



**15450 S. Outer Forty Rd.**

Chesterfield, MO 63017

YOUR SIGN HERE

OWNER/USER OPPORTUNITY  
**FOR LEASE  
OR SALE**

$\pm$ 5,303 -  $\pm$ 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



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



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

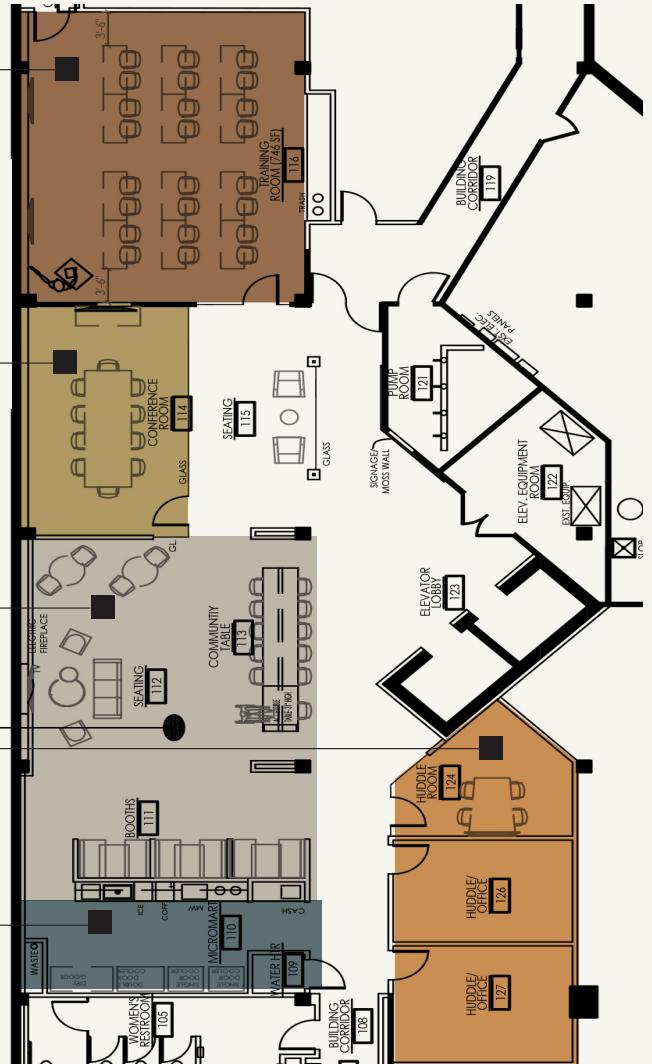
TRAINING ROOM

CONFERENCE ROOM

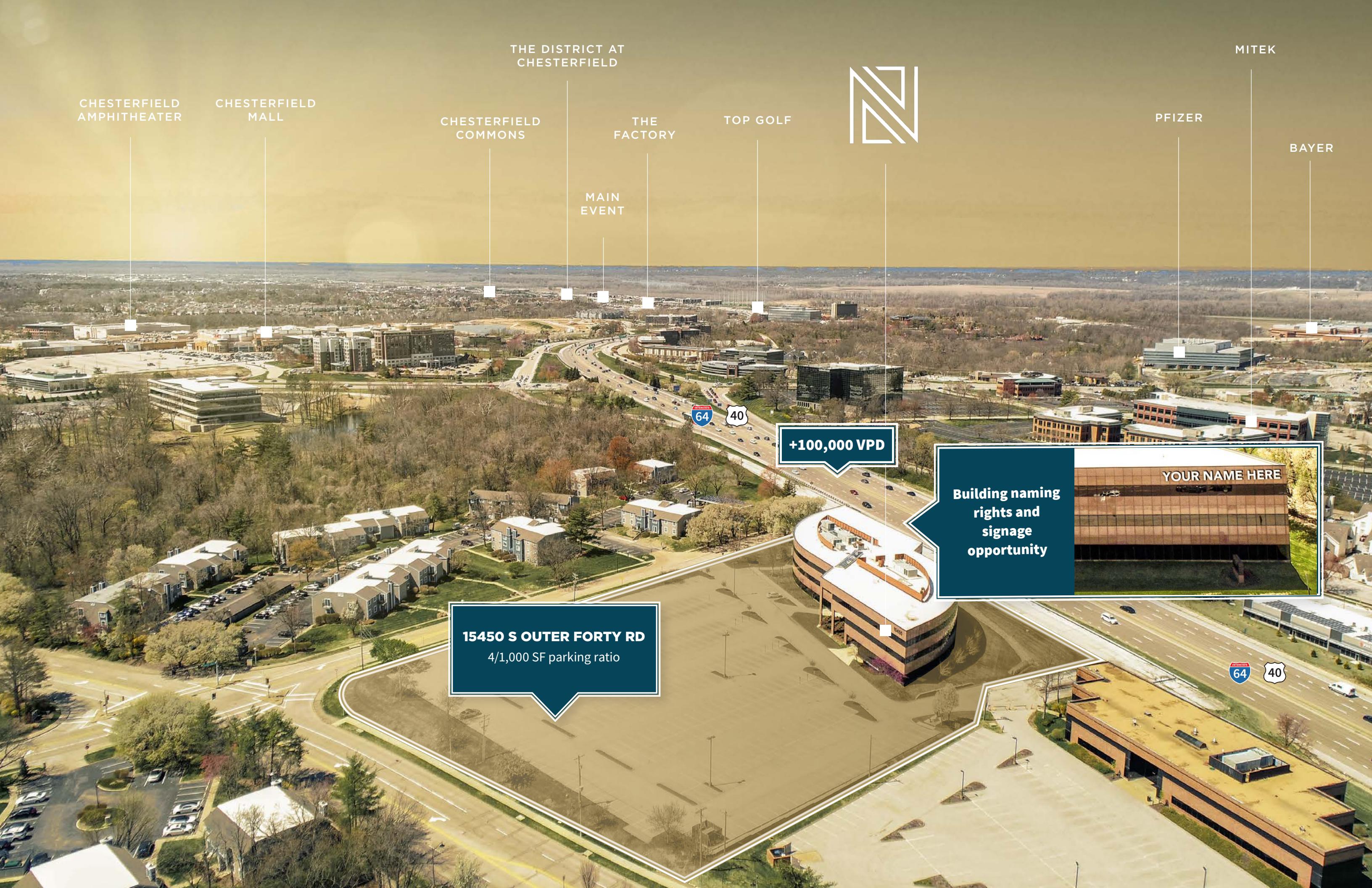
