

ath  
TECHNOLOGIES

MARCEUM

40  
WEST

# Upscale Your Workplace

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# PREMIUM AMENITIES IN A DESIRABLE OFFICE MARKET



**UPSCALE LOBBY  
WITH MODERN FINISHES**



**MICRO MART FOR ADDED  
CONVENIENCE**



**DEDICATED PARKING  
GARAGE**



**40W WORK CAFE  
KITCHEN & LOUNGE**



**40W WORK CAFE  
CONFERENCE ROOM**



**40W LOUNGE AREA  
AND MEETING ROOMS**

# PROPERTY DETAILS

- Suites available from 1,457 SF - 6,357 SF
- Located in a highly-desirable office market
- Renovated commons areas with modern finishes
- Monument signage available
- Dedicated parking garage with free covered parking
- Micro Mart
- 40W Work Cafe
- Conference center
- Tenant patio
- Great visibility and access to Highway 64

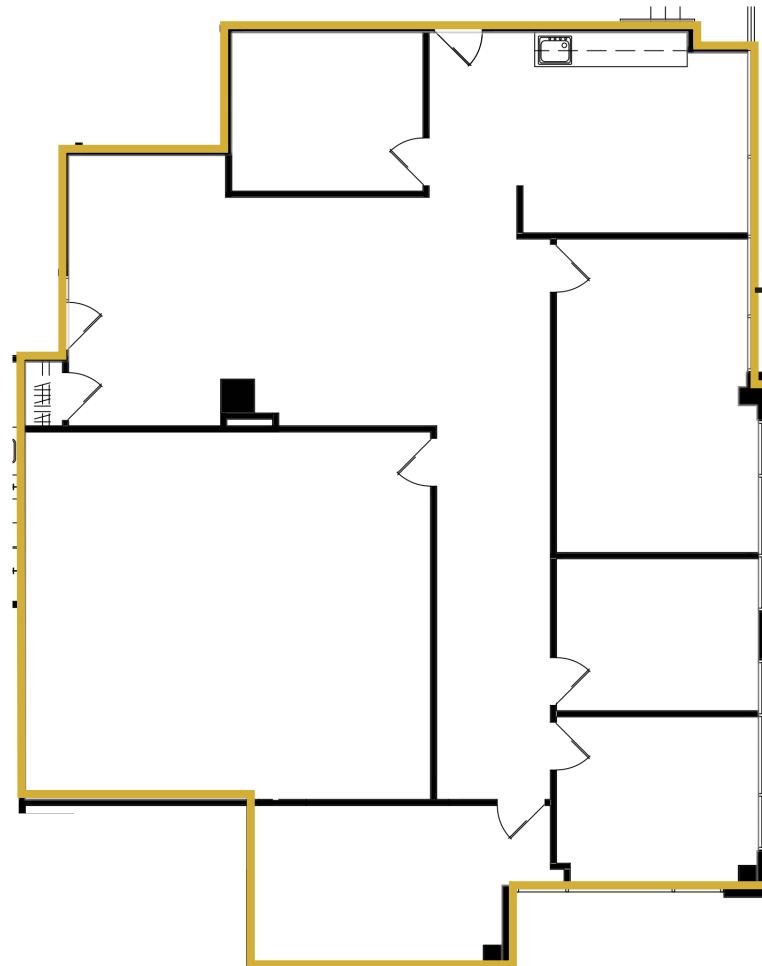
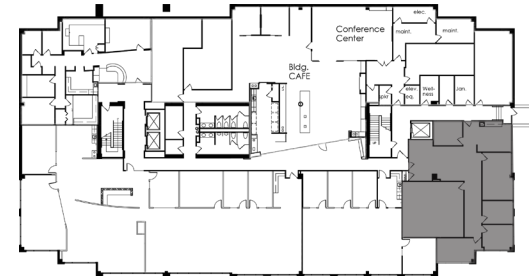
LEASE RATE:

