

OFFICE FOR LEASE SOGOTRADE BUILDING

1 McBride & Son Center Dr, Chesterfield, MO 63005

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

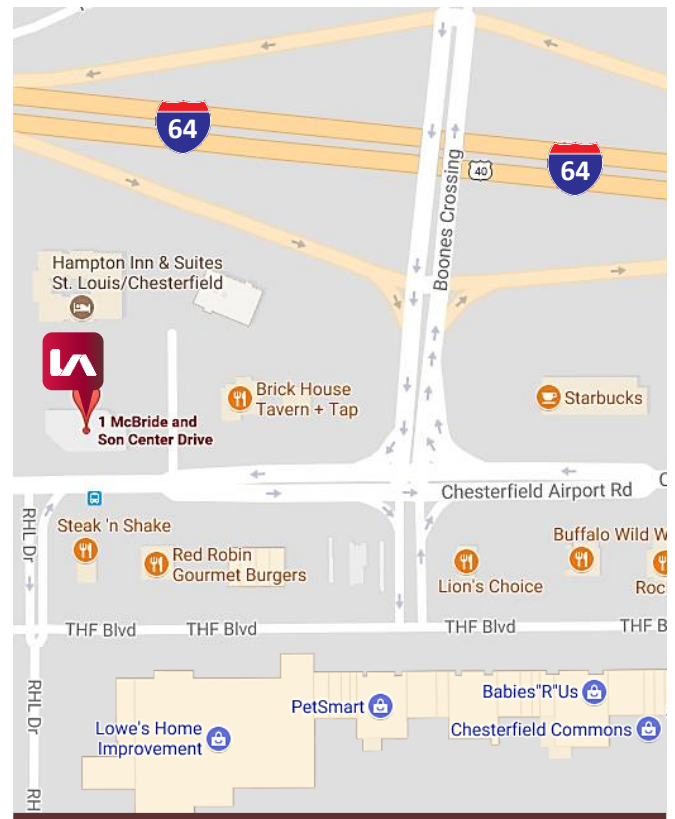


PROPERTY INFORMATION

- AVAILABLE:** Suite 100 - 2,313 RSF
Suite 140 - 2,327 RSF
Suite 225 - 1,798 RSF
- PARKING:** 4:1000
- LOCATION:** Immediate I-64 Access at Boones Crossing and Across the Street from Chesterfield Commons
- AMENITIES:** Hotels, Restaurants and Shopping All Immediately Available
- NOTES:** Building Under New Ownership with Extensive Renovations Recently Completed Including New Roof, New HVAC and Common Area Updates
- PRICE:** \$23.00 PSF, Full Service

