



15450 S. Outer Forty Rd.

Chesterfield, MO 63017

YOUR SIGN HERE

OWNER/USER OPPORTUNITY

**FOR LEASE
OR SALE**

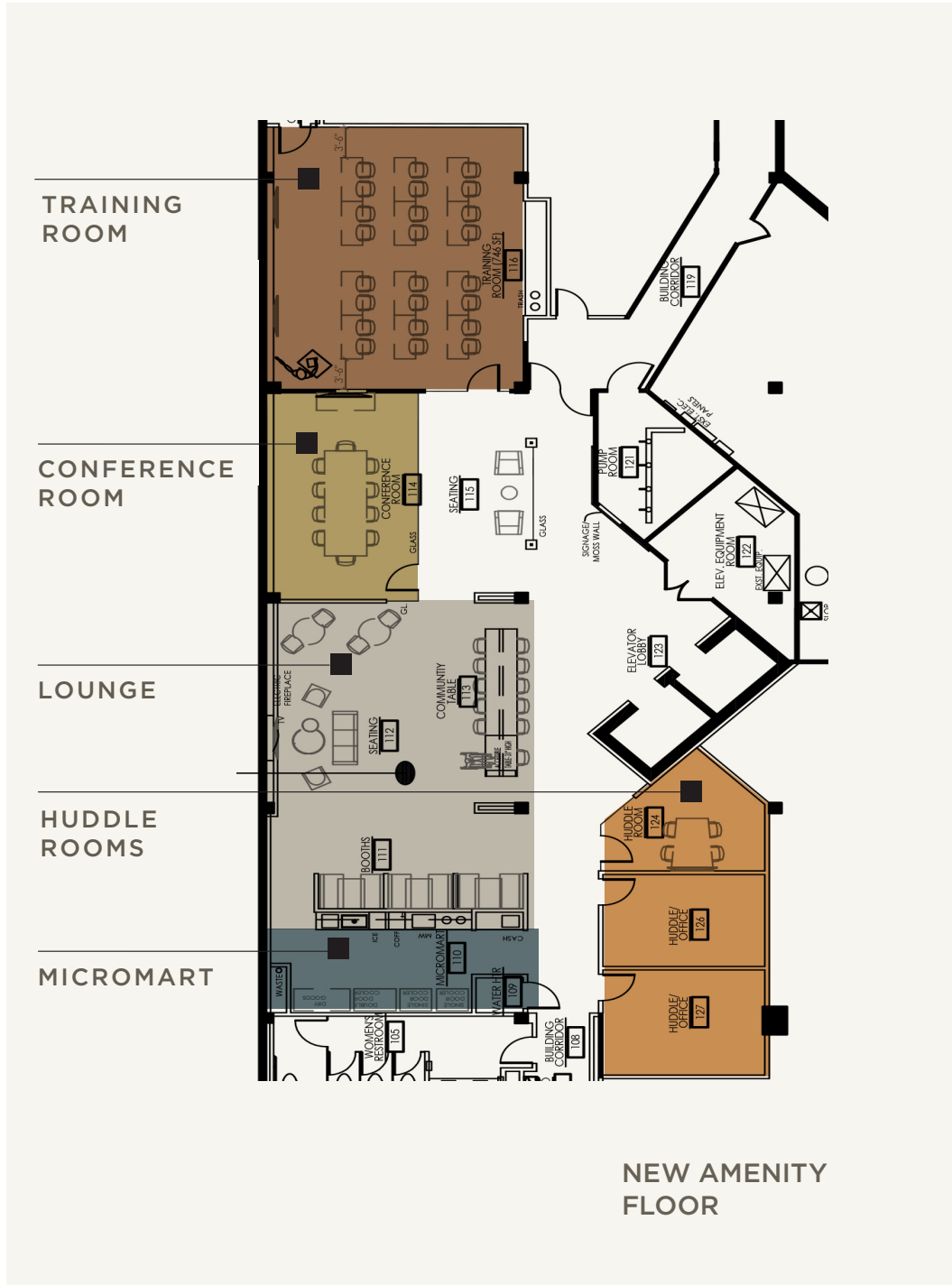
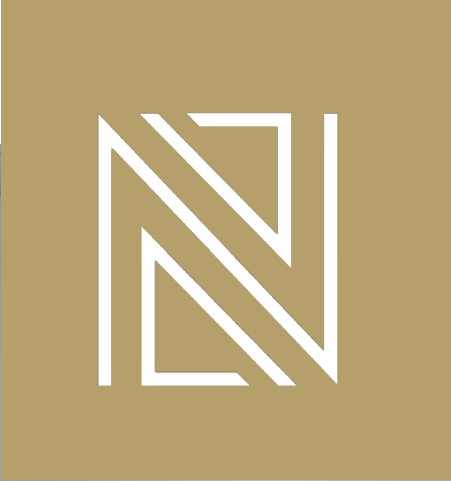
±5,303 - ±72,000 SF Office

