

16,158 SF Office/Flex Building on 1.69 Acres

635 Trade Center Blvd.
Chesterfield, MO 63005
www.cbre.com/stlouis

Asking Price: \$3,120,000



Building can be sold for 100% purchaser use, however, should buyer need less space the existing third-party tenants totaling 5,795 SF can remain through December 31, 2028.



635 Trade Center Blvd.

Chesterfield, MO 63005

Property Overview

- + Zoned "M-3 Planned Industrial"
- + St. Louis County Locator #17V320091
- + Seventy (70) parking spaces
- + Built in 2001
- + Current layout is approximately 90% office finish, featuring 11' finished ceiling heights, ten (10) private perimeter offices, three (3) high finish conference rooms in addition to substantial open collaborative office area
- + Shared kitchen/breakroom for use by all building occupants
- + Approximately 18' clear height to bar joists in warehouse/storage area
- + One (1) dock high door finished as a glass window remains operable and can be converted back to use for loading
- + One (1) 14' drive-in door (operable)
- + Patio area with outdoor seating

16,158 SF

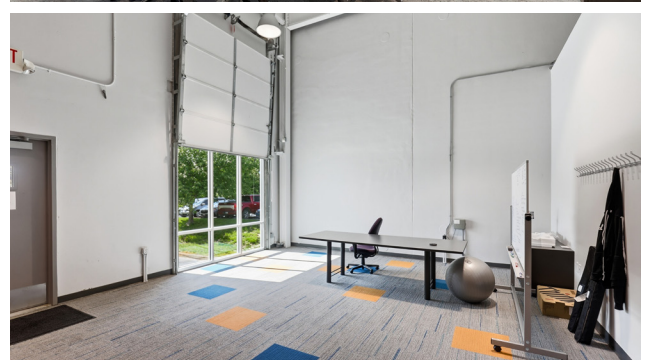
Building Size

2001

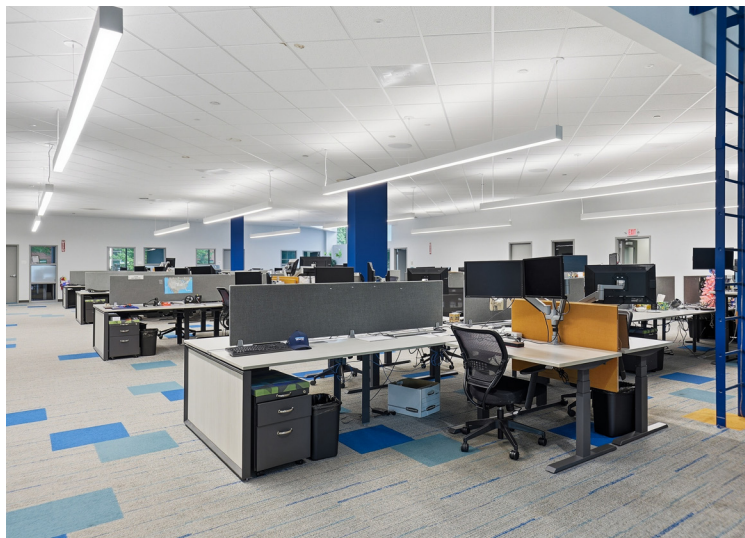
Year Built

1.69

Acres



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Location Summary

Located just west of Long Road in the highly desirable Chesterfield Valley area, 635 Trade Center Blvd. is approximately 1.4 miles from Spirit of St. Louis Airport, making the property incredibly convenient for users who need quick access to the airport for business and/or personal flights. In addition, the newly developed Gateway Studios complex is also located just to the West of the subject as well.

635 Trade Center Blvd. offers exceptional access to and from I-64 via Long Road and Chesterfield Airport Road and is located close to dozens of restaurants, retail and service-oriented businesses in Chesterfield Valley and is convenient for both employees and visitors coming from all parts of both St. Louis and St. Charles Counties.



Third Party Tenancy Provides Near Term Income for Partial Building User

635 Trade Center Blvd. is being offered for sale on behalf of the current owner and majority occupant of the Property, who intends to relocate its operations.

Currently there are two (2) third party tenants in the Property with leases running through December 31, 2028 however the owners have an agreement with the tenants that they will vacate upon sixty (60) days' notice should a buyer need to occupy the entire Building.

TENANT 1	
Premises:	4,346 SF
Lease Expiration:	12/31/2028
Lease Type:	Gross + Janitorial
Lease Rate:	\$4,329.78 per month (through 12/31/26)
Rent Steps:	
1/1/27-12/31/27:	\$4,474.65 per month
1/1/28-12/31/28:	\$4,619.53 per month

TENANT 2	
Premises:	1,449 SF
Lease Expiration:	12/31/2028
Lease Type:	Gross + Janitorial
Lease Rate:	\$1,443.26 per month (through 12/31/28)
Rent Steps:	
1/1/27-12/31/27:	\$1,491.55 per month
1/1/28-12/31/28:	\$1,539.84 per month

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Floor Plan

