



OWNER/USER OPPORTUNITY

FOR LEASE OR SALE

15450 S Outer Forty Road

— Chesterfield, MO 63017 —

±5,303 - ±72,000 SF Office



YOUR SIGN HERE

STOCKELL

**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 3.65/1,000 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



NEW AMENITY FLOOR



CHESTERFIELD AMPHITHEATER

CHESTERFIELD MALL

CHESTERFIELD COMMONS

THE FACTORY

TOP GOLF

THE DISTRICT AT CHESTERFIELD

MAIN EVENT



15450
S OUTER FORTY ROAD

PFIZER

BAYER

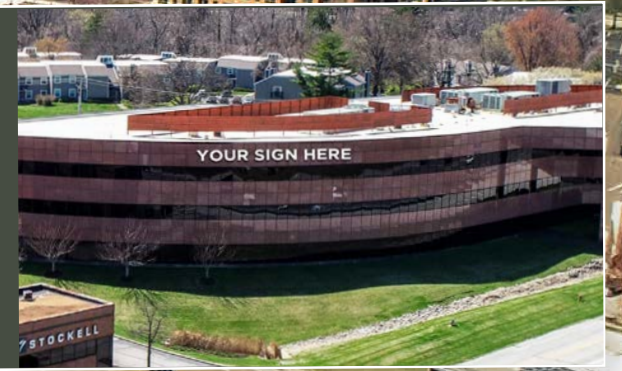
MITEK



+100,000 VPD



15450
S OUTER FORTY ROAD



15450 S Outer Forty Road
3.65/1,000 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

2025 RE TAXES: \$311,138.25

ROOF: Installed 2018

GENERATOR: None

LOADING: None

BUILDING AMENITIES



Common area and amenity floor



High visibility



Easy access



Ample parking

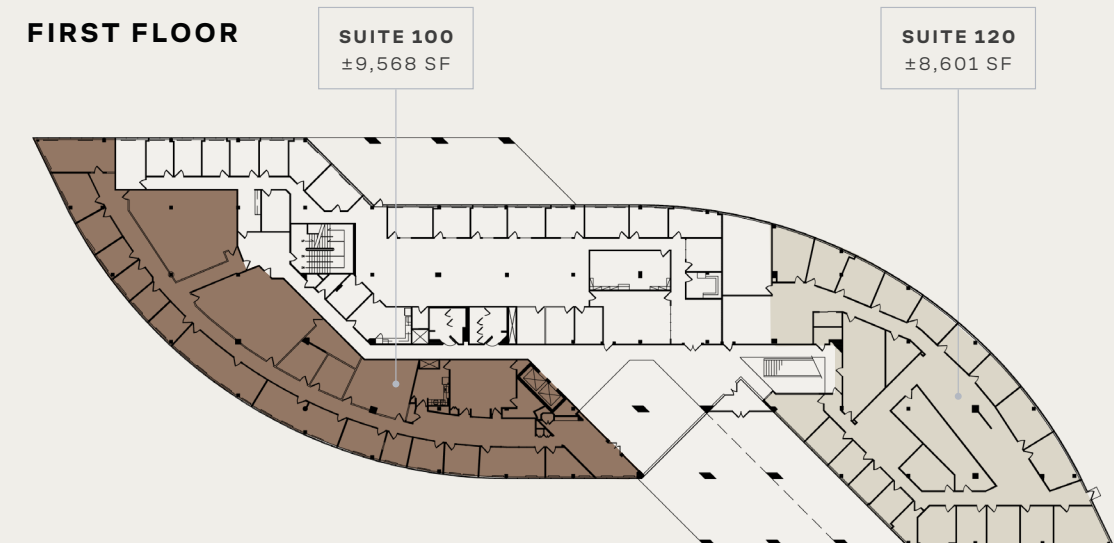
AVAILABILITIES

