



**15450 S. Outer Forty Rd.**

Chesterfield, MO 63017

**YOUR SIGN HERE**

**OWNER/USER OPPORTUNITY**

**FOR LEASE  
OR SALE**

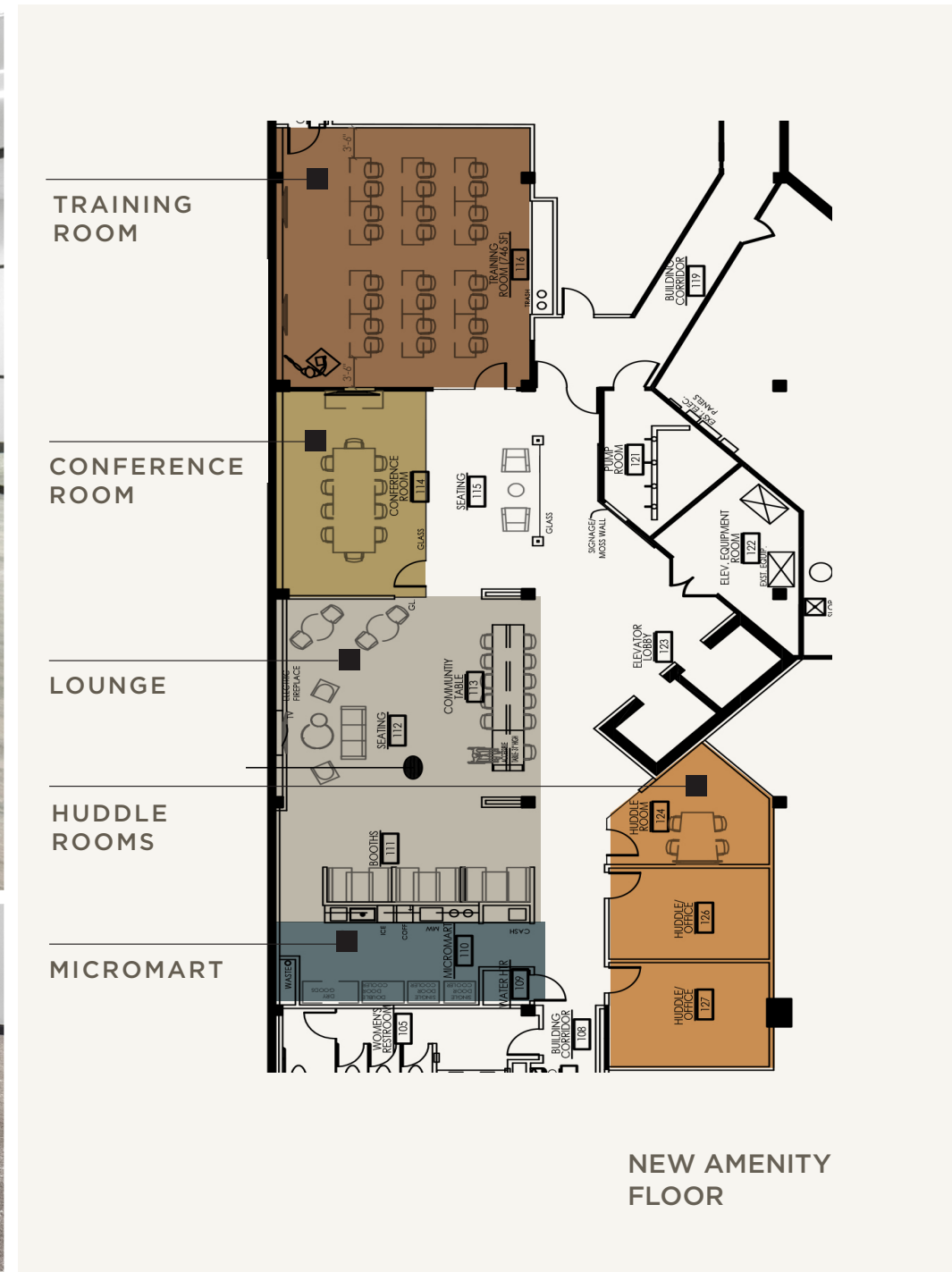
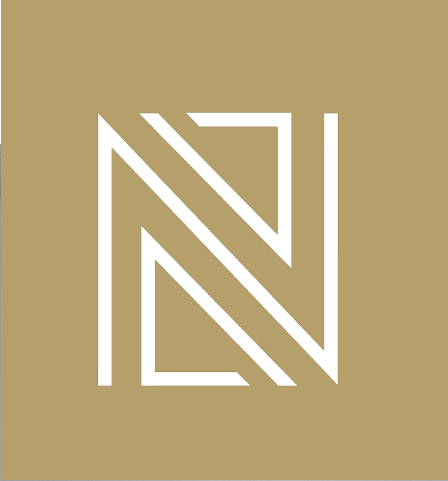
**±5,303 - ±72,000 SF Office**

