

Chesterfield Ridge Center

16401 Swingley Ridge Rd, Chesterfield, MO 63017



FOR MORE INFORMATION CONTACT:

Jim Loft, CCIM, SIOR | (314)696-1400
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Dan Freeland, CCIM, SIOR | (314) 889-0605
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Fallon Chambers | (314) 746-1425
fchambers@gershmancre.com



**526 SF -22,278 SF
Available For Lease**

- Class A, 7-Story Office Building
- Common Area Renovations Complete
- Superior Access & Visibility Along the I-64 / Hwy 40 Corridor
- Garage & Surface Parking Available at 4/1,000 SF Ratio
- Newly Added Conference Center, Fresh Food Market, Tenant Lounge & Fitness Center on First Floor
- Lease Rate: \$28.00/RSF, Full Service



Excellent I-64 Visibility



New Lobby & Common Area Tile Flooring

Current Available Suites

Occupied		Occupied		7th Floor	
Occupied		Suite 610: 8,671 SF (divisible to approx 3,500 SF)		6th Floor	
5th Floor: 22,278 SF (60 Days Notice)			Suite 510: 5,290 SF	5th Floor	
Occupied	Suite 450: 7,038 SF		Occupied	Occupied	4th Floor
Occupied	Occupied	Occupied	Suite 340: 3,464 SF	Occupied	3rd Floor
Occupied	Occupied	Suite 210: 5,764 SF	Suite 220: 3,829 SF	Suite 230: 526 SF	2nd Floor
Occupied	Occupied	Tenant Amenities		1st Floor	





TENANT AMENITIES

- 1 Tenant Lounge
- 2 Self-Serve Fresh Food Market
- 3 Conference Center
- 4 Fitness Center



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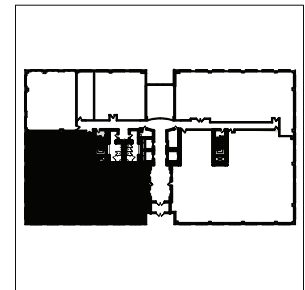
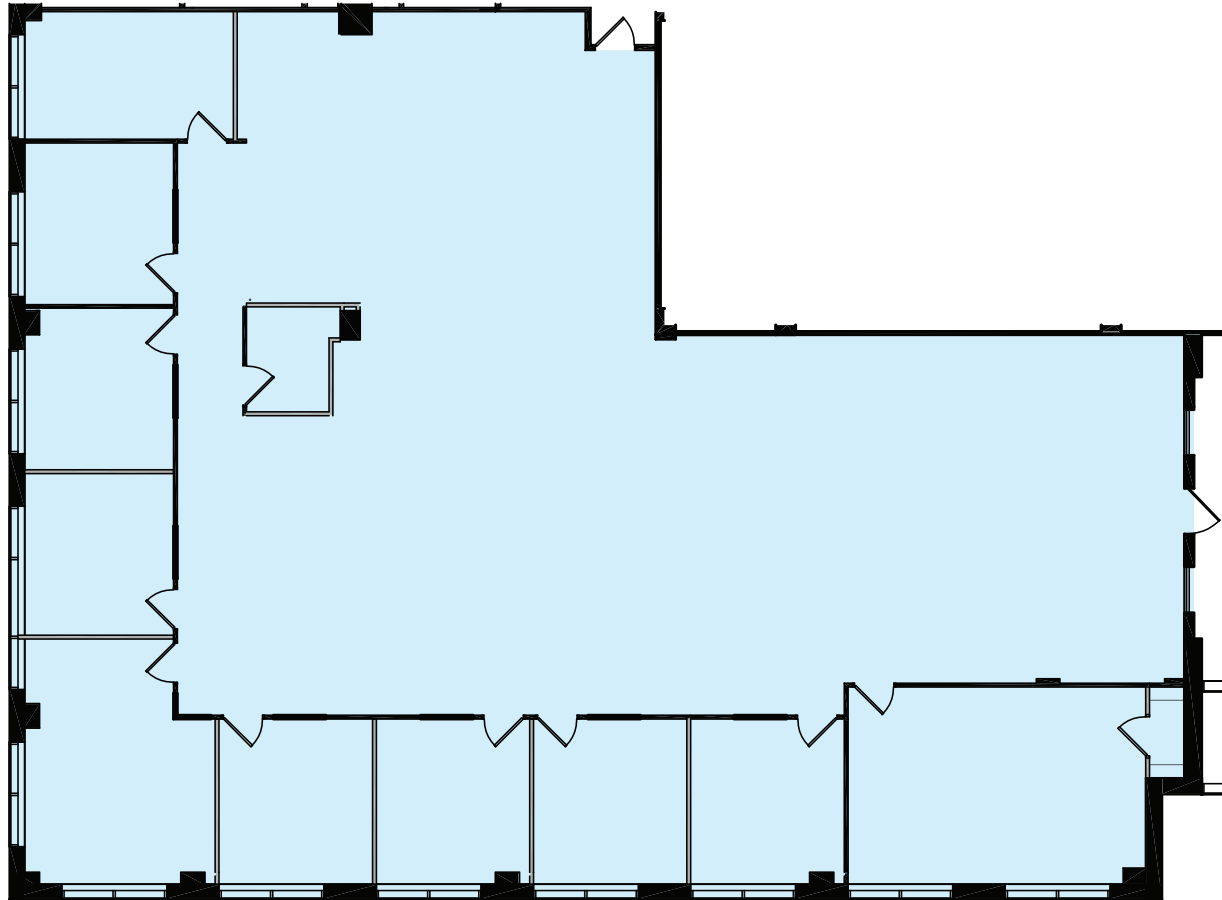


