

User / Investor Office Opportunity

# 1122 Town & Country Commons Drive

— Chesterfield, MO 63017 —

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# Property Summary

- 48,642 SF User/Investor Office Opportunity
- 24,108 SF on Long-Term Lease to U.S. Government
- Full 2<sup>nd</sup> Floor Available for Owner/User
- New Roof in 2021
- 5.81/1,000 SF Parking Ratio

**Sale Price:**  
**\$5,900,000**  
**(\$121/SF)**



# Property Overview

## Property Address:

1122 Town & Country Commons Drive  
Chesterfield, MO 63107

## Property Type:

Two-story suburban office

## Building Area:

48,642 SF

## Year Built:

1995

## Land Area:

6.9 AC

## Parking:

284 surface spaces; 5.1/1,000 SF

## Roof:

2021 .60 mil TPO (20-year warranty)

## HVAC System:

Two 75-ton Trane RTUs (replaced in 2021)

## Loading:

One dock

## Sprinkler System:

2024 compliant

## Zoning:

Commercial (City of Town & Country)

## 2023 Taxes:

\$145,789 (\$3.00/SF)

## Occupancy:

49.56%; 24,534 SF available for owner / user

## Tenant:

U.S. Government

## Sale Price:

\$5,900,000 (\$121/SF)



# Property Highlights



## U.S. Government Credit

The lease is guaranteed by the full faith and credit of the United States of America, featuring a full AAA credit rating.



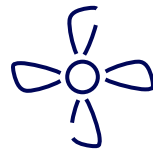
## Recently Renewed Long-Term Lease

GSA consolidated to the 1st floor and renewed for 13 years (10 years firm: 9/11/2022 - 8/31/2032)



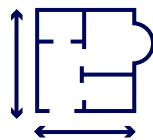
## Newer 60 mil TPO Roof

Roof replaced in 2021 with GAF 60 mil TPO and a 20-year transferable warranty.



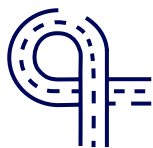
## Newer HVAC

Both 75-ton rooftop units (RTUs) were replaced in 2021



## Full Floor Available for User

The entire 2nd floor (24,534 SF) is available for the user of an owner/occupant.