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 FACTORY

TOP GOLF



PFIZER

BAYER

THE DISTRICT AT CHESTERFIELD

MITEK

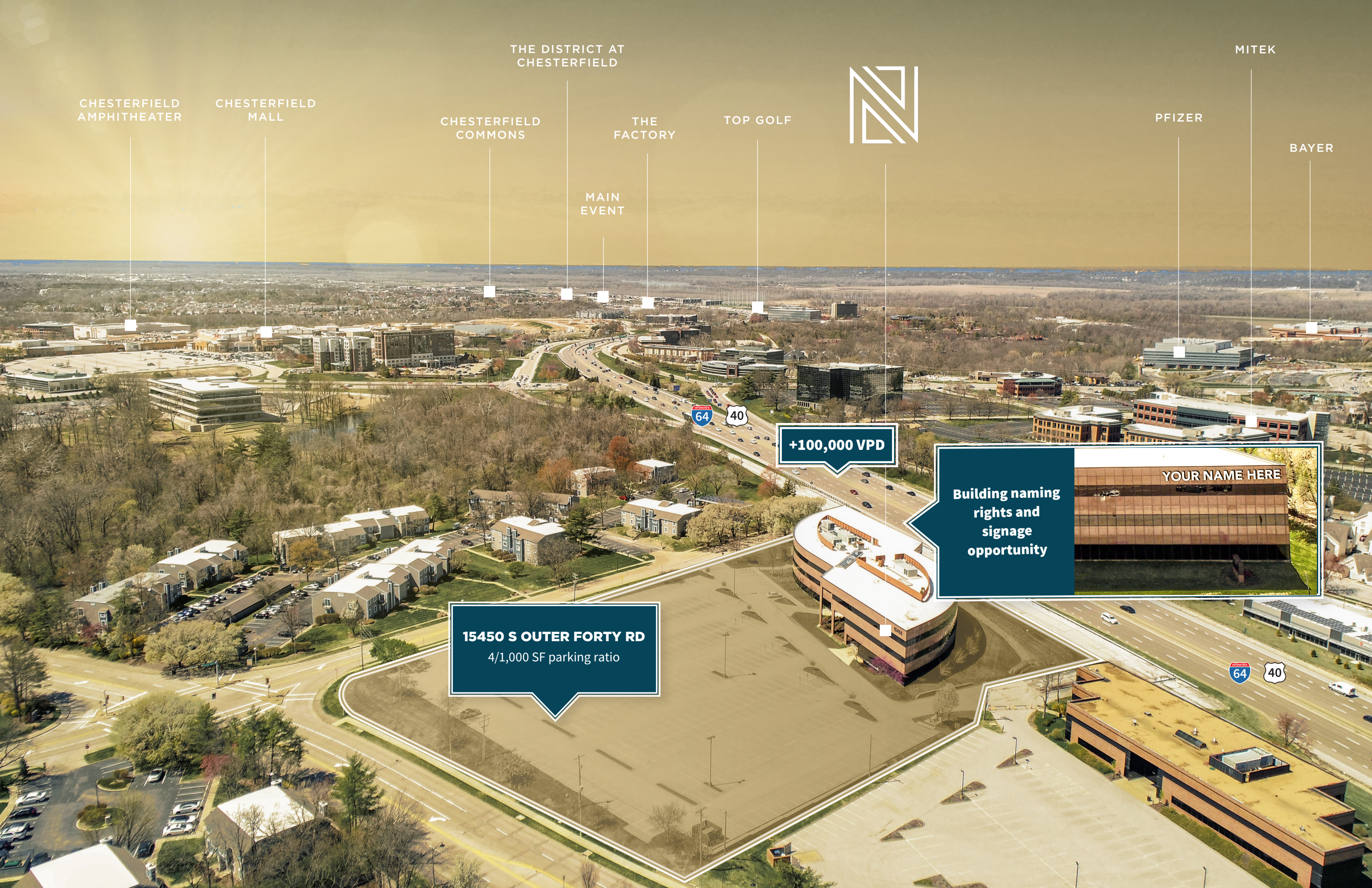
MAIN EVENT

+100,000 VPD

Building naming rights and signage opportunity

YOUR NAME HERE

1545 S OUTER FORTY RD  
4/1,000 SF parking ratio



## 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



Common area  