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C 314-496-9023

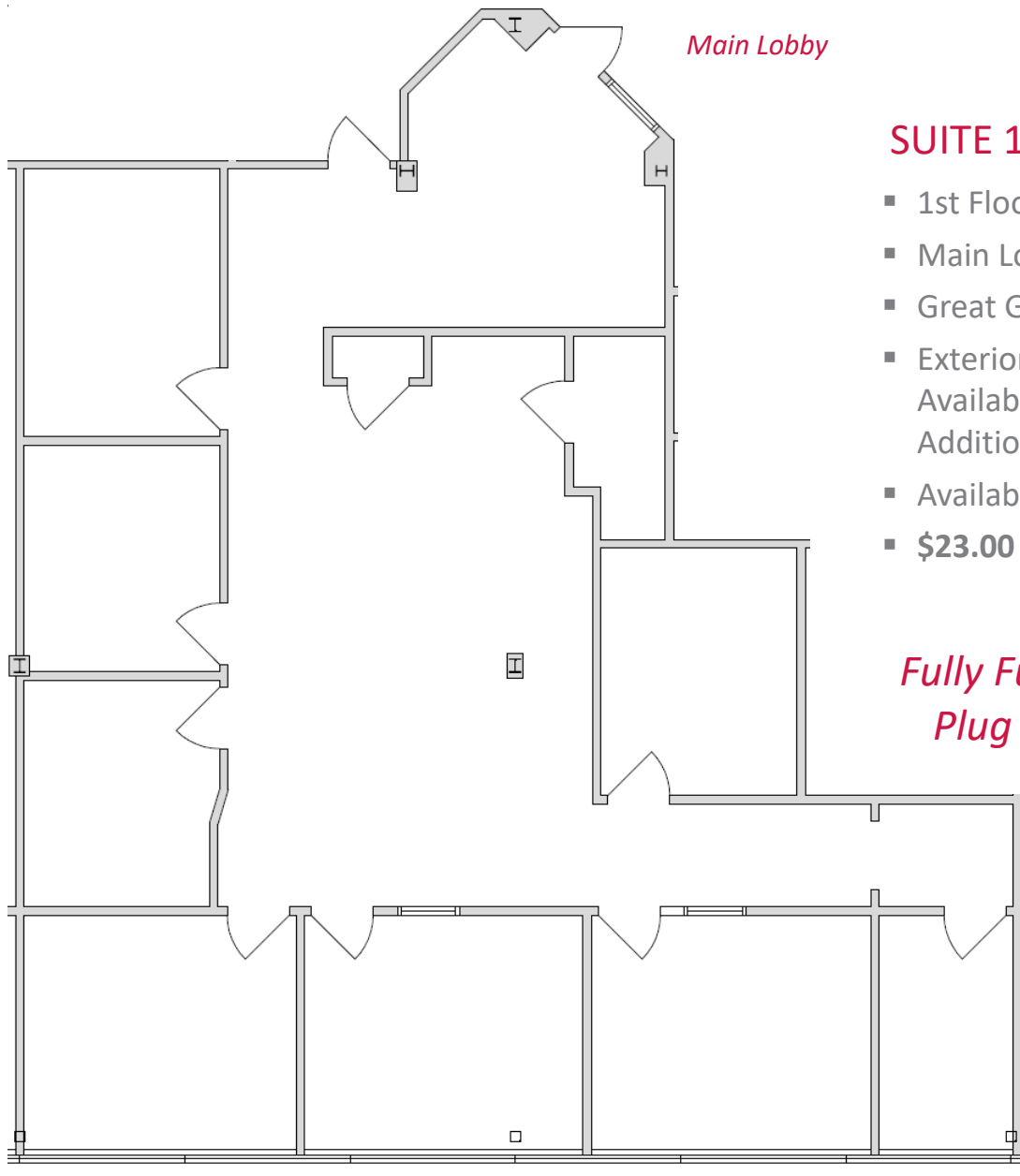
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Main Lobby

SUITE 100 - 2,313 RSF

- 1st Floor Space
- Main Lobby Exposure
- Great Glassline
- Exterior Building Signage Available at Additional Cost
- Available 9/1/2025
- \$23.00 PRSF, Full Service

*Fully Furnished Suite -
Plug & Play Ready*

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SUITE 100 - Photos



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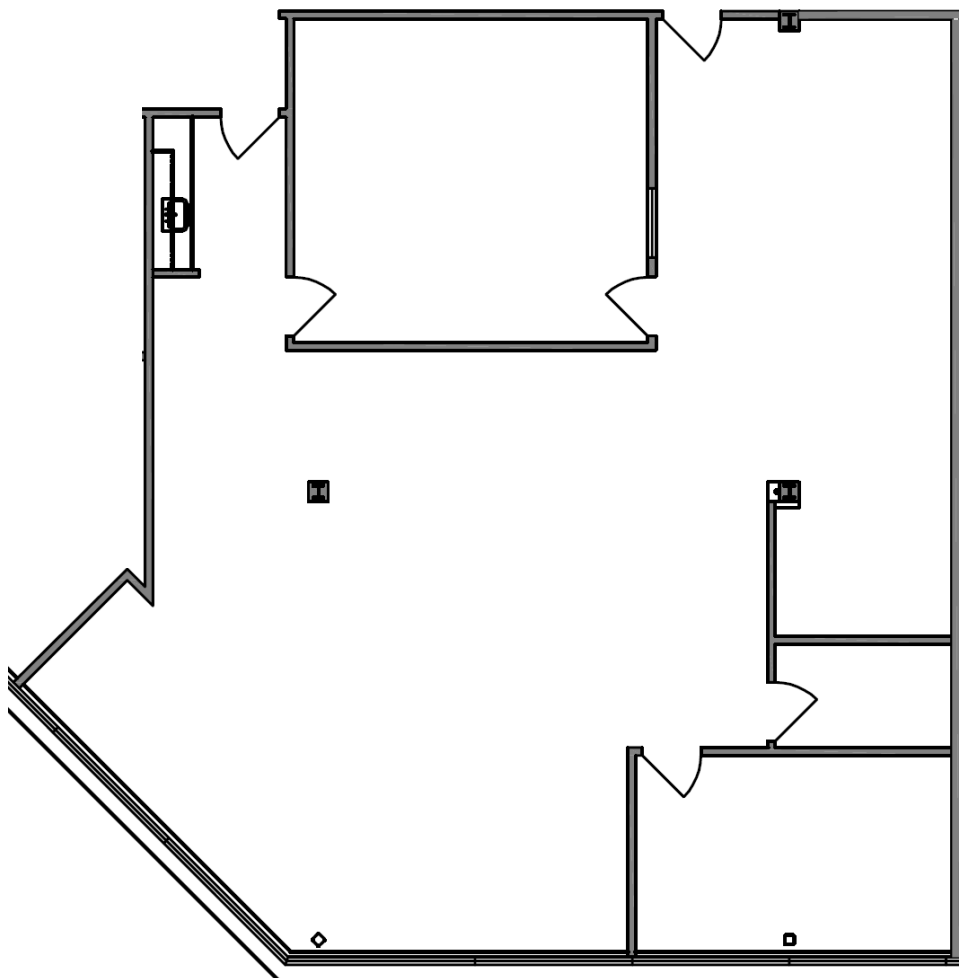
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SUITE 140 - 2,327 RSF