COMPLETED 2024

NEW AMENITY FLOOR



Jones Lang LaSalle Americas, Inc.,
a licensed real estate broker in 48 states



PROPERTY FEATURES



3-story
office building



Ample surface
parking with a
4/1,000 SF ratio



Updgraded lobby,
building common areas,
and new tenant amenity
floor



Excellent highway
access to I-64/US-40



Grand atrium
style main lobby



Lease rate: \$24.50/RSF,
full service
Sale price: \$130/PSF



Conveniently located
in Chesterfield near
hundreds of the area's
top retail destinations

CHESTERFIELD
AMPHITHEATER

CHESTERFIELD
MALL

CHESTERFIELD
COMMONS

THE DISTRICT AT
CHESTERFIELD

MAIN
EVENT

THE
FACTORY

TOP GOLF



PFIZER

BAYER

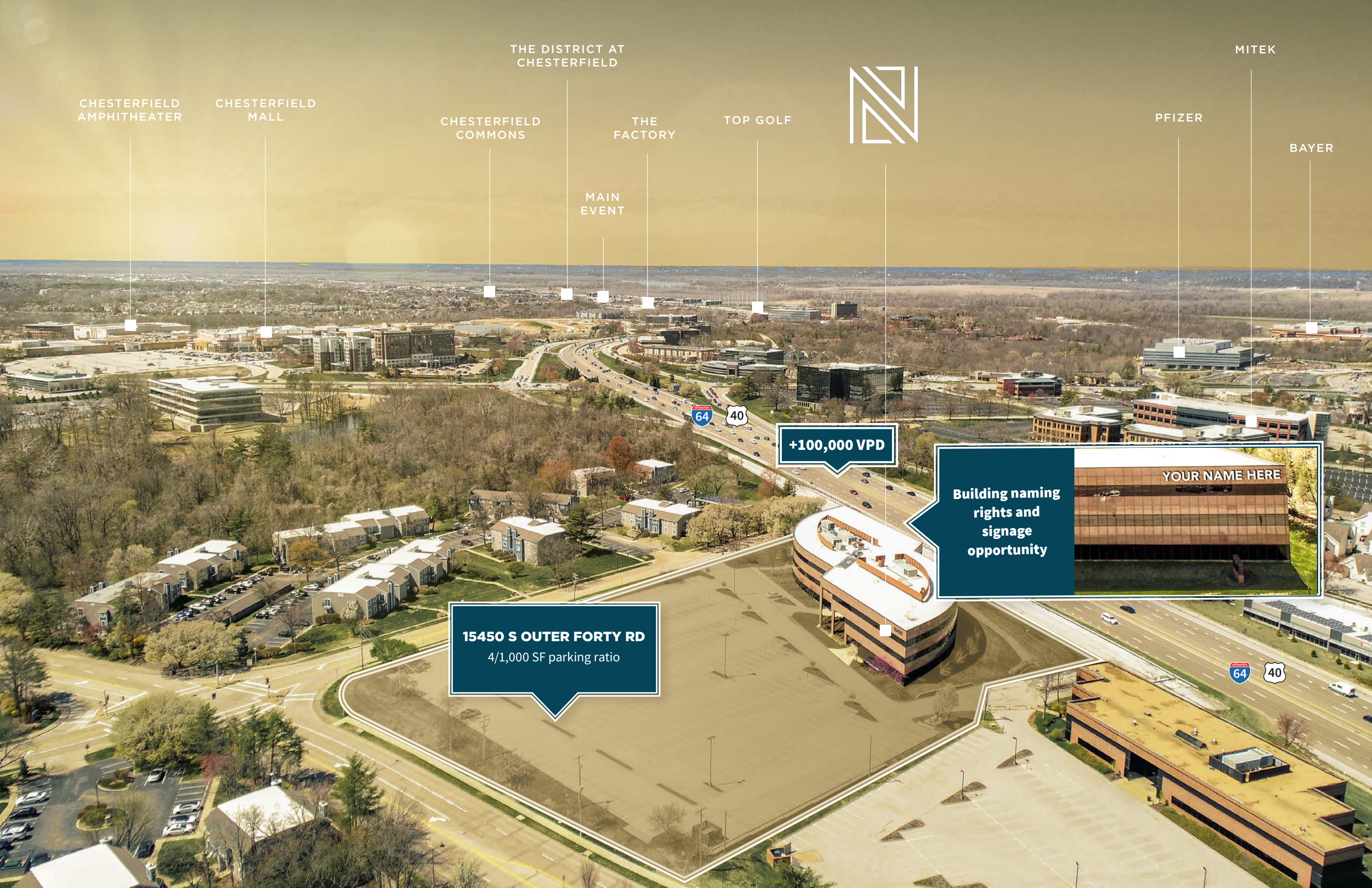
MITEK

+100,000 VPD

15450 S OUTER FORTY RD
4/1,000 SF parking ratio

Building naming
rights and
signage
opportunity

YOUR NAME HERE



ABOUT THE BUILDING

ADDRESS:
15450 South Outer 40 Road,
Chesterfield, MO 63017

LOCATOR ID: 18S220115

LAND USE CODE:
601 - Low Rise Office Building

YEAR BUILT:
1986, renovated 2024

LOT SIZE: 4.76 acres

GROSS BUILDING AREA:
104,410 SF

RENTABLE BUILDING AREA:
97,193 SF

BUILDING STORIES:
3 floors plus lower-level amenity floor

CEILING HEIGHT:
Two-story glass atrium.
Typical floor is 9'-10' from floor to grid