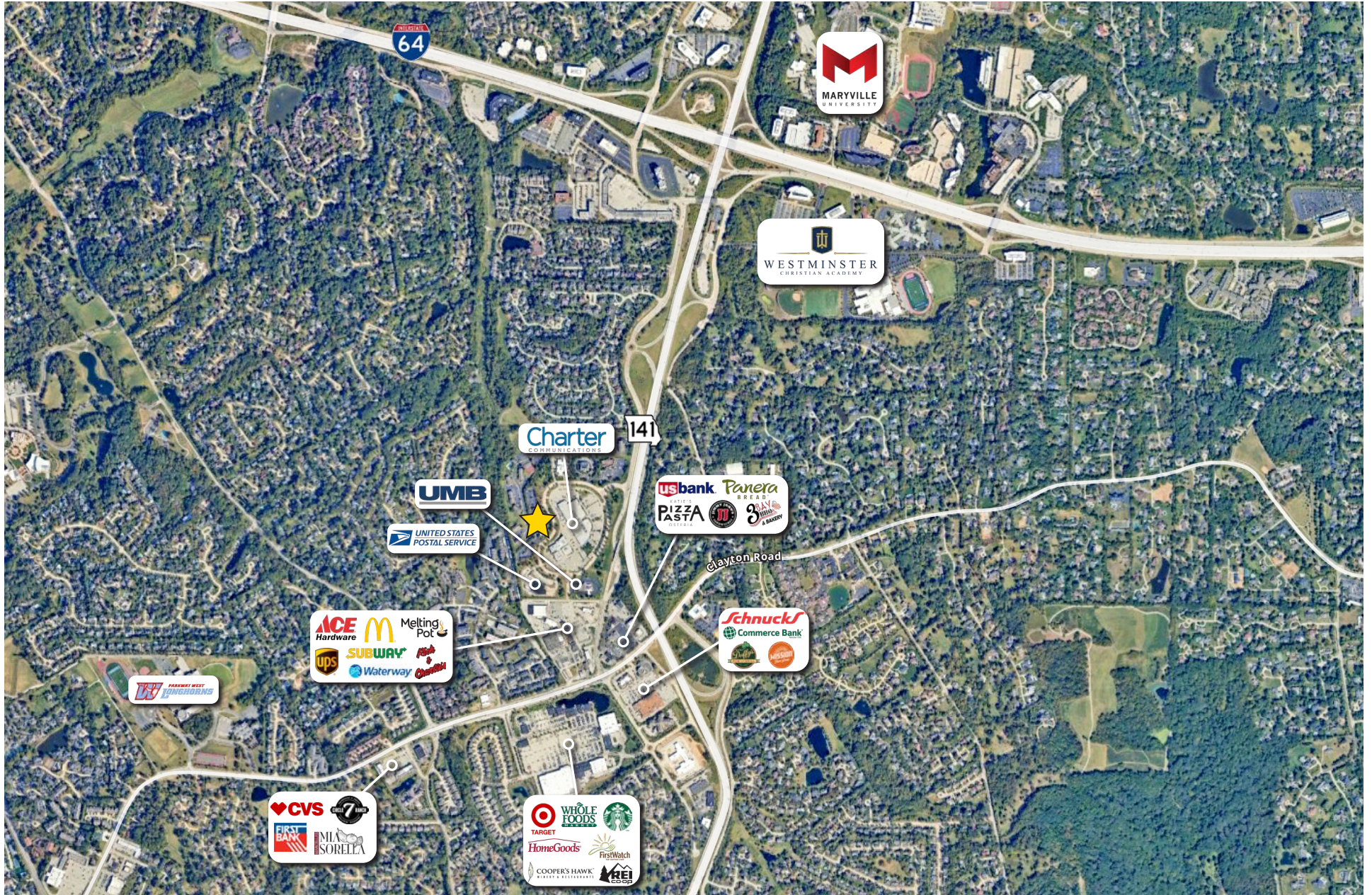
## Convenient Location

Located along Route 141 with convenient access to I-64 and less than 1/4 mile to outstanding amenities along Clayton Road.