and amenity floor



High  
visibility



Easy  
access



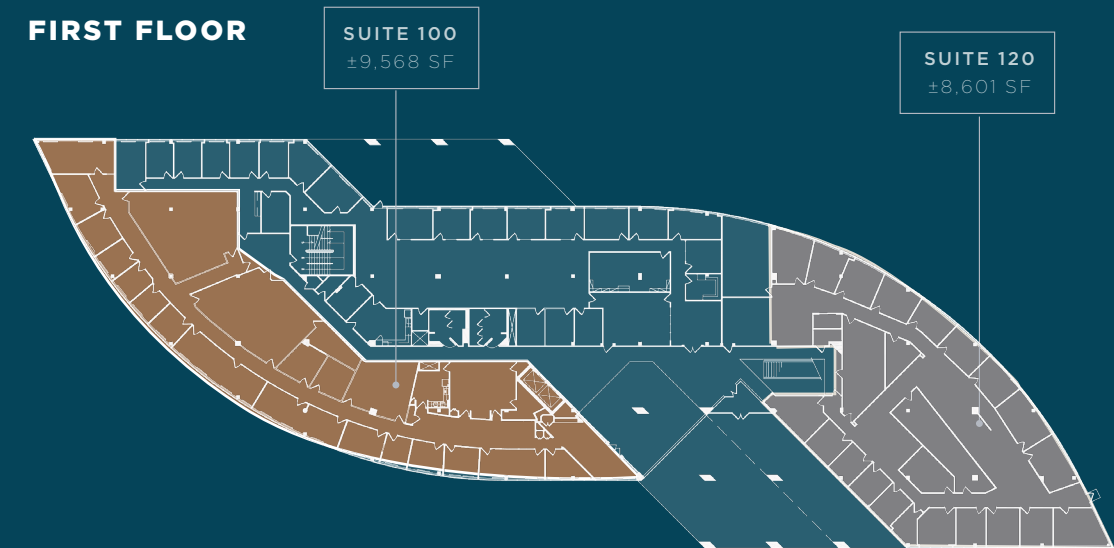
Ample  
parking

## AVAILABILITIES

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

## FLOOR PLANS

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

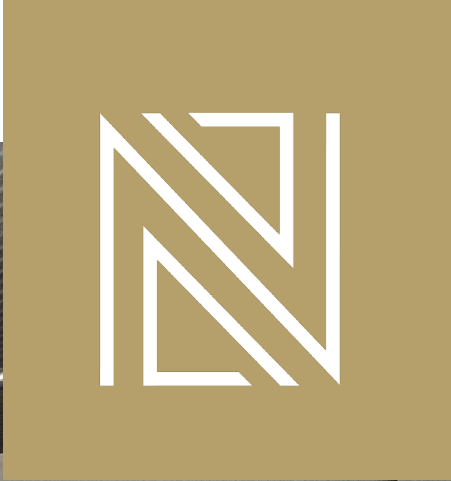


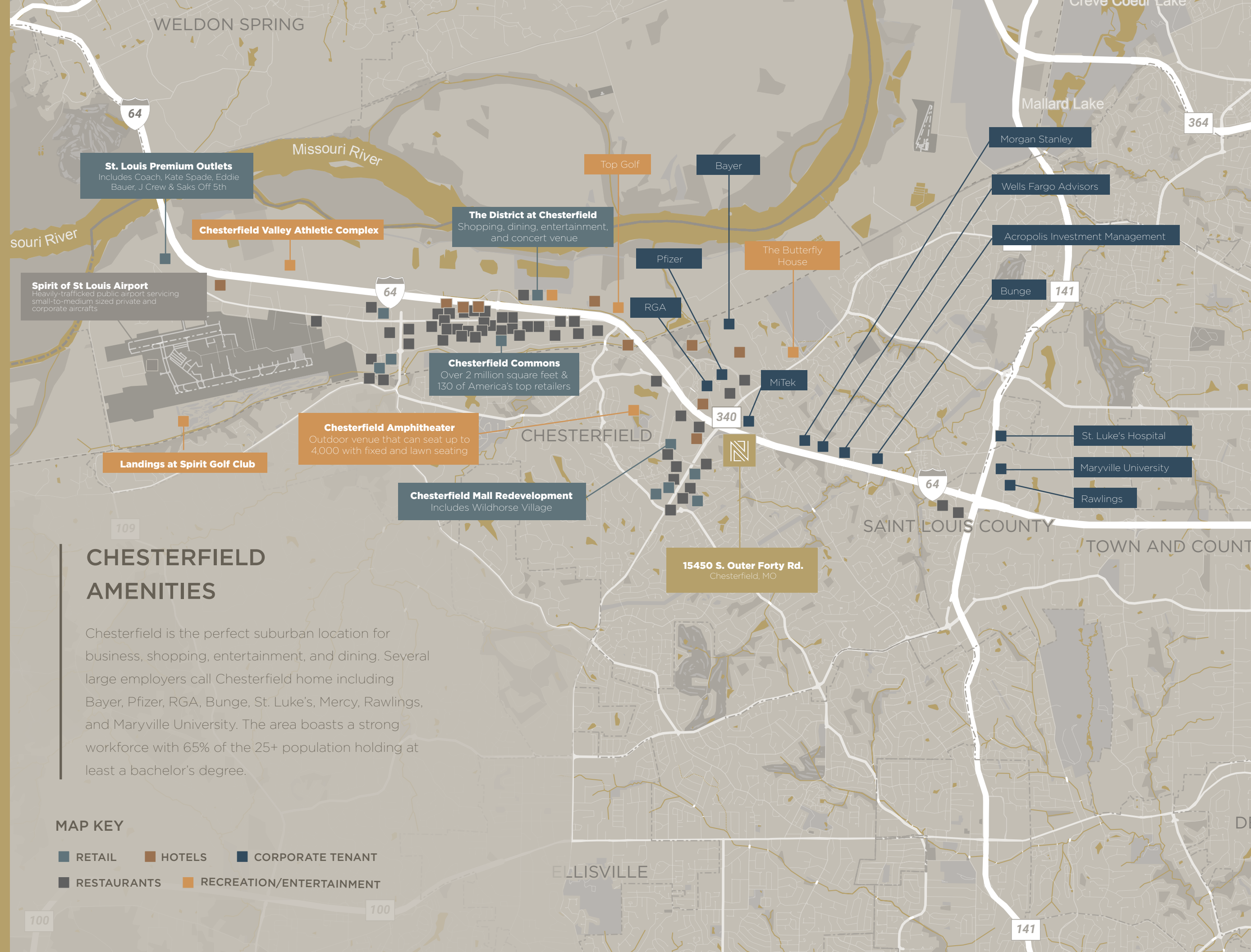
## ENTIRE 3RD FLOOR AVAILABILITY

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

15450 S. Outer Forty Rd.  
Chesterfield, MO



## CONTACT

**Dave Biales, CCIM**

Managing Director  
+1 314 261 7368  
david.biales@jll.com

[jll.com/st-louis](http://jll.com/st-louis)  
+1 314 338 2080

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



**DISCLAIMER** Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.