**\$29.00/SF, FULL SERVICE**



# FIRST FLOOR AVAILABILITIES

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Suite 175  
2,759 SF



**Corner Suite  
on the  
Amenity Floor**

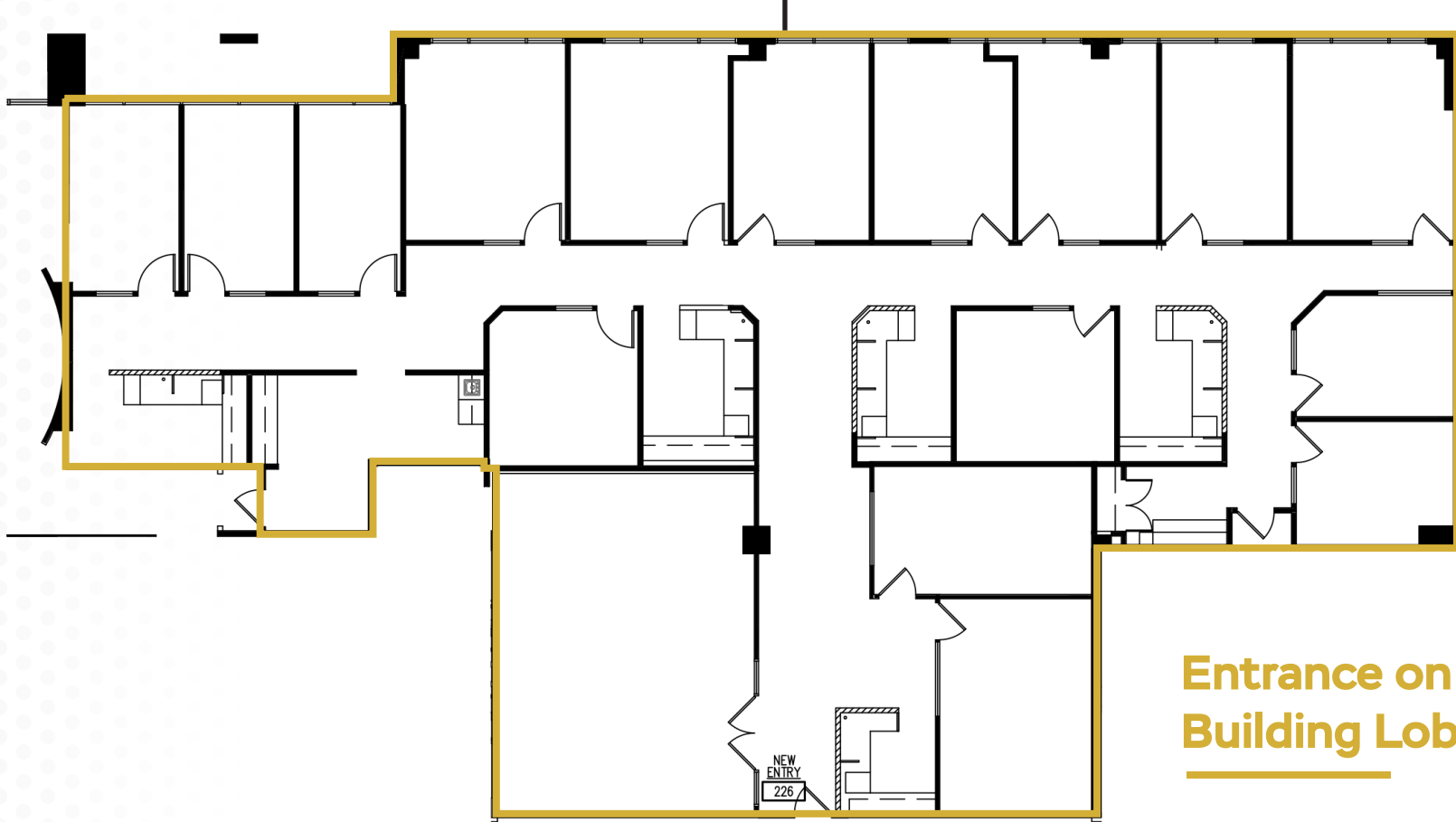
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Click  To Take Virtual Tour

# SECOND FLOOR AVAILABILITIES



Suite 250  
6,357 SF



**Entrance on the Main  
Building Lobby**

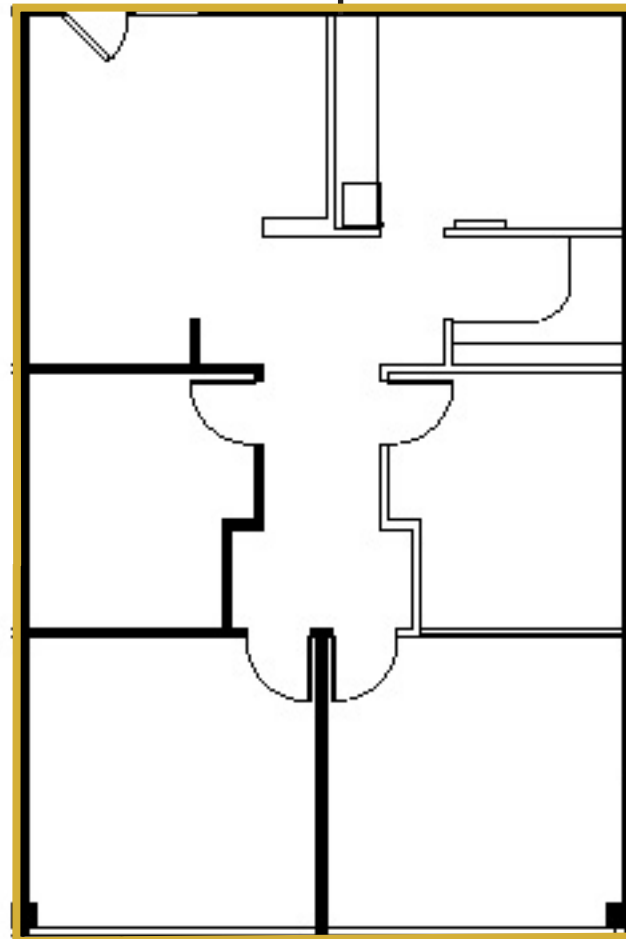
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# FOURTH FLOOR AVAILABILITIES

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Suite 455  
1,457 SF



Suite Available  
11/1/2026

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# LOCAL AMENITIES



Chesterfield Mall

40 WEST

40  
WEST

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## For further questions, please contact:

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