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

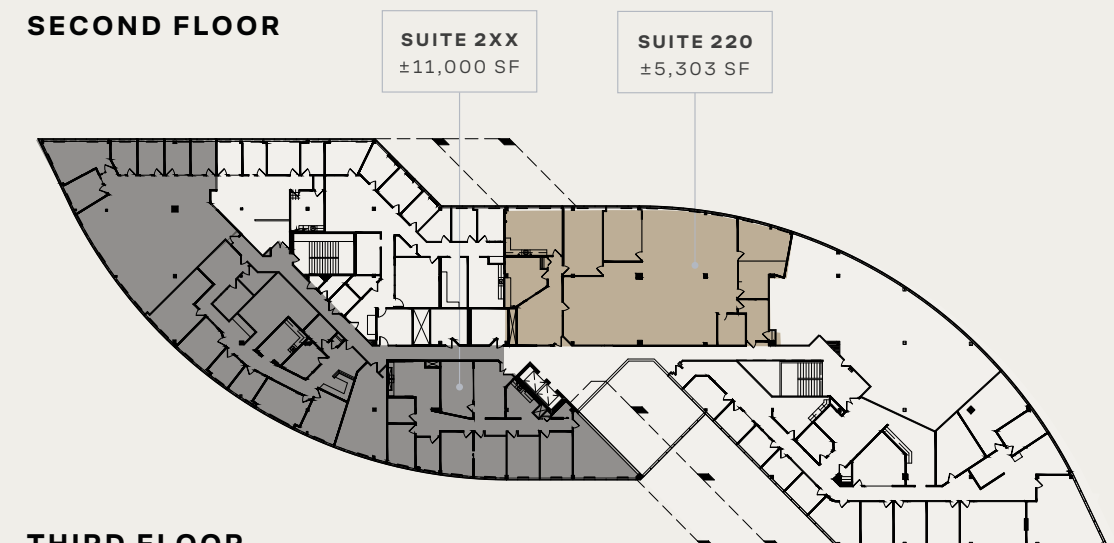
FLOOR PLANS

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

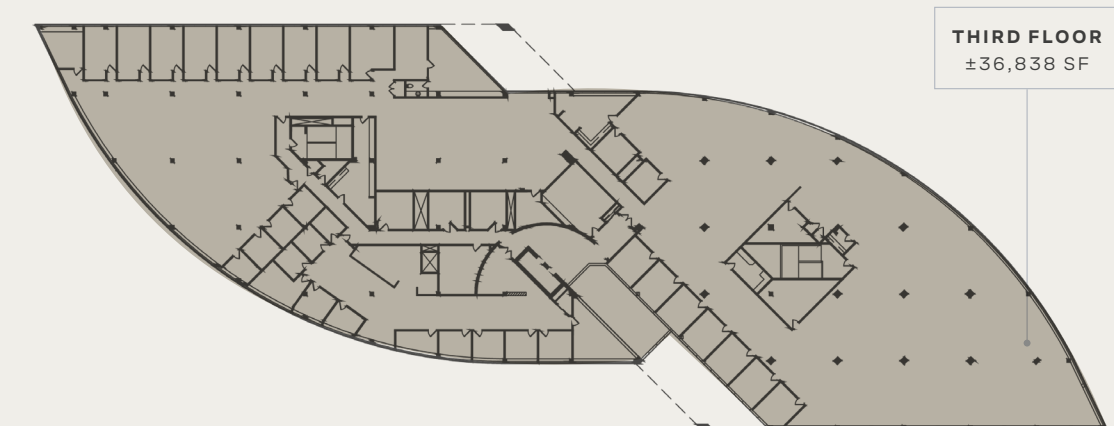
FIRST FLOOR



SECOND FLOOR

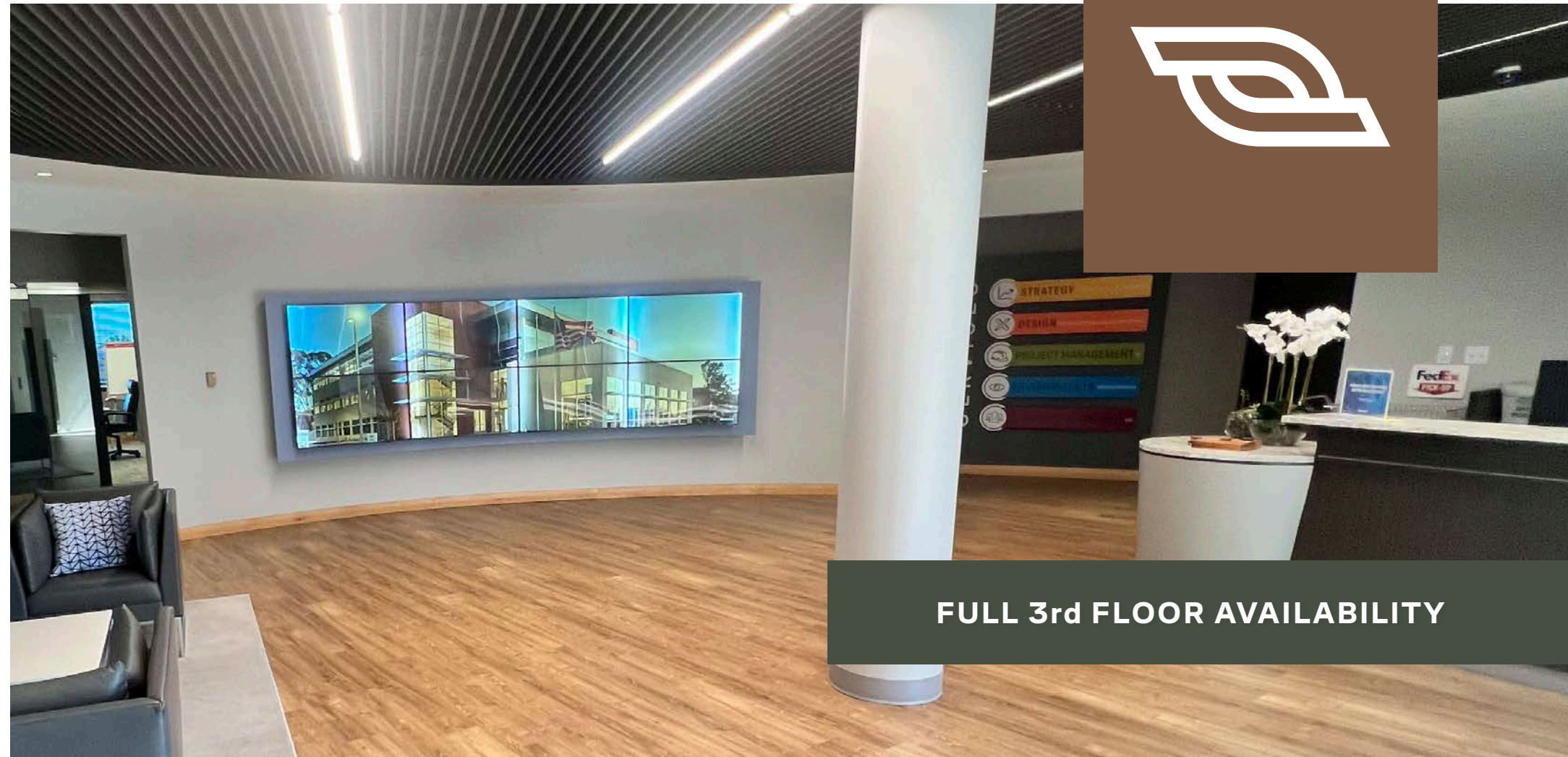


THIRD FLOOR

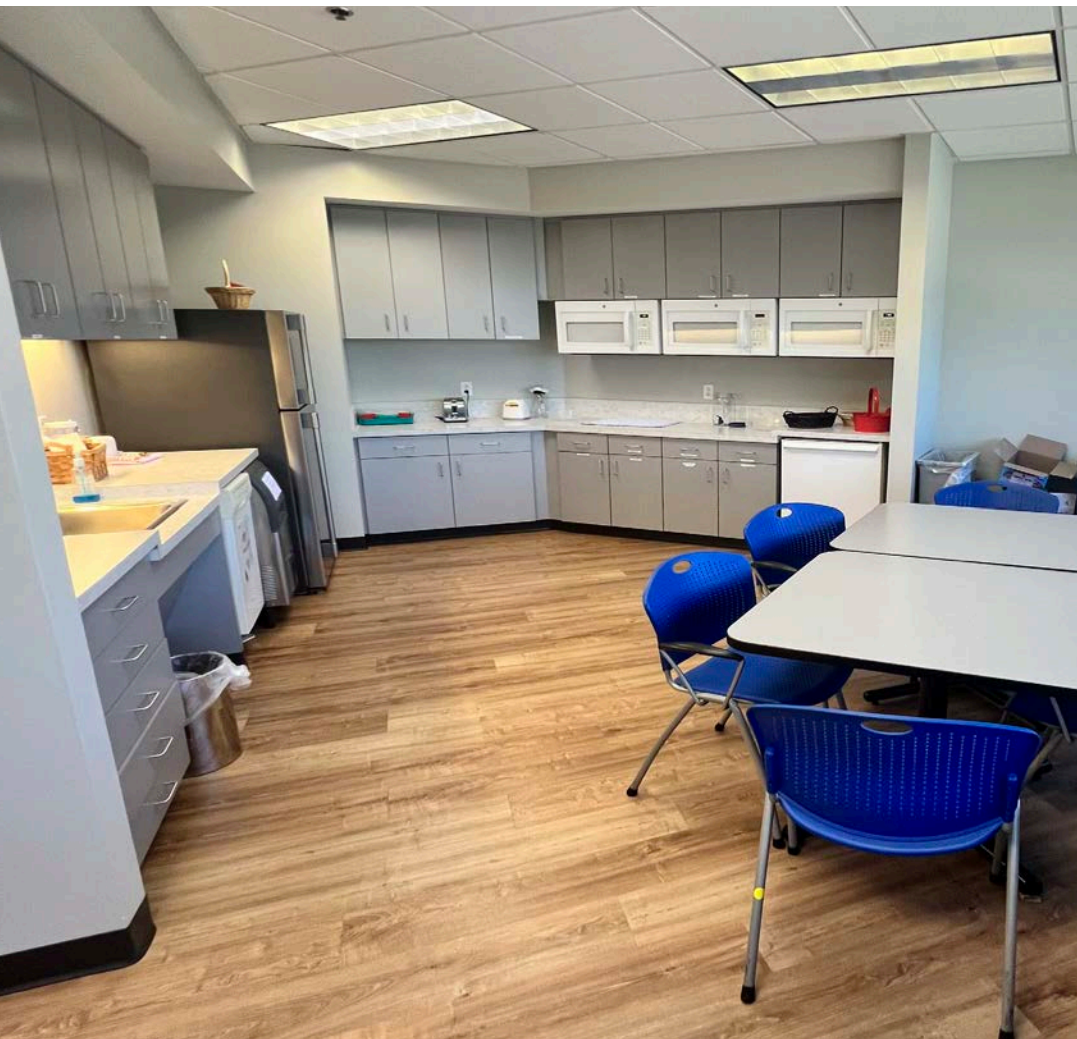


ENTIRE 3rd FLOOR AVAILABILITY

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



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