

ath  
TECHNOLOGIES

MARCUM

40  
WEST

# Upscale Your Workplace

[VIEW AVAILABILITIES](#)

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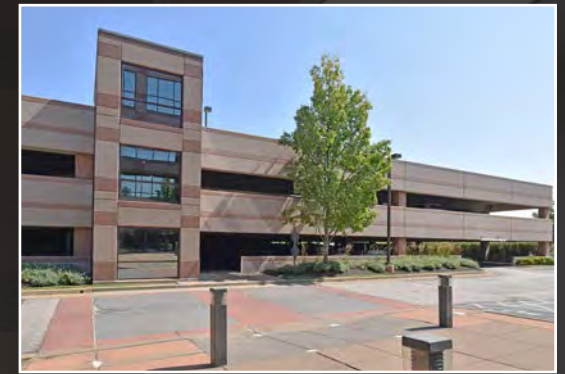
# PREMIUM AMENITIES IN A DESIRABLE OFFICE MARKET



**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 2,158 SF - 8,233 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

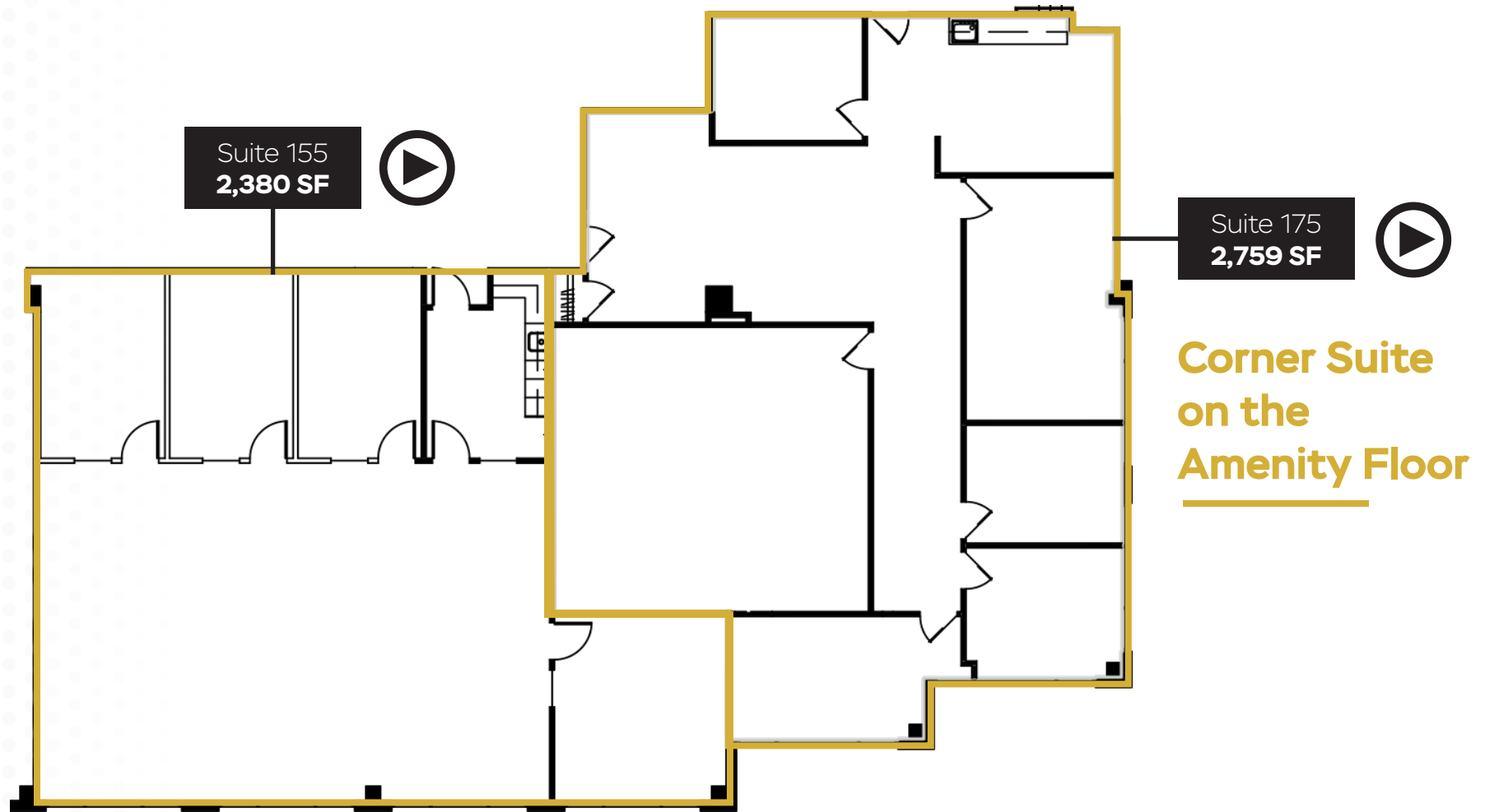
LEASE RATE:

**\$28.00/SF, FULL SERVICE**



# FIRST FLOOR AVAILABILITIES

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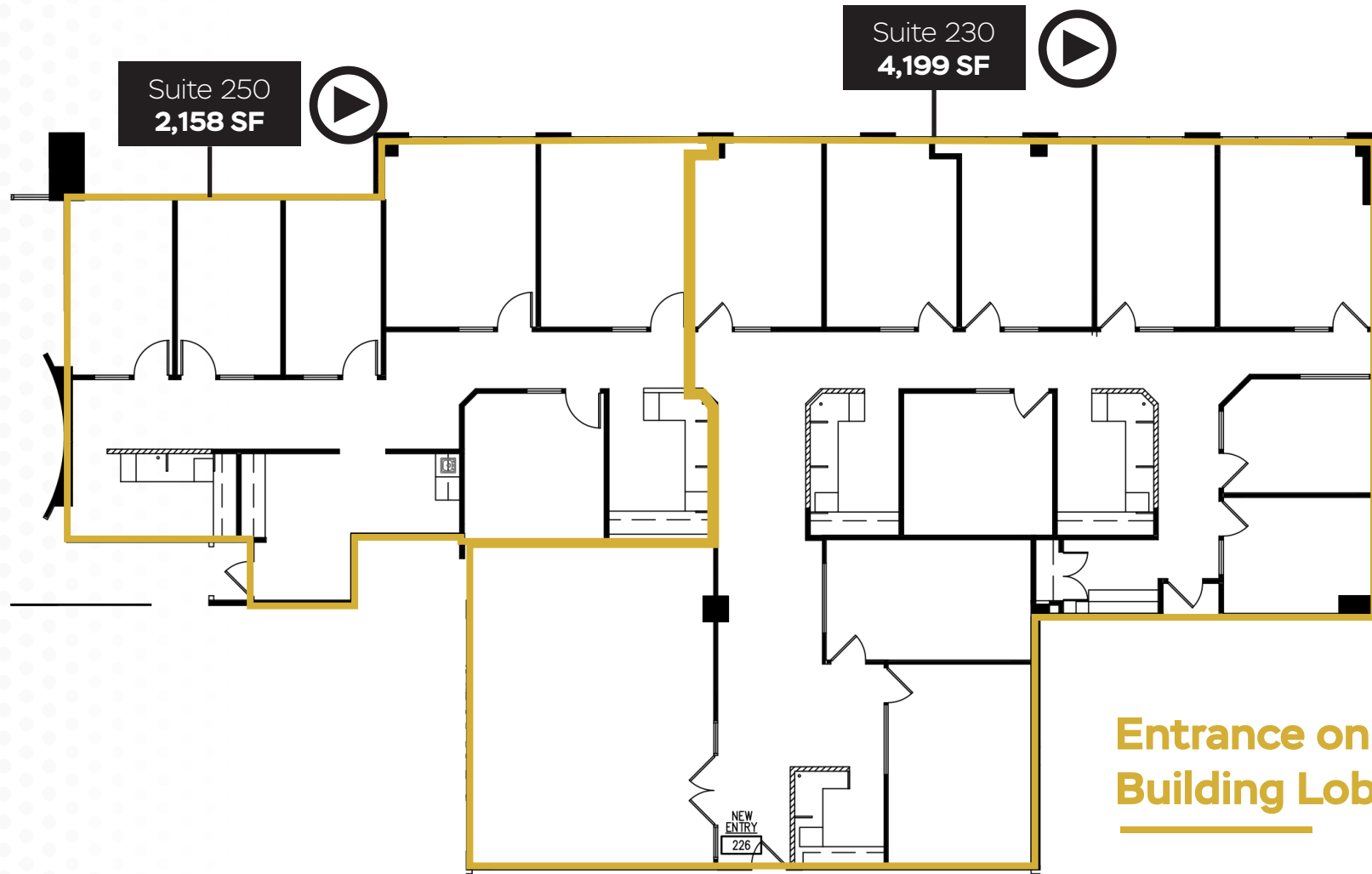
**Corner Suite  
on the  
Amenity Floor**