CONSTRUCTION STRUCTURAL:
Concrete and glass. Granite façade

STAIRWELLS:
Two (2) interior access/egress stairwells

ELEVATORS:
Two (2) 2,500 pound capacity hydraulic passenger elevators

FIRE SUPPRESSION:
Wet-pipe sprinkler system for the building

PARKING:
Asphalt surface lot with 355 parking spaces

2024 RE TAXES: \$292,010.97

ROOF: Installed 2018

GENERATOR: None

LOADING: None

BUILDING AMENITIES

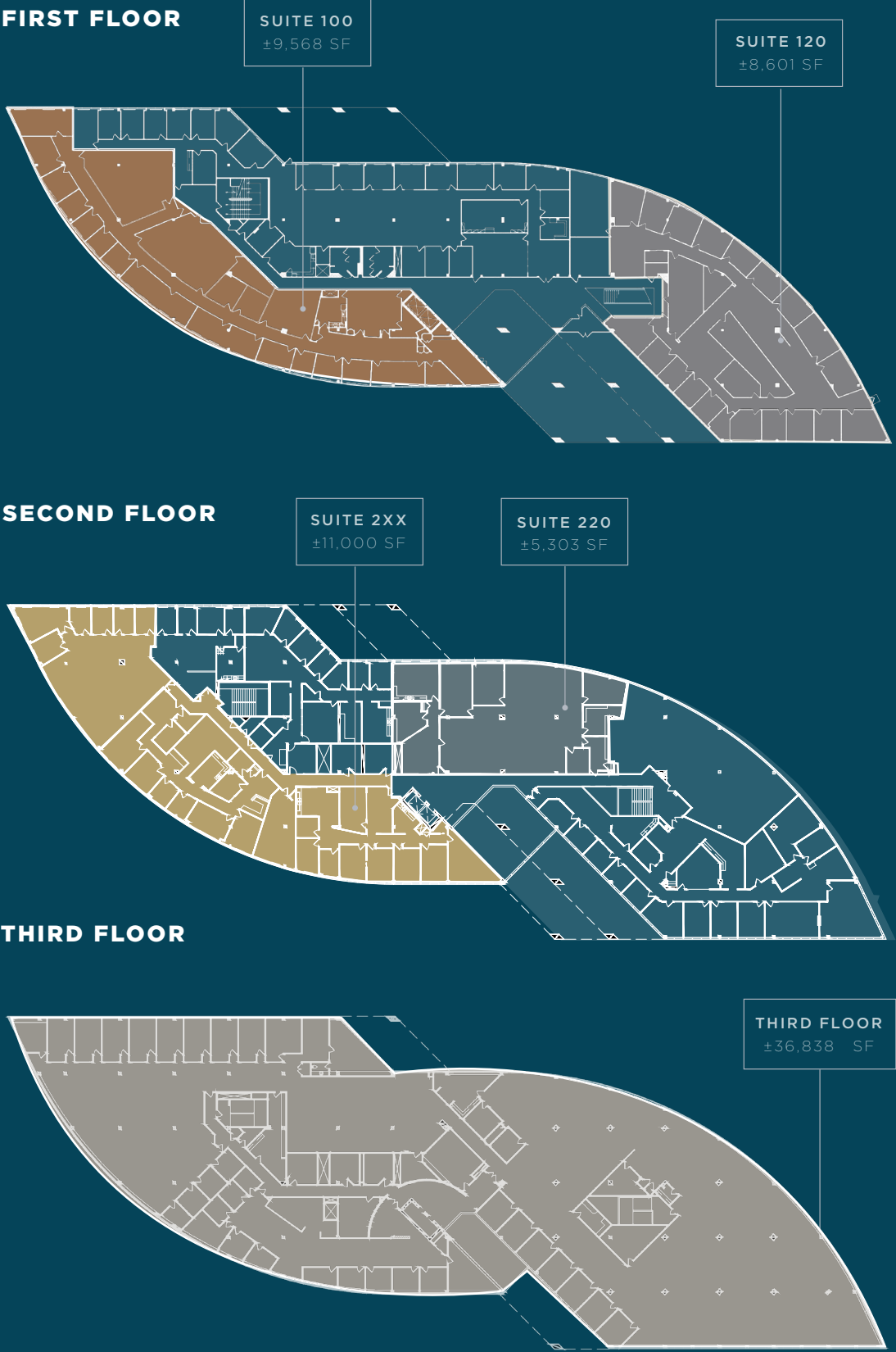


AVAILABILITIES

1st floor	Suite 100 - 9,568 SF Suite 120 - 8,601 SF
2nd floor	Suite 220 - 5,303 SF Suite 2XX - 11,000 SF
3rd floor	36,838 SF

FLOOR PLANS

±5,303 - ±72,000 SF Office Available (*Contiguous*)

