



15450 S. Outer Forty Rd.

Chesterfield, MO 63017

YOUR SIGN HERE

OWNER/USER OPPORTUNITY

**FOR LEASE
OR SALE**

±5,303 - ±80,000 SF Office

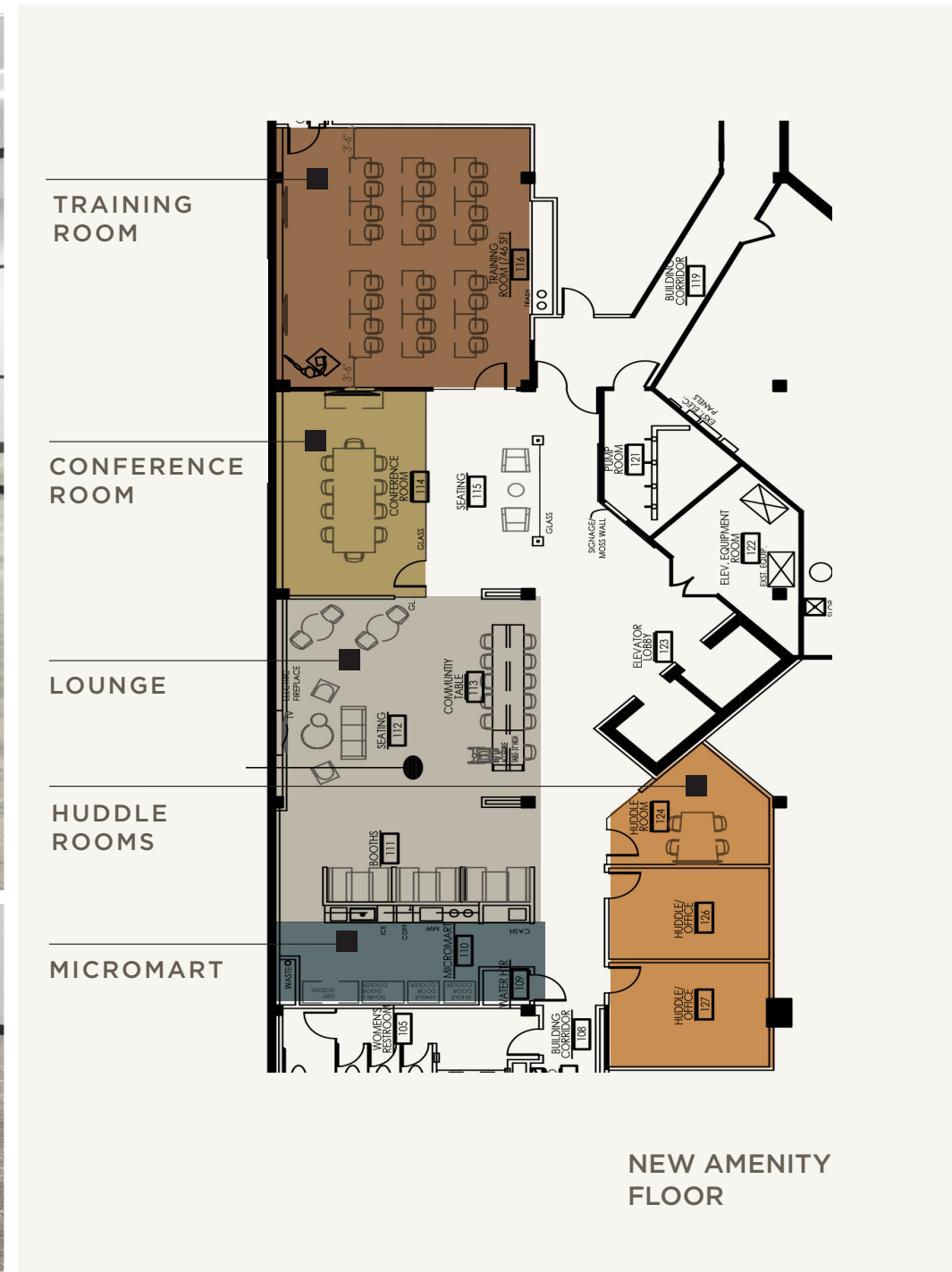
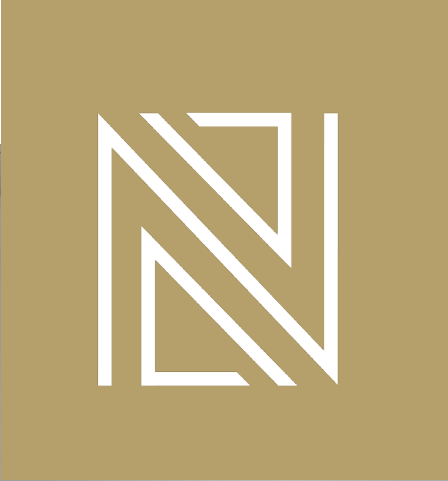
COMPLETED 2024