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

Click  To Take Virtual Tour

# SECOND FLOOR AVAILABILITIES



Suite 250  
2,158 SF

Suite 230  
4,199 SF

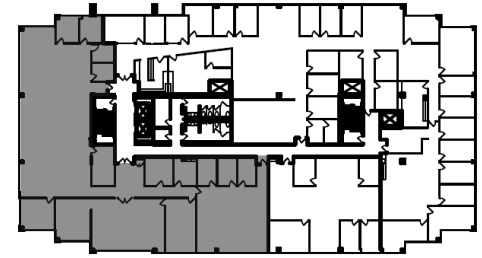
**Entrance on the Main  
Building Lobby**

*Suites 230 & 250 can be combined for a total of 6,357 SF*

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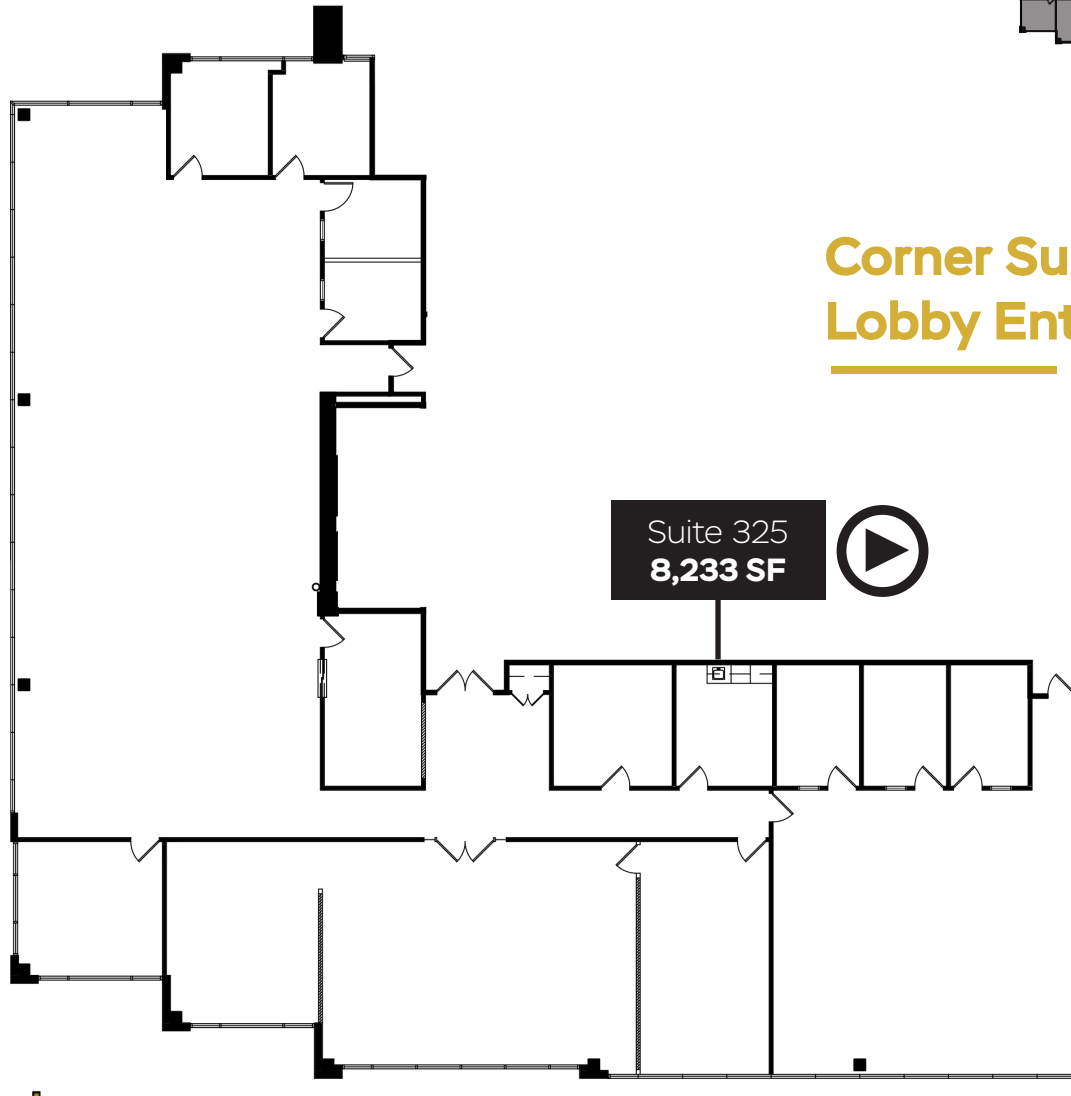
# THIRD FLOOR AVAILABILITIES

