

14567 North Outer 40 Road, Chesterfield, MO 63017

ath  
TECHNOLOGIES

MARCEM

40  
WEST

Upscale Your  
Workplace

[VIEW AVAILABILITIES](#)

**Carrie Herrmann**  
Senior Vice President  
+1 314 584 6273  
carrie.herrmann@colliers.com

**W. Rockwell (Rocky) Stenger**  
Senior Vice President  
+1 314 584 6208  
william.stenger@colliers.com

Colliers

# 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 2,380 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

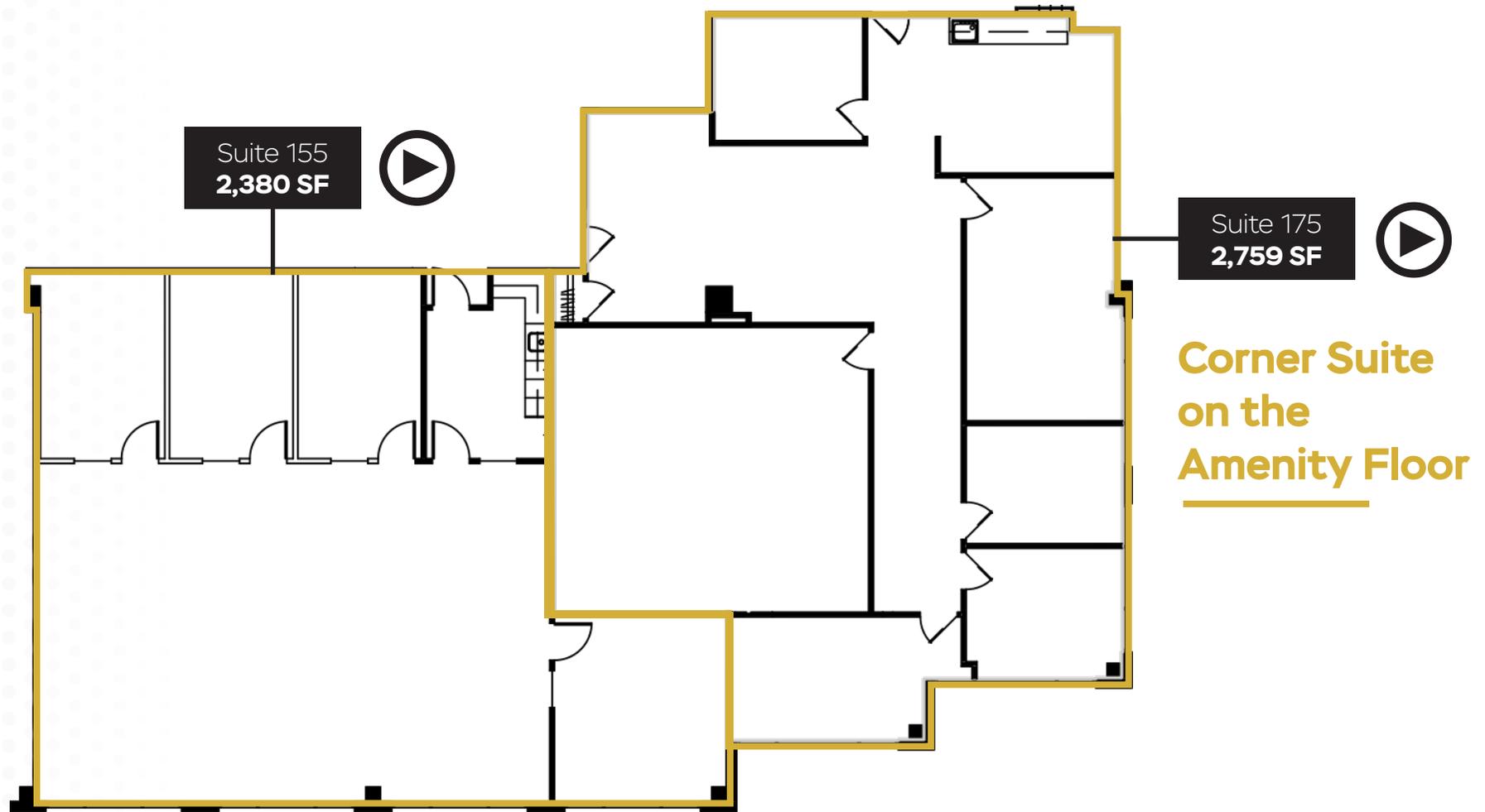
LEASE RATE:

