

H I L A N D
C O M M E R C I A L

1045 S. Woods Mill Rd
Chesterfield, MO 63017

1045 S. WOODS MILL RD

Move-In Ready
Office Suite
For Lease

UMB BANK

PROPERTY HIGHLIGHTS

Premier move-in ready office suite for lease

Existing furniture and high-speed internet in place

Ample surface parking available - up to 5/1,000 SF ratio

Monument signage opportunity

Centrally located with easy access to I-64/40, Hwy 141 and Clayton Rd

Strong demographics in thriving trade area

New Fitness Center amenity on-site at no additional charge

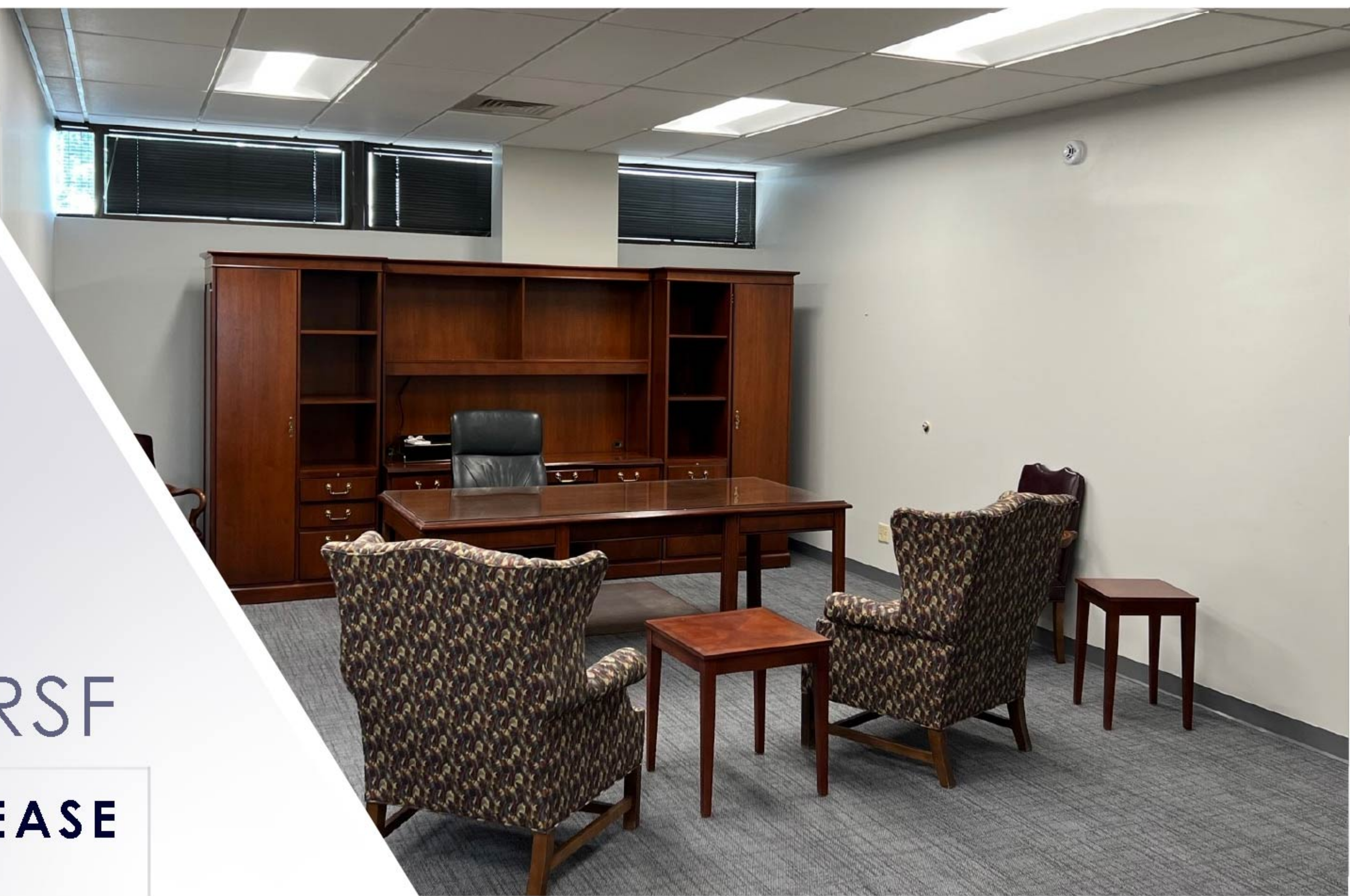
On-site ownership and property management

Recently upgraded common areas

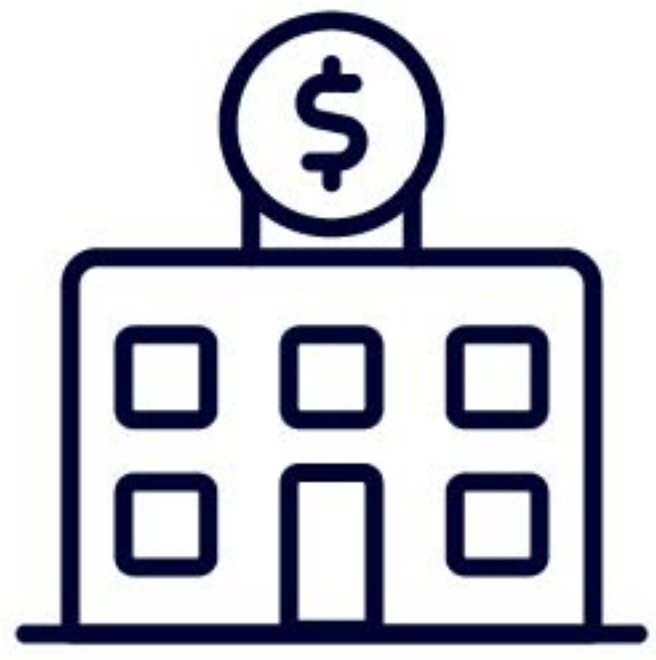
1,678 square foot office suite available