LOUNGE

HUDDLE ROOMS

MICROMART



NEW AMENITY FLOOR



THE DISTRICT AT  
CHESTERFIELD

CHESTERFIELD  
AMPHITHEATER

CHESTERFIELD  
MALL

CHESTERFIELD  
COMMONS

THE  
FACTORY

TOP GOLF



PFIZER

BAYER

MAIN  
EVENT

+100,000 VPD

Building naming  
rights and  
signage  
opportunity

YOUR NAME HERE

15450 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

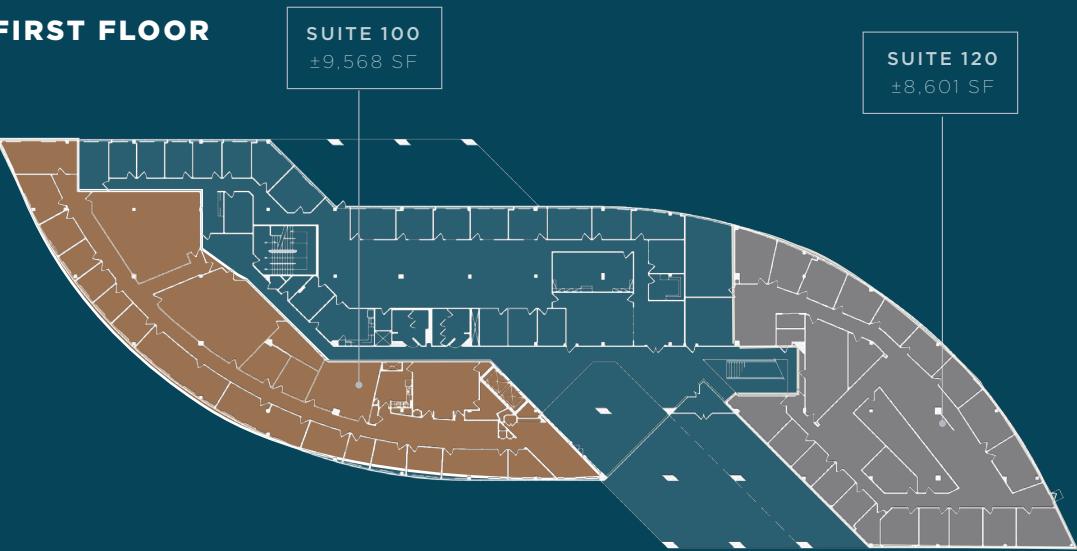