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



# FIRST FLOOR AVAILABILITIES

---



**Corner Suite  
on the  
Amenity Floor**

---

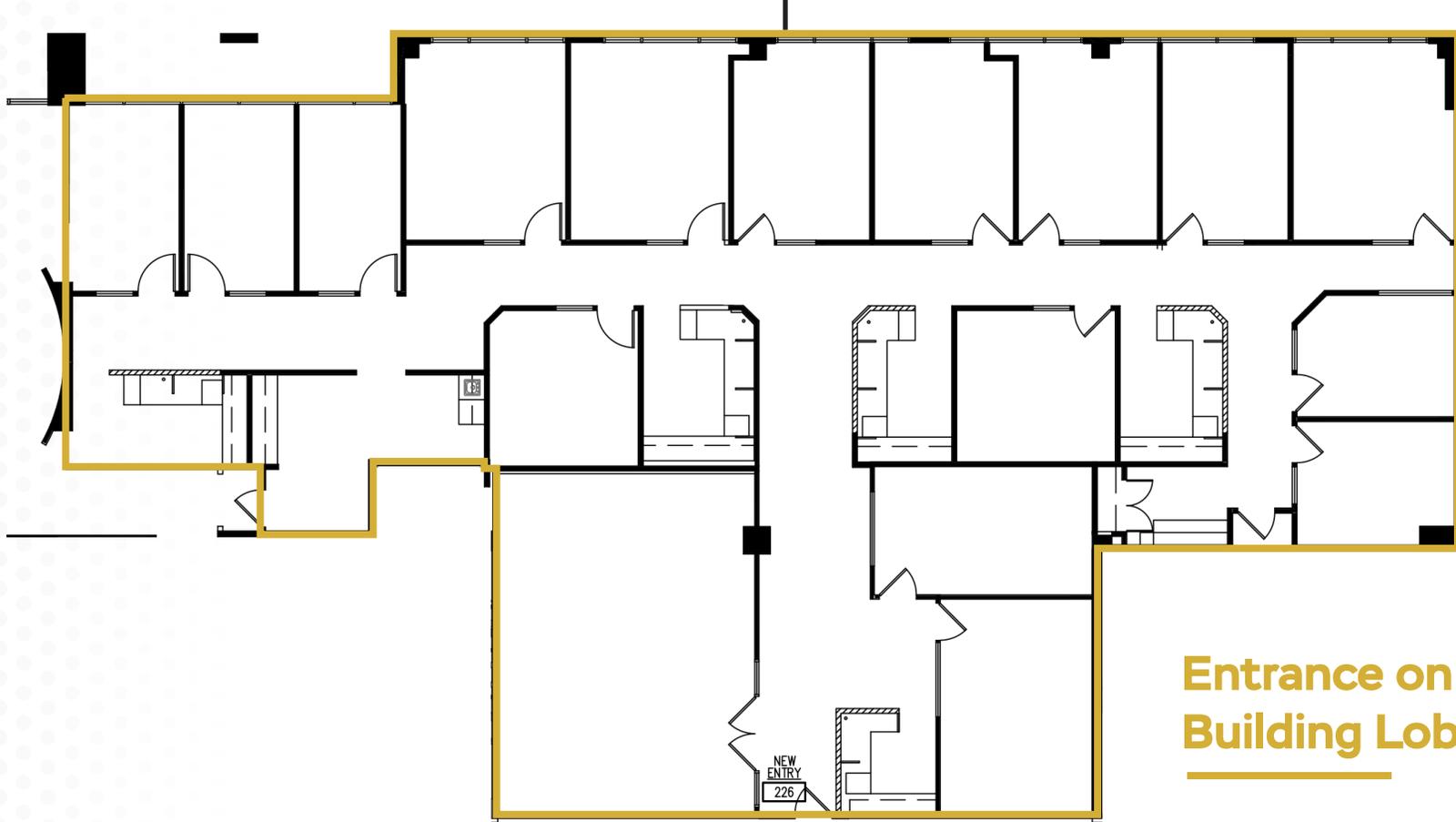
*Suites 155 & 175 can be combined for a total of 5,139 SF*

Click  To Take Virtual Tour

# SECOND FLOOR AVAILABILITIES



Suite 250  
6,357 SF



**Entrance on the Main  
Building Lobby**

Click  To Take Virtual Tour

# LOCAL AMENITIES



Chesterfield Mall

40 WEST

40  
WEST

# Upscale Your Workplace

 [VIEW AVAILABILITIES](#)

## For further questions, please contact:

**Carrie Herrmann**  
Senior Vice President  
+1 314 584 6273  
carrie.herrmann@colliers.com

**W. Rockwell (Rocky) Stenger**  
Senior Vice President  
+1 314 584 6208  
william.stenger@colliers.com

101 South Hanley Road, Suite 1400  
St. Louis, MO 63105  
+1 314 863 4447  
colliers.com/stlouis

**Colliers**