

**FOR LEASE**

1831 Chestnut Street

St. Louis, MO 63103

Lease Rate:

\$15.50

PSF, Full Service

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Full Floors of Office Space Available at a Premier Downtown Location

1831 Chestnut Street offers **exceptional office space for lease** in the heart of Downtown St. Louis. This highly-visible building features prominent signage opportunities and six floors of adaptable office space, including one floor dedicated to a data center—ideal for technology-driven tenants.

The property boasts **great amenities, ample parking** with an attached garage and additional spaces in the nearby 18th Street garage, and **convenient access** to downtown restaurants, hotels, and major highways. Combining visibility, functionality, and accessibility, 1831 Chestnut presents a **premier opportunity** for businesses seeking a modern and connected downtown address.

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PROPERTY HIGHLIGHTS

Building Overview

- 416,562 SF total building area
- 336,392 SF subject area
- Property management on site
- 24/7 security
- Over 1,000 parking spaces available in surface parking, attached parking garage, and neighboring 18th St parking garage
- Prominent monument signage available
- Located steps away from St. Louis Union Station, St. Louis Aquarium, Energizer Park, Stifel Theatre, and Enterprise Center

Building Amenities

- Newly renovated full service cafeteria
- Tenant lounge
- Outdoor patio seating
- Fitness center
- 100-person meeting space

AVAILABLE SPACE

Full Floor Data Center

- 53,000 SF available for lease
- Second floor vacancy
- Single power feed
- AT&T and Verizon services in place
- Two (2) interior generators - 10 tons
- One (1) exterior generator - 4.5 mega watts
- Two (2) Liebert cooling units
- Transfer switch
- Raised floor

Full Floor Office Space

- Multiple full floors available
- 53,000 SF floorplates
- 9-foot ceilings
- 12-foot deck-to-deck

Parking Options

- 1 Attached building parking garage (250 spaces)
- 2 Surface parking (60 spaces)
- 3 18th Street parking garage (700 spaces)
- 4 1950 Olive Street parking garage (570 spaces)



LOCATION



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