## BUILDING AMENITIES



## FLOOR PLANS

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

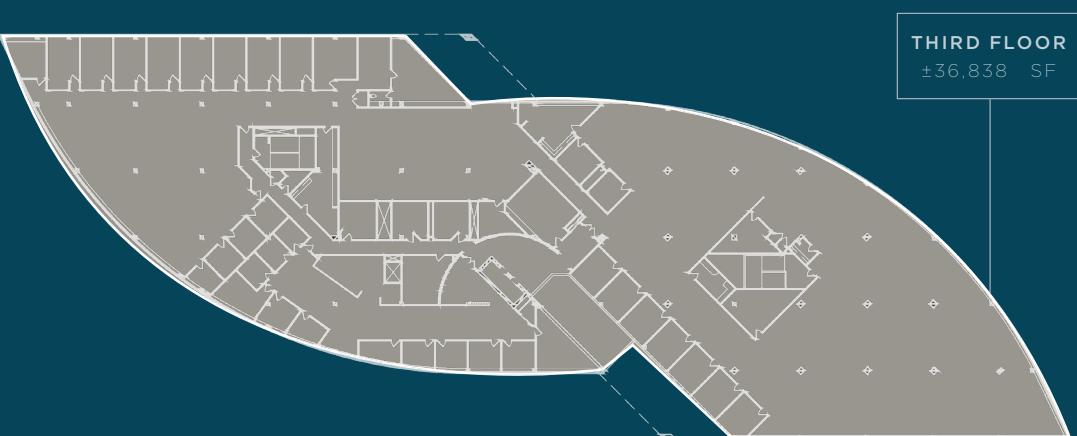
### FIRST FLOOR



### SECOND FLOOR



### THIRD FLOOR



## 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

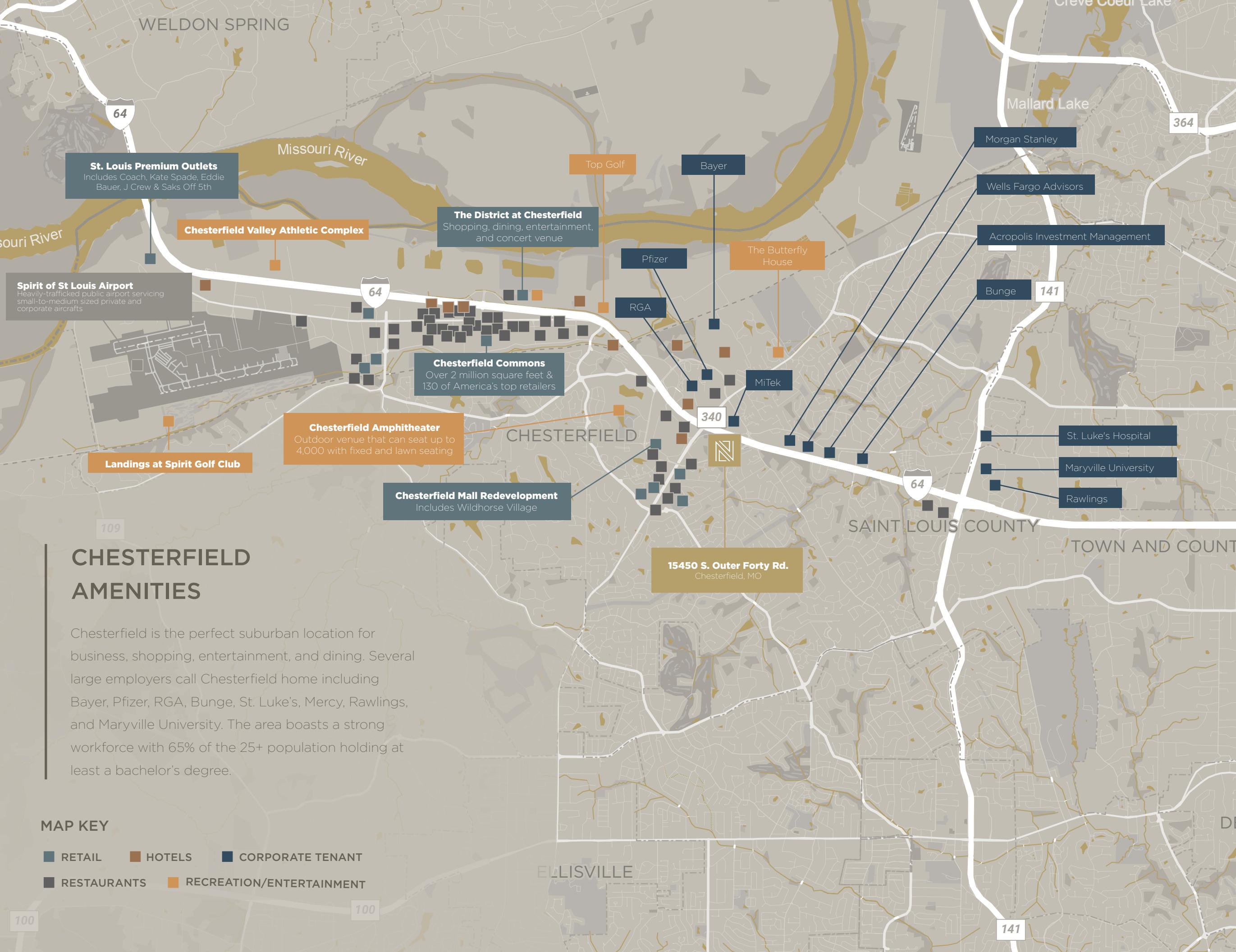
## ENTIRE 3RD FLOOR AVAILABILITY

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.



## CONTACT

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