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**Corner Suite with Prominent  
Lobby Entrance**

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Suite 325  
8,233 SF



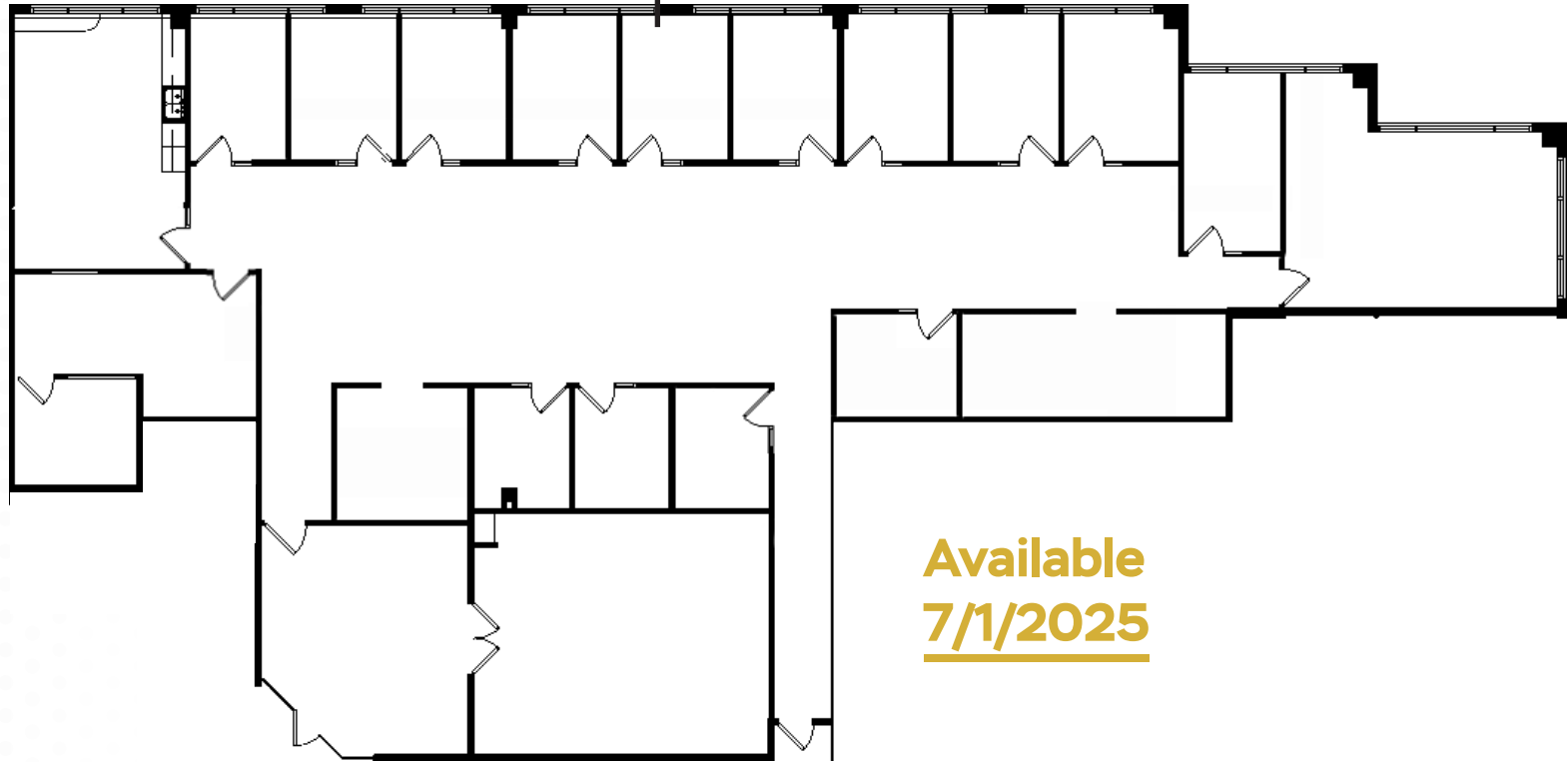
Click  To Take Virtual Tour

# FOURTH FLOOR AVAILABILITIES

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Suite 450  
**6,797 SF**



**Available**  
**7/1/2025**

# LOCAL AMENITIES

Chesterfield Mall

40 WEST

Schnucks

MARYVILLE UNIVERSITY

MARRIOTT

MISSOURI BAPTIST UNIVERSITY

Mercy

THE DELMAR GARDENS Family

MISSOURI BAPTIST MEDICAL CENTER

Meadowbrook COUNTRY CLUB



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## For further questions, please contact:

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