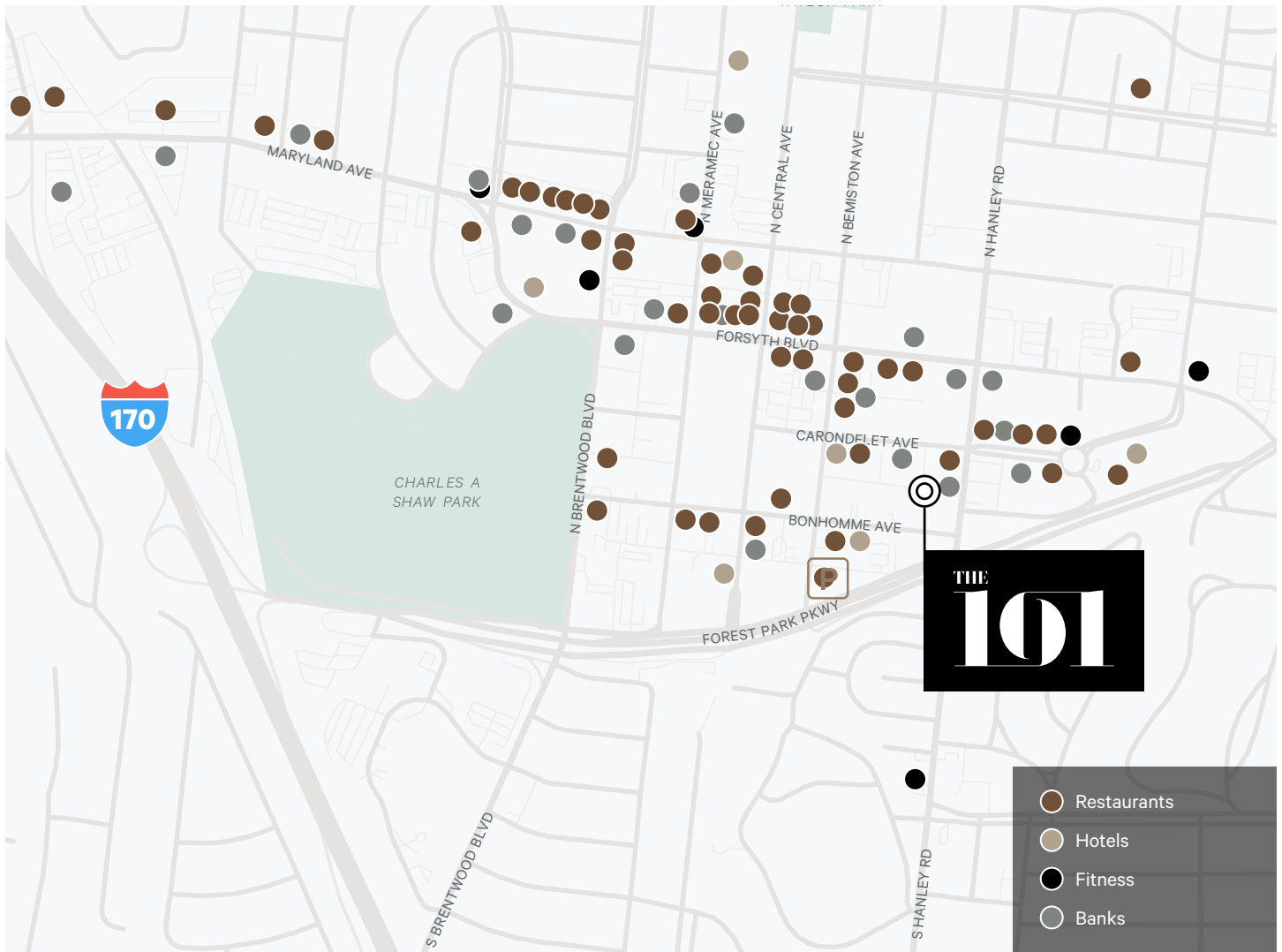
**Corporate headquarters**

Home to several corporate headquarters including Enterprise Rent-A-Car and Centene Corporation



**Nearby universities**

Include: Webster University, Concordia Seminary, Saint Louis University and Washington University



## ● Restaurants

- 5 Star Burgers
- 801 Chophouse
- 801 Fish
- Almonds
- Avenue Restaurant
- Barcelona Tapas
- C.J. Mugg's
- Café Napoli
- Casa Don Alfonso
- Chipotle
- City Coffee & Creperie
- Crushed Red
- Dominic's Trattoria
- First Watch
- Garbanzo Mediterranean
- Half & Half
- Herbie's
- Hot Box Cookies
- House Of Wong
- IL Palato Italian
- Imo's Pizza
- Jimmy Johns
- Jinzen
- J. McCraugh's Bar & Grill
- John P Fields
- Kaldi's Coffee
- Kingside Diner
- Louie's Wine Dive
- MOD Pizza
- Pasteria
- Peel Wood Fired Pizza
- Plaza Grill
- Potbelly Sandwich Shop
- Sauce on the Side
- Shake Shack
- Smoothie King
- Starbucks
- Straub's
- Sushi Ai
- Taco Buddha
- the BAO
- The Capital Grille
- The Crossing
- The Orig. Pancake House
- The Posh Nosh Deli
- Tony's/Anthony's Bar
- Tropical Smoothie Cafe
- Wasabi Sushi Bar

## ● Banks

- Bank of America
- BOS (Bank of Springfield)
- Busey Bank
- Carrollton Bank
- Central Bank
- Chase Bank
- Commerce Bank
- Enterprise Bank & Trust
- First Bank
- Midland States Bank
- Midwest BankCentre
- Midwest Regional Bank
- Parkside Financial Bank & Trust
- Peoples National Bank
- PNC Bank
- Scott Credit Union
- Simmons Bank
- Sterling Bank
- UMB Private Wealth Management Center
- US Bank

## ● Fitness

- Gateway Crossfit
- OsteoStrong Clayton
- Performance Lab
- Red Fitness Lounge
- TruFusion St. Louis

## ● Hotels

- Clayton Plaza Hotel
- Hampton Inn and Suites Clayton/St Louis
- Le Méridien St. Louis Clayton
- Residence Inn by Marriott St Louis Clayton
- Seven Gables Inn
- The Ritz-Carlton, St. Louis
- The AC Hotel Clayton

KBS

# Your Real Estate *Partner*

Founded in 1992 by Charles J. Schreiber and Peter Bren, the KBS team is comprised of real estate professionals with extensive hands-on real estate experience.

KBS acquires and operates prime commercial real estate in some of the most successful markets in the country. They are committed to business ethics and relationships with a constant focus on exceeding the expectations of their investors, partners and tenants.



## Accolades

Forbes Business Council  
*Official Member Since 2021*

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2023 Global Real Estate  
Investment Manager  
*Institutional Real Estate, Inc.*

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2023 Top 150 Real Estate  
Investment Managers  
*IPE Real Assets*

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2023 Top Commercial  
Property Owners  
*Commercial Property Executive*

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# THE 101



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