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SUITE 210: 5,764 SF

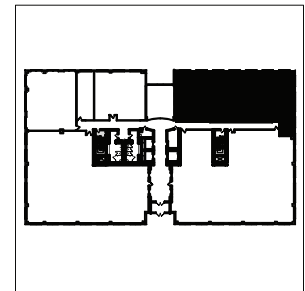
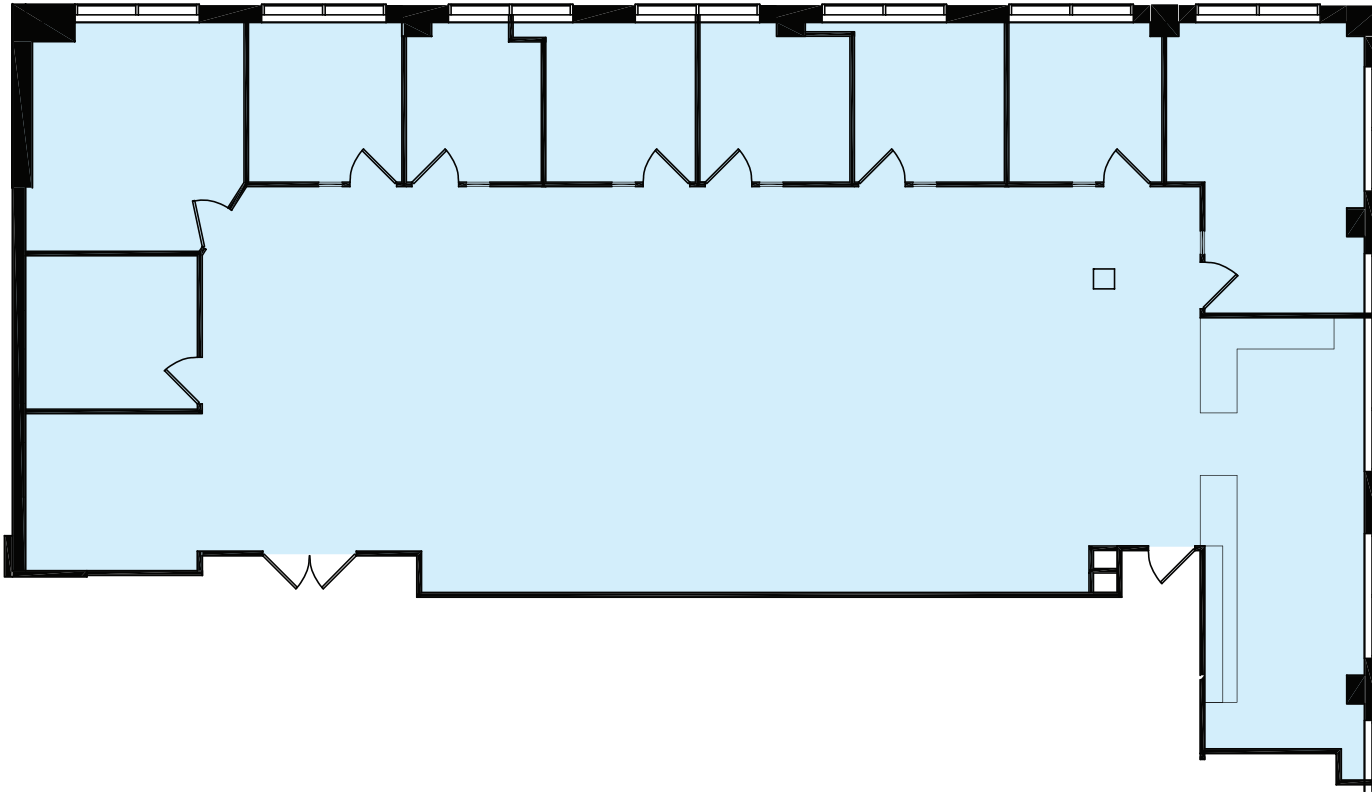