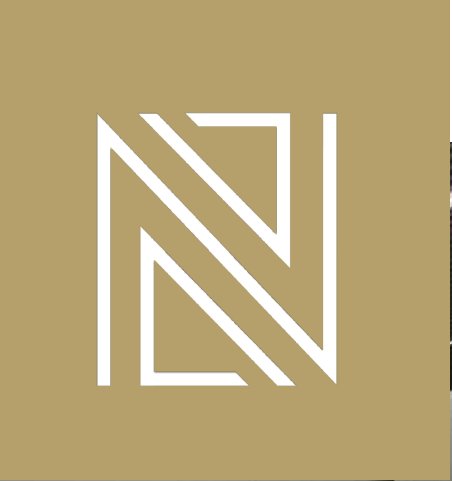


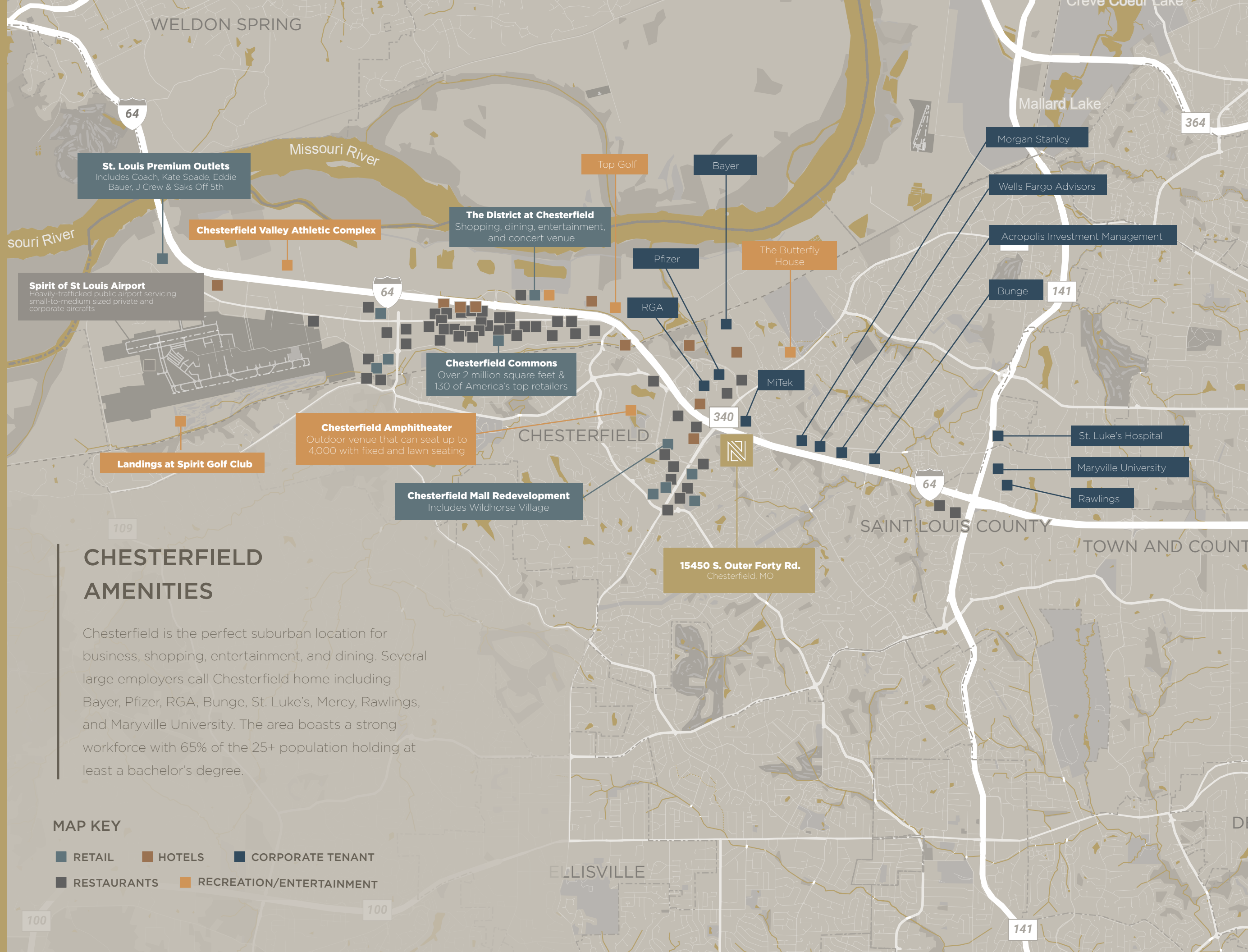
ENTIRE 3RD FLOOR AVAILABILITY

A spacious 36,838 square feet contiguous office space awaits on the third floor. This expansive area offers a versatile layout, ideal for businesses seeking a cohesive workspace to accommodate their growing needs.



FULL 3RD FLOOR AVAILABILITY





CHESTERFIELD AMENITIES

Chesterfield is the perfect suburban location for business, shopping, entertainment, and dining. Several large employers call Chesterfield home including Bayer, Pfizer, RGA, Bunge, St. Luke's, Mercy, Rawlings, and Maryville University. The area boasts a strong workforce with 65% of the 25+ population holding at least a bachelor's degree.

MAP KEY

- RETAIL
- HOTELS
- CORPORATE TENANT
- RESTAURANTS
- RECREATION/ENTERTAINMENT



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