NEW AMENITY FLOOR

WWW.CHESTERFIELD15450.COM



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



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



Excellent highway access to I-64/US-40



Grand atrium style main lobby



Lease rate: \$23.50/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

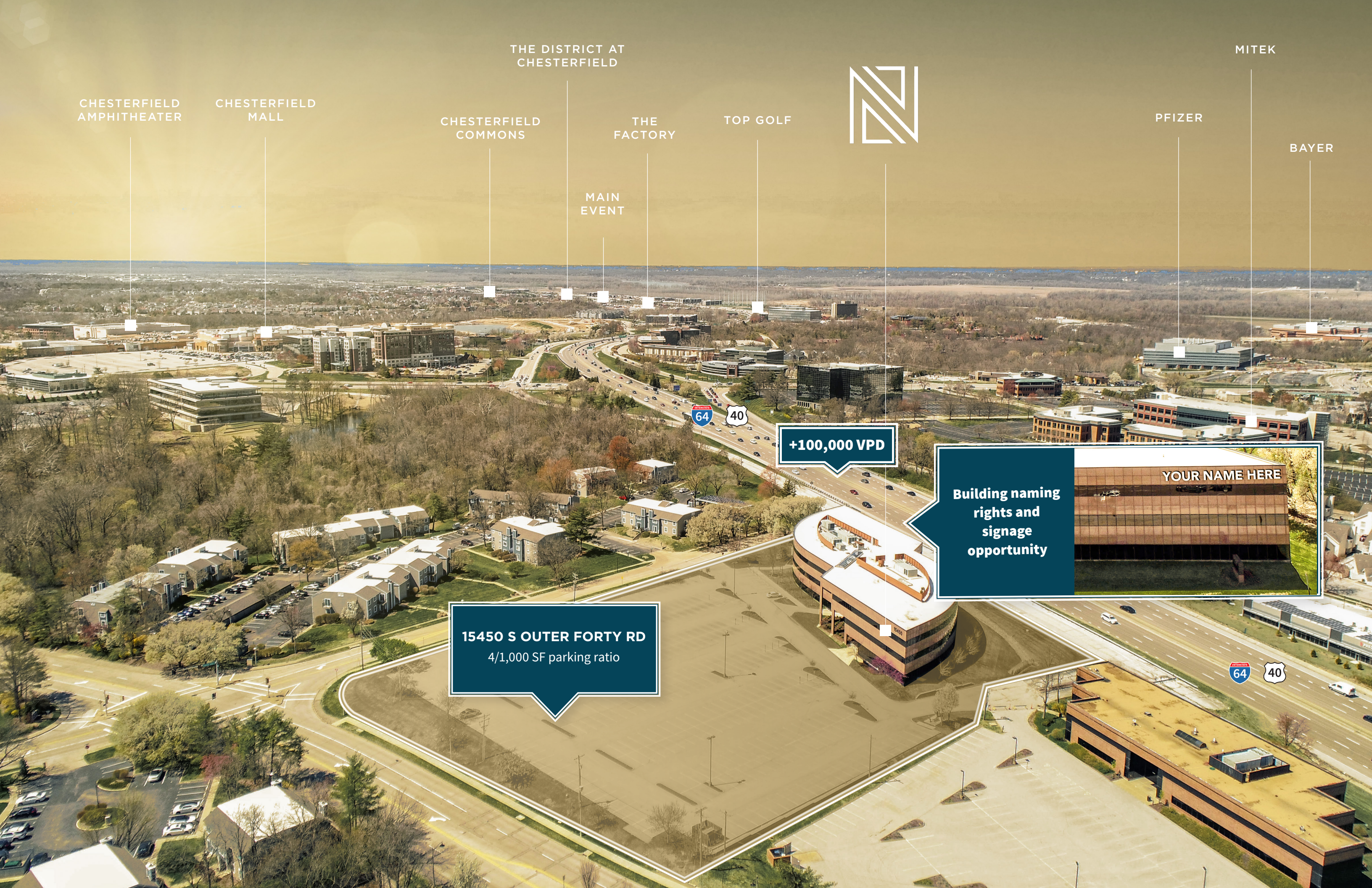
