

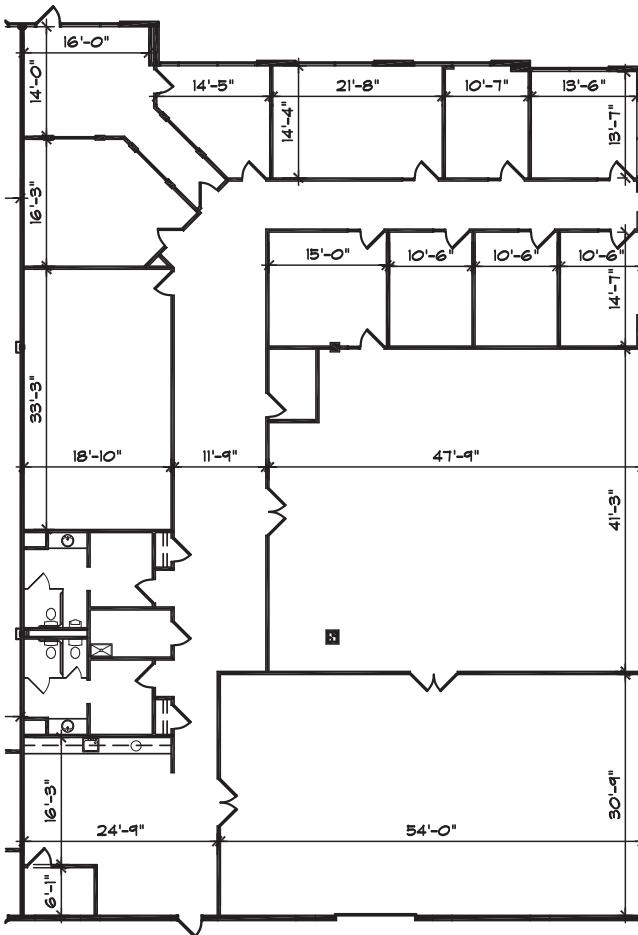
For Lease | Office



2240 Ball Drive  
8,866 RSF AVAILABLE

LEASE RATE:  
\$13.00/RSF, NNN

## FLOOR PLAN 8,866 RSF



# Property Overview

## PROPERTY DETAILS

- ◆ 8,866 RSF Office space available
- ◆ Building signage opportunity available
- ◆ Abundant surface parking
- ◆ Located in the desirable Westport submarket just off of Page Avenue, with excellent visibility from Ball Drive.

## DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2024 Population	4,809	92,209	172,284
Household Income	\$107,138	\$103,436	\$113,553
Housing Value	\$266,788	\$239,075	\$257,573
Daytime Population	19,624	132,685	251,194
# of Businesses	867	5,557	10,526

**\$13.00/RSF, NNN**

LEASE RATE

# Amenity Map





# 2240 Ball Drive

ST. LOUIS, MO

## CONTACTS

### WHITAKER VARLEY

Senior Vice President

+1 314 477 6011

[whitaker.varley@cbre.com](mailto:whitaker.varley@cbre.com)

### KORI GIBBONS

Associate

+1 314 655 6034

[kori.gibbons@cbre.com](mailto:kori.gibbons@cbre.com)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

EQT | REAL  
ESTATE

CBRE