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SUITE 220: 3,829 SF

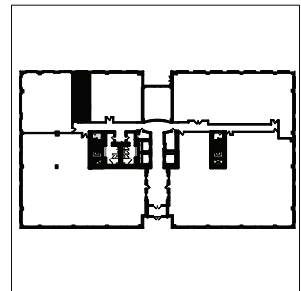
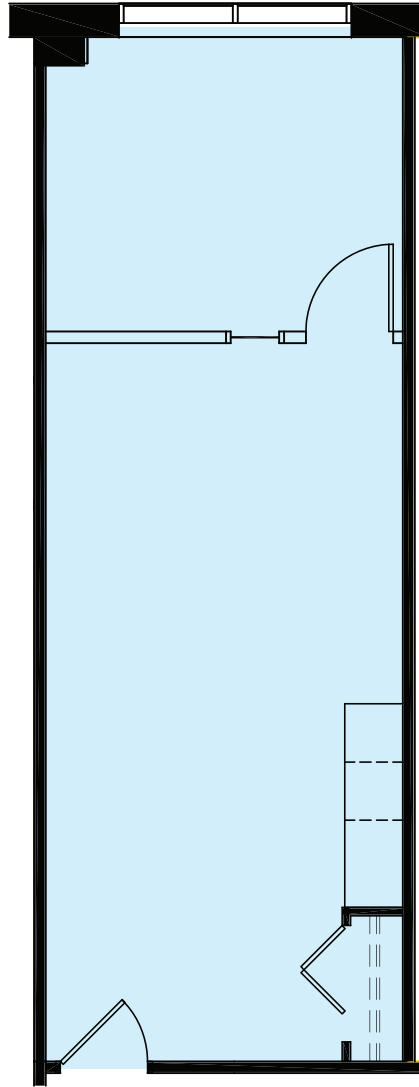


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SUITE 230: 526 SF

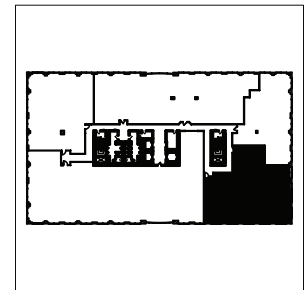
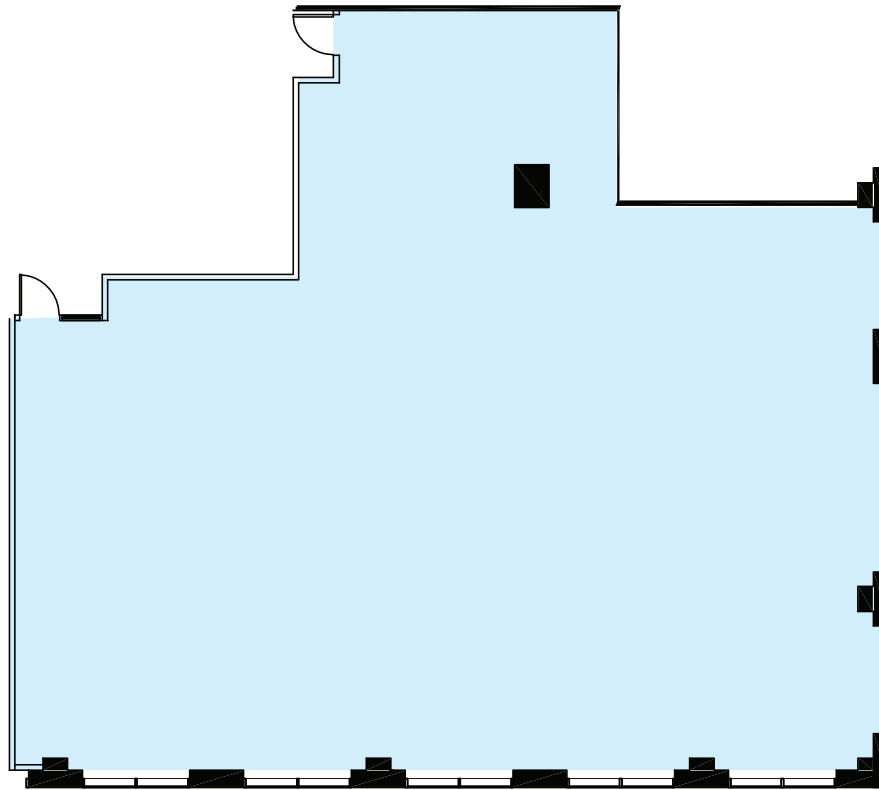


