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LONG ROAD OFFICE SPACE

140 Long Road | Chesterfield, MO 63005



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PROPERTY HIGHLIGHTS

Long Road is a well-located flex property in Chesterfield, near THF Boulevard, less than 200 yards from the intersection of Chesterfield Airport Road & Long Road. The property rests in a very strong retail area with excellent highway access. 140 Long Road is also located close to the Spirit of St. Louis Airport. Long Road offers amenities to tenants such as local ownership and management, parking, ability to add exterior windows, and conditioned bays.



BUILDING INFORMATION

LONG ROAD AT-A-GLANCE

Net Rentable Area	125,075 SF
Divisible?	Yes
Floors	1 - 2
Parking Ratio	2 per 1,000 SF

Amenities & Features

- Frontage along Long Road
- Possible pylon signage or building signage
- Mixed-use building
- Covered delivery area
- Wet Sprinkler System
- Building standard build-out to be provided by Owner at no cost to Tenant including paint, carpet, drywall, and electric
- Elevator for 2nd Floor
- Load Factor for Office: 10%

OFFICE SPACE AVAILABLE

SUITE	USABLE SQUARE FEET	RATES STARTING AT
200 - 2 nd Floor	4,128	\$14.50/RSF Full Service Gross
201 - 2 nd Floor	4,490	\$14.50/RSF Full Service Gross

*RATES SUBJECT TO INCREASE FOR DEMISING SPACE, LENGTH OF TERM, CREDIT, AND OTHER DETERMINING FACTORS

Information contained herein has been obtained from the owner of the property or from other sources & is subject to change without notice. The broker & owner do not guarantee the accuracy of this information. Broker is a member of ownership. Owners & broker make no representation as to the environmental or other conditions of the property & recommend that tenant or purchaser investigate fully.

