



Convenient Access

Located at 1222 Spruce Street in St. Louis, Missouri, the Robert A. Young Federal Building is conveniently located on the southern edge of the St. Louis downtown area. The building is a short two block walk to the Civic Center Metro station with convenient access to all major highways. A short 20 minute Metro Link ride or a 15 minute drive will take you to St. Louis' Lambert International Airport.

What is Outleasing?

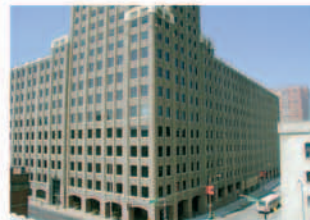
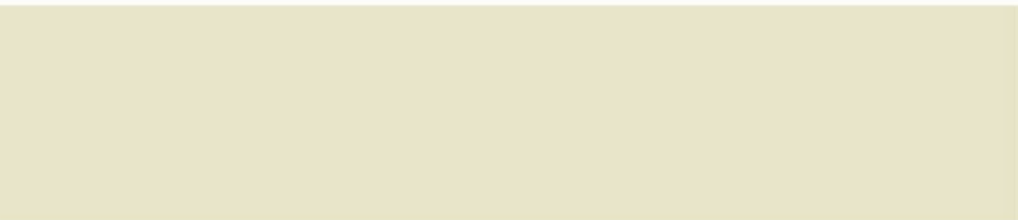
Outleasing is part of our overall effort to reduce the cost to the taxpayer by leasing out underutilized portions of vacant space. Business owners and realtors are not aware that they may lease space from the Federal Government. Federal space has much to offer in the way of amenities. Also included in every lease are utility and cleaning costs which are well below industry average.

Available Space

Built in 1931 and modernized in 1990, the Robert A. Young Federal Building is structured to accommodate almost any space need that a tenant requires.

The 21-story Federal Building offers over 60,000 square feet of available office space for immediate occupancy. The building's design allows tenants to structure their office layout in a myriad of ways. This flexibility of office layout, combined with raised access flooring, robust utilities (HVAC, electric, telecom) and open office areas creates an ideal work environment for any tenant.

GSA invites you to visit the Robert A. Young Federal Building and find the space that fits your organizational needs.



...for Everyone.

As the size of Federal agencies change, space requirements also change. In its role as the landlord for many Federal agencies, the U.S. General Services Administration (GSA) may decide to reassign or lease existing space. Occasionally, this quality space is offered to the public in the form of an outlease. GSA offers various types of space to meet any need, including office space, warehouse space and rooftop space for commercial antenna operations.

Building Amenities

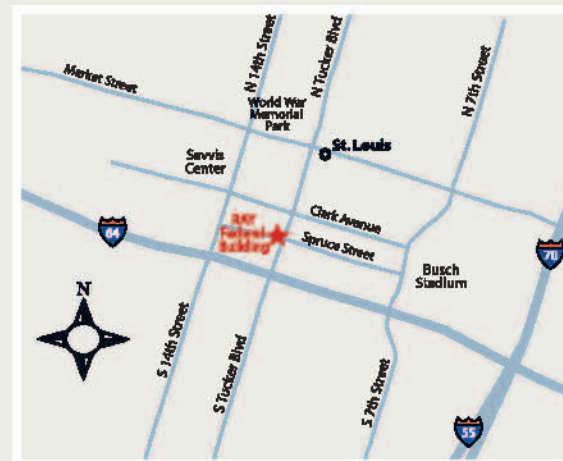
In addition to its reputation as being one of the premier Federal Buildings in St. Louis, the Robert A. Young Federal Building also offers its tenants the following features:

- Cafeteria with dining area
- Credit union
- Snack Shop
- Joint-use conference rooms
- Joint-use auditorium
- Joint-use exercise facility
- Child care center
- 24/7 security
- On-site property management
- Parking
- Fully serviced lease

Contact Information

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Heartland Region
Outleasing Program (6PWR)
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Kansas City, Missouri 64131

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A Winning Solution...



Robert A. Young Federal Building
1222 Spruce Street
St. Louis, Missouri