# Property Aerial



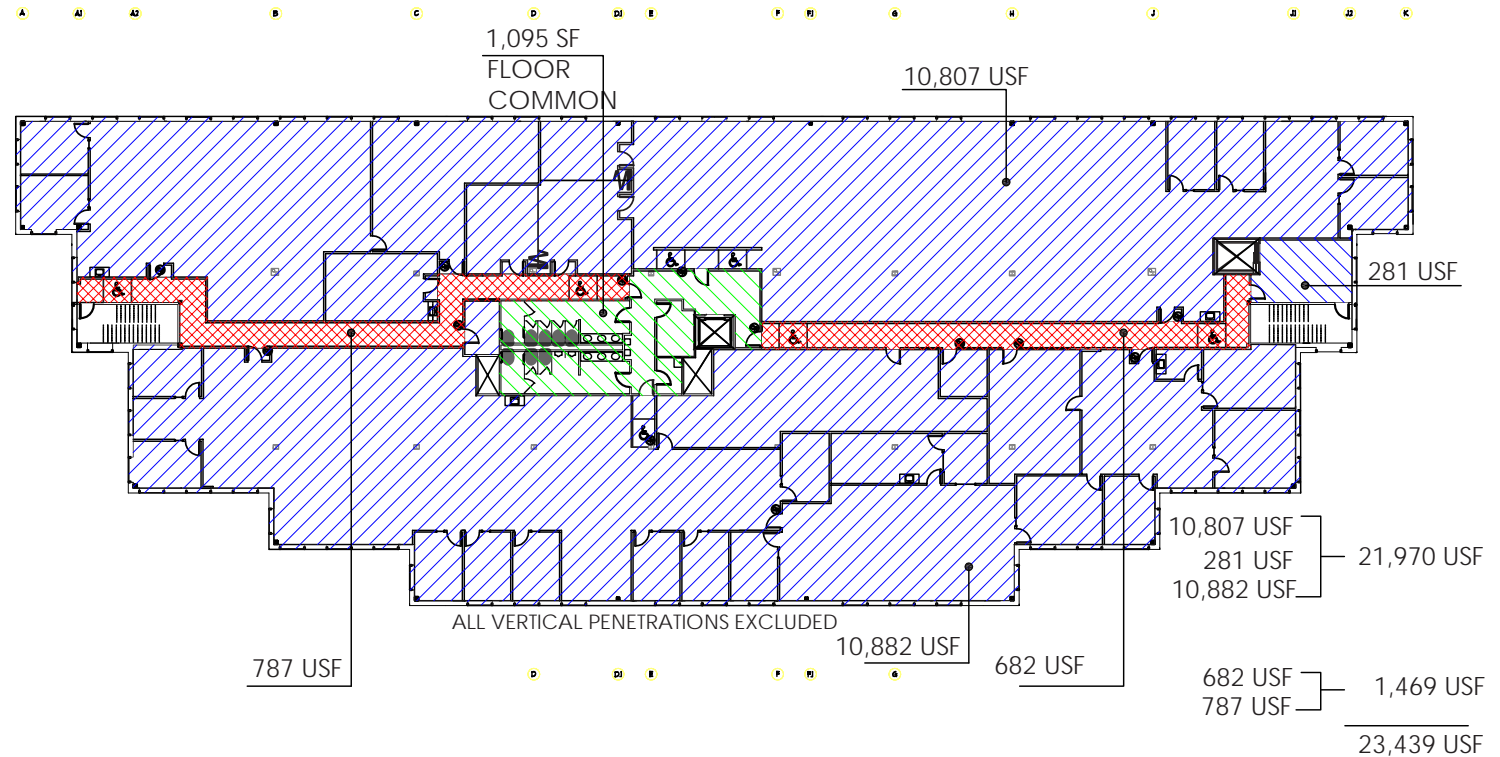
# Location



# Floor Plan

## 2<sup>nd</sup> Floor

- 24,534 RSF
- Full floor available for owner/occupant





# Lease Summary

<b>Address</b>	1122 Town & Country Commons Drive Chesterfield, MO 63017
<b>Tenant</b>	The United States of America
<b>Premises</b>	1st Floor: 24,108 RSF (22,499 USF)
<b>Pro Rate Share</b>	49.46 % of 48,642 RSF
<b>Lease Term</b>	13 years (9/01/2022 - 8/31/2035); 10 years firm (9/01/2022 - 8/31/2032)
<b>Parking</b>	10 reserved spaces plus additional parking as required by local code
<b>Rental Rate</b>	\$722,034.60 Full Service (\$29.95/RSF), including Operating Cost Base
<b>Termination Right</b>	Tenant may terminate the Lease, in whole or in parts, at any time after the Firm Term, by providing 90 days notice
<b>Operating Cost Base</b>	In Year 1, Tenant pays \$6.35/RSF (including cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity and certain administrative expenses)
<b>Operating Cost Adjustment</b>	Beginning in Year 2 of the Lease, Tenant shall pay an annual incremental increase in Operating Costs based on the Cost of Living index.
<b>Real Estate Tax Base</b>	The Real Estate Taxes for the first full Tax Year following the commencement of the Lease Term
<b>Real Estate Tax Adjustment</b>	Tenant shall pay its share of any increases and receive its share of any decreases in the Real Estate Taxes from the Real Estate Tax Base.



# Budget

## 2024 Budget (49% Occupied)

Account Name	Total	Per SF
<b>In-Place Income</b>		
Base Rent	\$568,951	\$11.73
Operating Expense Recoveries	\$160,313	\$3.31
Property Tax Recoveries	\$1,429	\$0.03
<b>Total Income</b>	<b>\$730,694</b>	<b>\$15.07</b>
<b>Recoverable Expenses</b>		
Operating Expenses	\$268,248	
Real Estate Tax & Assessments	\$167,272	\$0.42
Insurance	\$8,916	\$0.18
<b>Total Recoverable Expenses</b>	<b>\$444,436</b>	<b>\$9.18</b>
<b>Total Operating Income</b>	<b>\$286,258</b>	<b>\$5.59</b>



# Property Photos



# Property Photos



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