MAIN EVENT

+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

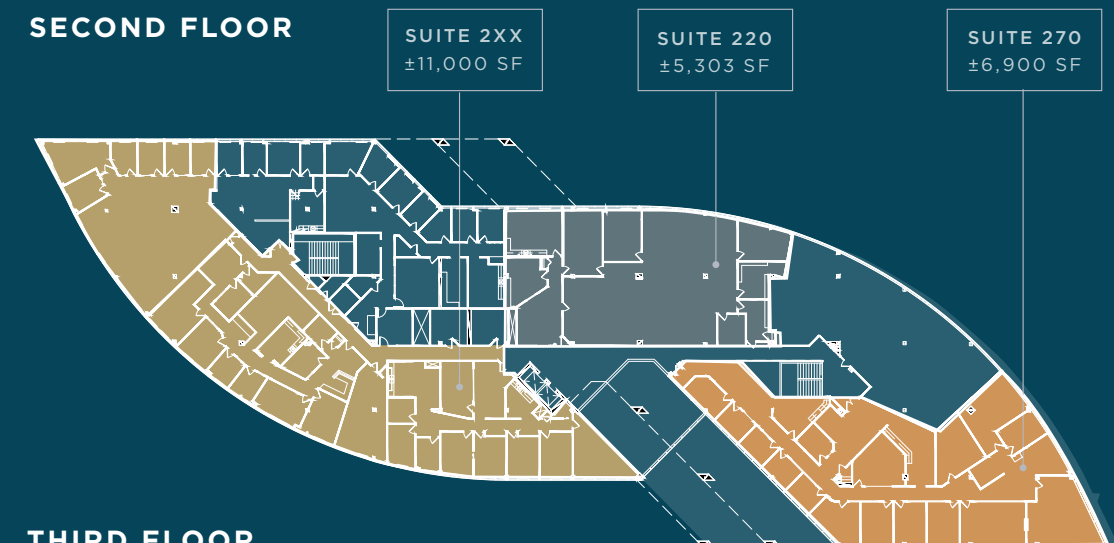
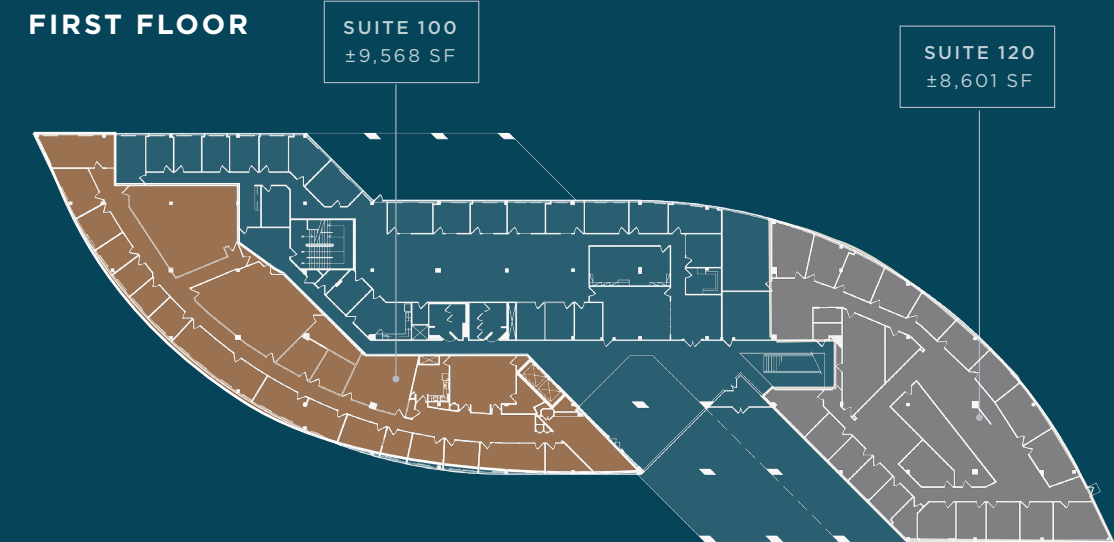
1st floor Suite 100 - 9,568 SF
Suite 120 - 8,601 SF

2nd floor Suite 220 - 5,303 SF
Suite 2XX - 11,000 SF
Suite 270 - 6,900 SF

3rd floor 36,838 SF

FLOOR PLANS

±5,303 - ±80,000 SF Office Available (*Contiguous*)