HOME

HIGHLIGHTS

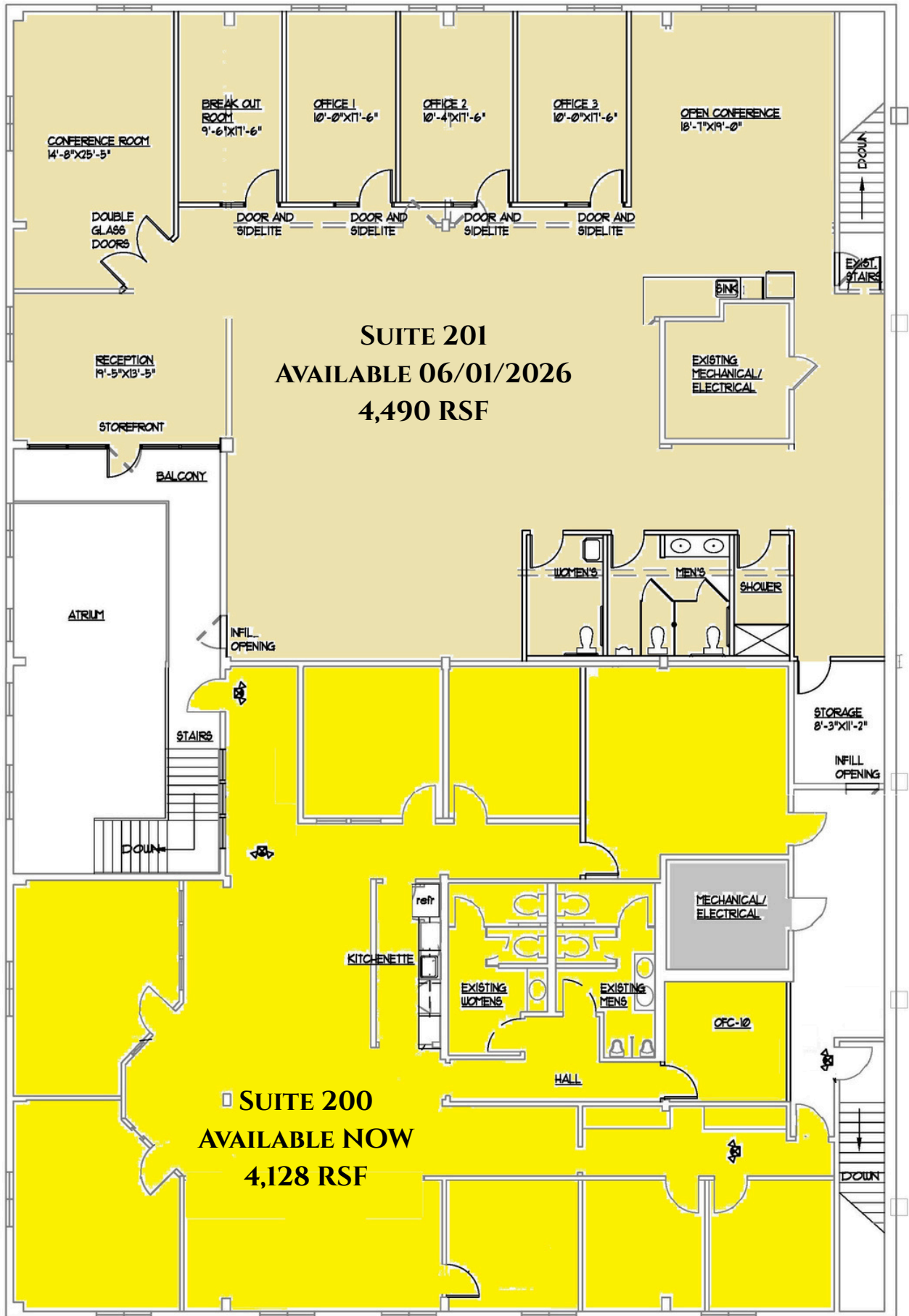
AVAILABILITY

MAP

PHOTOS

2ND FLOOR

8,618 Usable
Square Feet





Missouri River

N Outer 40 Rd



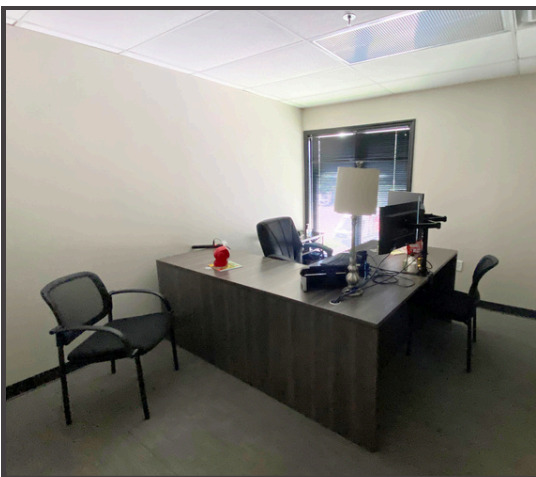
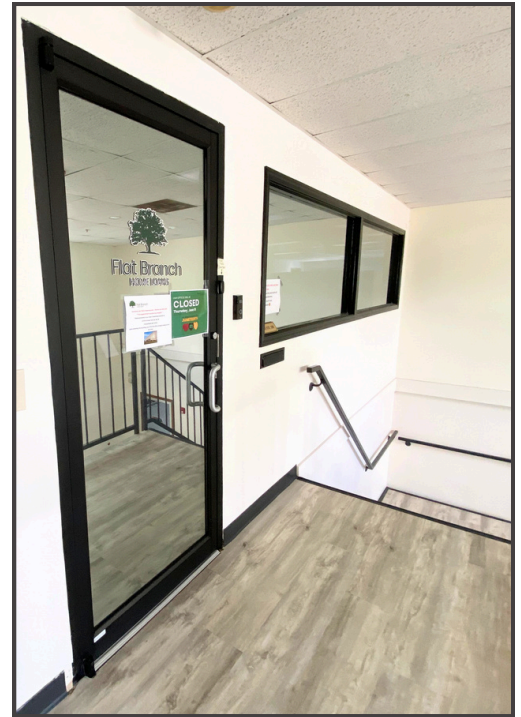
Chesterfield Airport Rd

140 LONG ROAD

Long Rd

Edison

Suite 200 - 2nd Floor
4,128 Total RSF



Suite 201 - 2nd Floor
4,490 Total RSF