FOR LEASE: \$25.00 PSF Full-Service



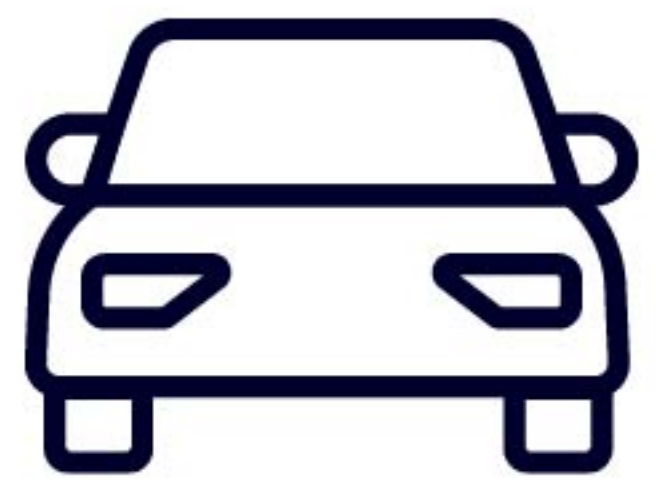


Up to 1,678 RSF
FOR LEASE



\$25.00

PSF FULL-SERVICE

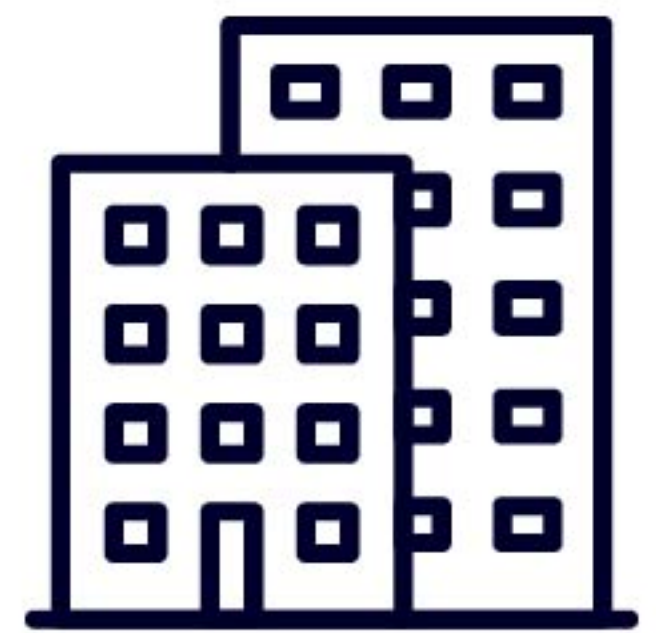


5/1,000

PARKING RATIO

1ST

FLOOR SUITE

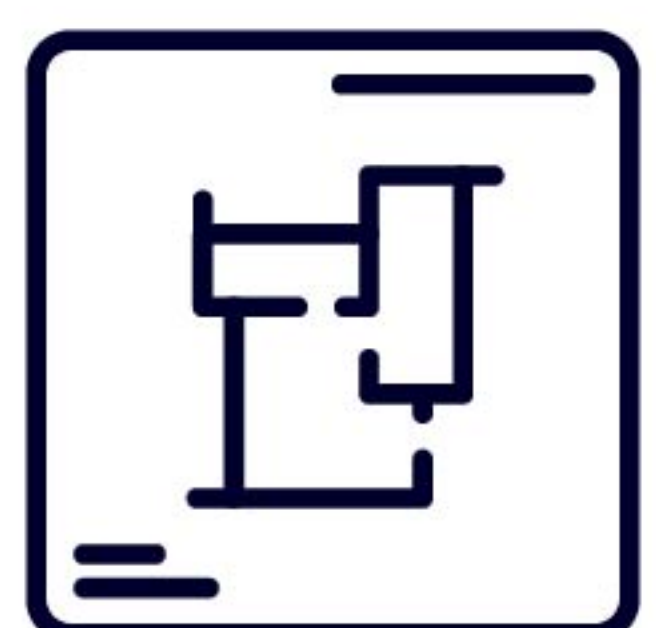


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CLASS FINISHES

FITNESS

CENTER AMENITY



1,678

SF AVAILABLE

12,456

SF TOTAL BUILDING



LOCATION





Spectrum
Commons

Town & Country Commons Dr

S Woods Mill Rd

141

10,864 VPD (~20)

66,443 VPD (~20)



SITE

Ole Castle

ACE
Hardware



usbank

11,109 VPD (~20)

S Woods Mill Rd

STRETCH LAB

YELLOWSTONE CAFE



The UPS Store

SUBWAY



The Melting Pot



Edward Jones



PIZZA PASTA



RE/MAX



AERIAL



**1045 S. Woods Mill Rd
Chesterfield, MO 63017**

For Additional Information, Please Contact

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