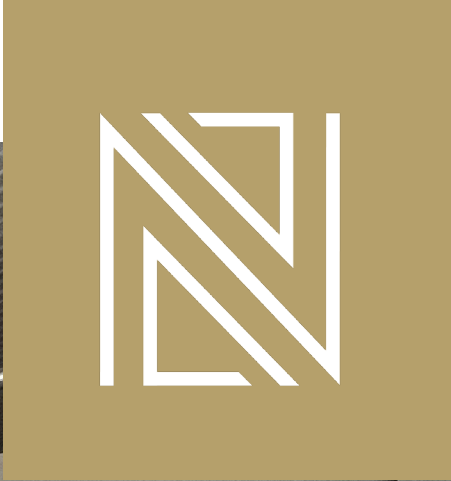


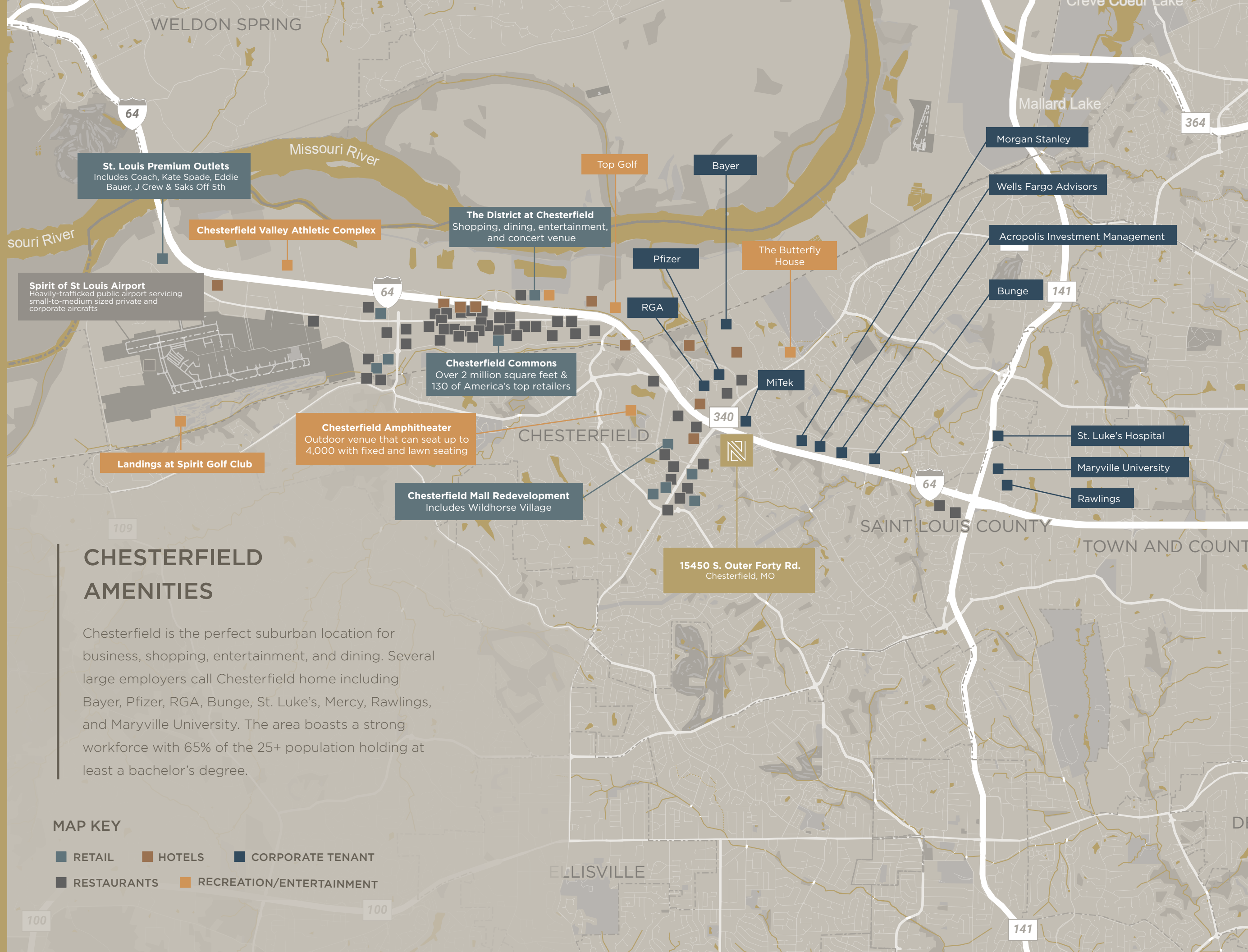
ENTIRE 3RD FLOOR AVAILABILITY

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



CONTACT

WWW.CHESTERFIELD15450.COM

Dave Biales, CCIM

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

Stephen Lordo

Vice President
+1 314 338 2089
stephen.lordo@jll.com

jll.com/st-louis
+1 314 338 2080

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