



CHESTERFIELD VALLEY OFFICE PORTFOLIO



SCAN HERE!



Ben Cherry, CCIM

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**702 & 707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005
65,748 S.F. | \$9,862,200 (\$150.00/S.F.)**

PROPERTY INFORMATION



- OPPORTUNITY TO ACQUIRE A PORTFOLIO OF 2 CHESTERFIELD OFFICE BUILDINGS
- PROMINENT BUILDING SIGNAGE ON CHESTERFIELD AIRPORT ROAD
- ABUNDANT DEDICATED PARKING - 280 SPACES TOTAL / 4.26 PER 1,000 S.F.
- MODERN, UPDATED INTERIOR FINISHES THROUGHOUT
- IMMEDIATELY NEXT DOOR TO THE "GATEWAY STUDIOS" PROJECT WHICH IS A \$130M DEVELOPMENT
- LOCATED IN THE VIBRANT CHESTERFIELD VALLEY DISTRICT

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		7	10,387	67,814
HOUSEHOLDS		1	3,478	25,544
AVERAGE HH INCOME		\$349,917	\$292,839	\$198,551



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FLOOR PLAN

SOLEO
HEALTH[®]
Simplifying Complex Care

SUITE 120
9,171 S.F.

SUITE 110
9,958 S.F.
(AVAILABLE 01/01/2026)

VACANT
SUITE 100
2,969 S.F.

VACANT SUITE 108
2,443 S.F.

SUITE 107
5,291 S.F.
(AVAILABLE 01/01/2026)

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FLOOR PLAN

707 SPIRIT 40 PARK DR.

**Technology
Partners**

**SUITE 120
13,131 S.F.**

**VACANT
SUITE 140
2,856 S.F.**

**SUITE 100
3,180 S.F.
(AVAILABLE 01/01/2026)**

**Technology
Partners**
2,769 S.F.

**VACANT
SUITE 135
2,442 S.F.**

**SUITE 150
11,538 S.F.
(AVAILABLE 01/01/2026)**

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SITE



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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.