- 1st Floor Space
- Great Glassline
- Monument Signage
- Furniture Can be Purchased
- Exterior Building Signage Available at Additional Cost
- Available with 120 Days Notice
- **\$23.00 psf, Full Service**

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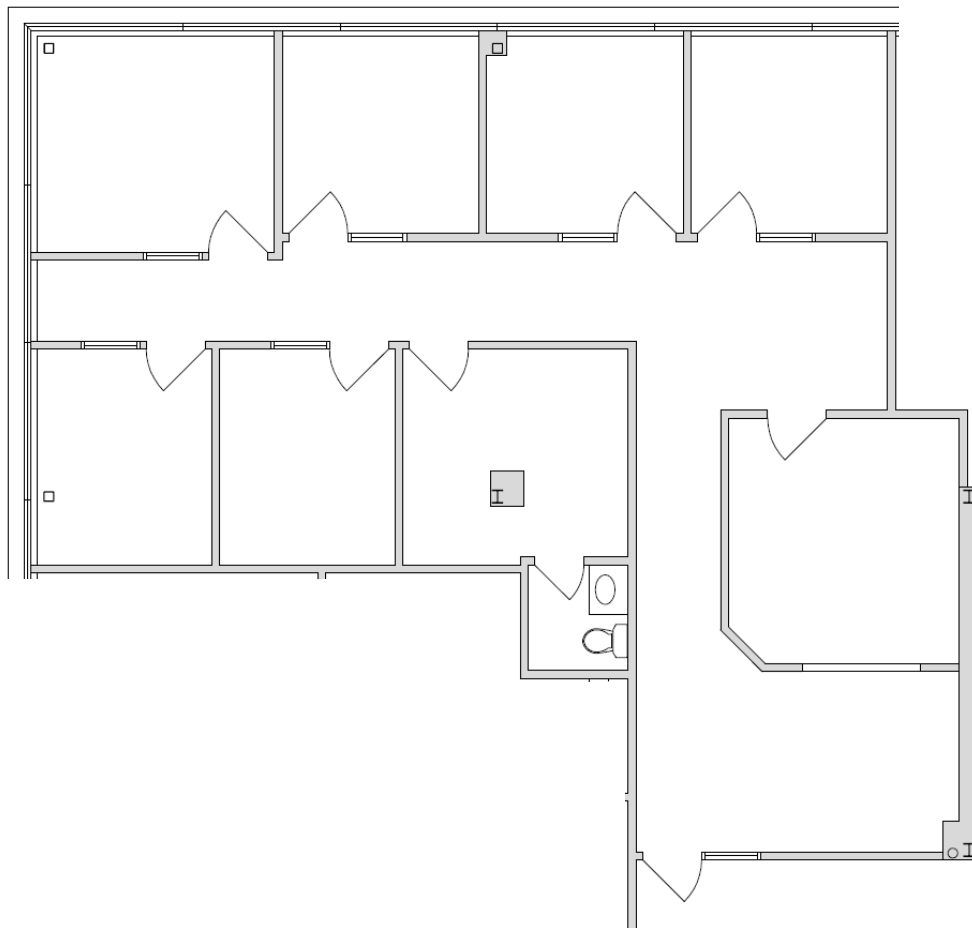
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SUITE 225 - 1,798 RSF



- 2nd Floor Space
- Corner Glassline
- Private Restroom
- Monument Signage
- Some Furniture available
- Exterior Building Signage Available at Additional Cost
- Available Immediately
- **\$23.00 psf, Full Service**

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