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SUITE 340: 3,464 SF

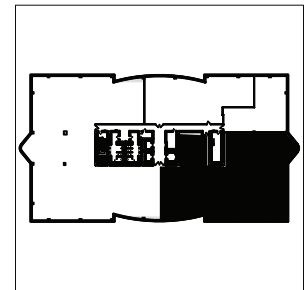
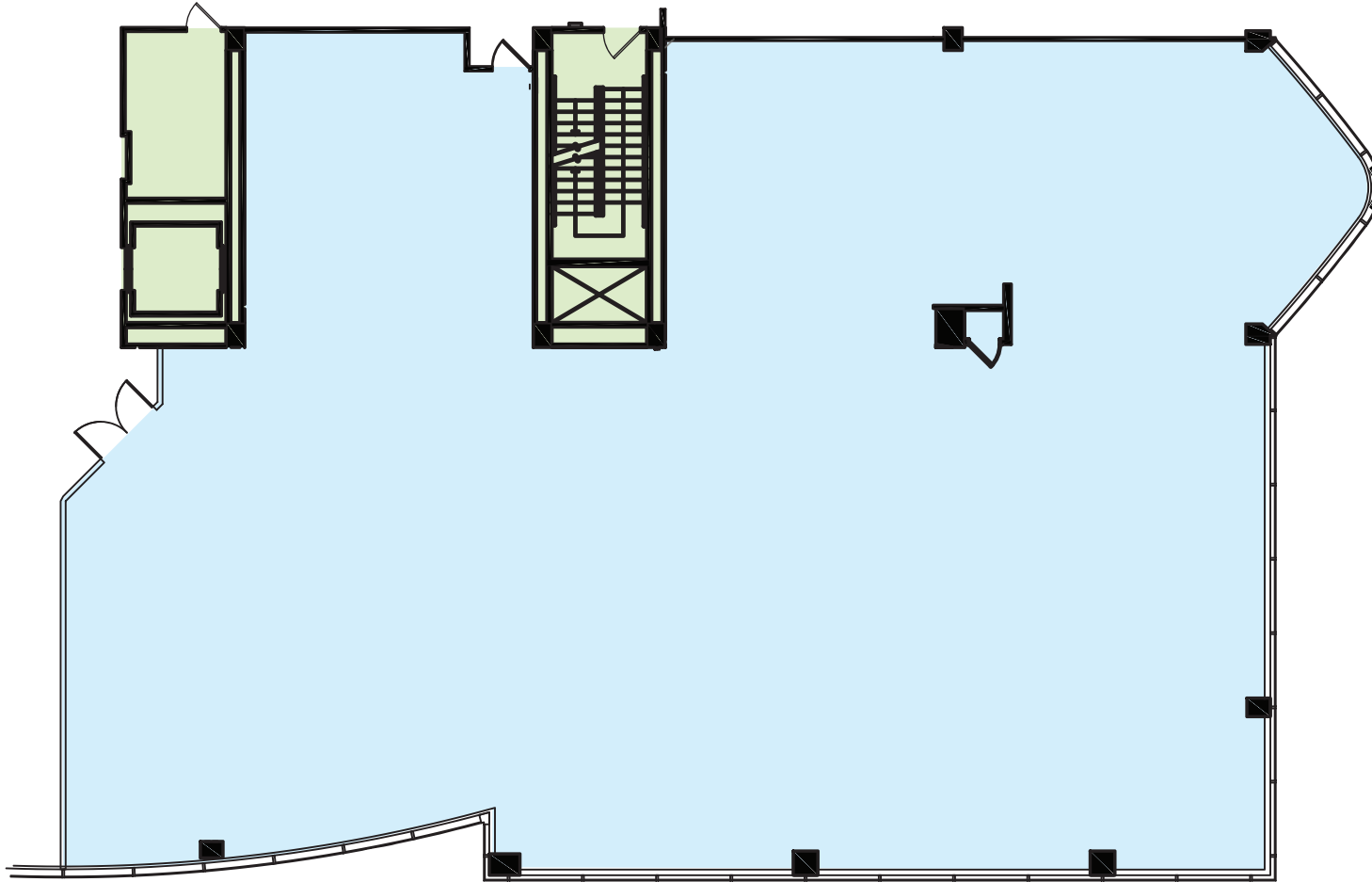


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SUITE 450: 7,038 SF

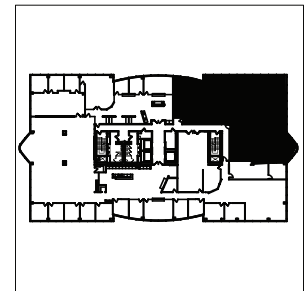
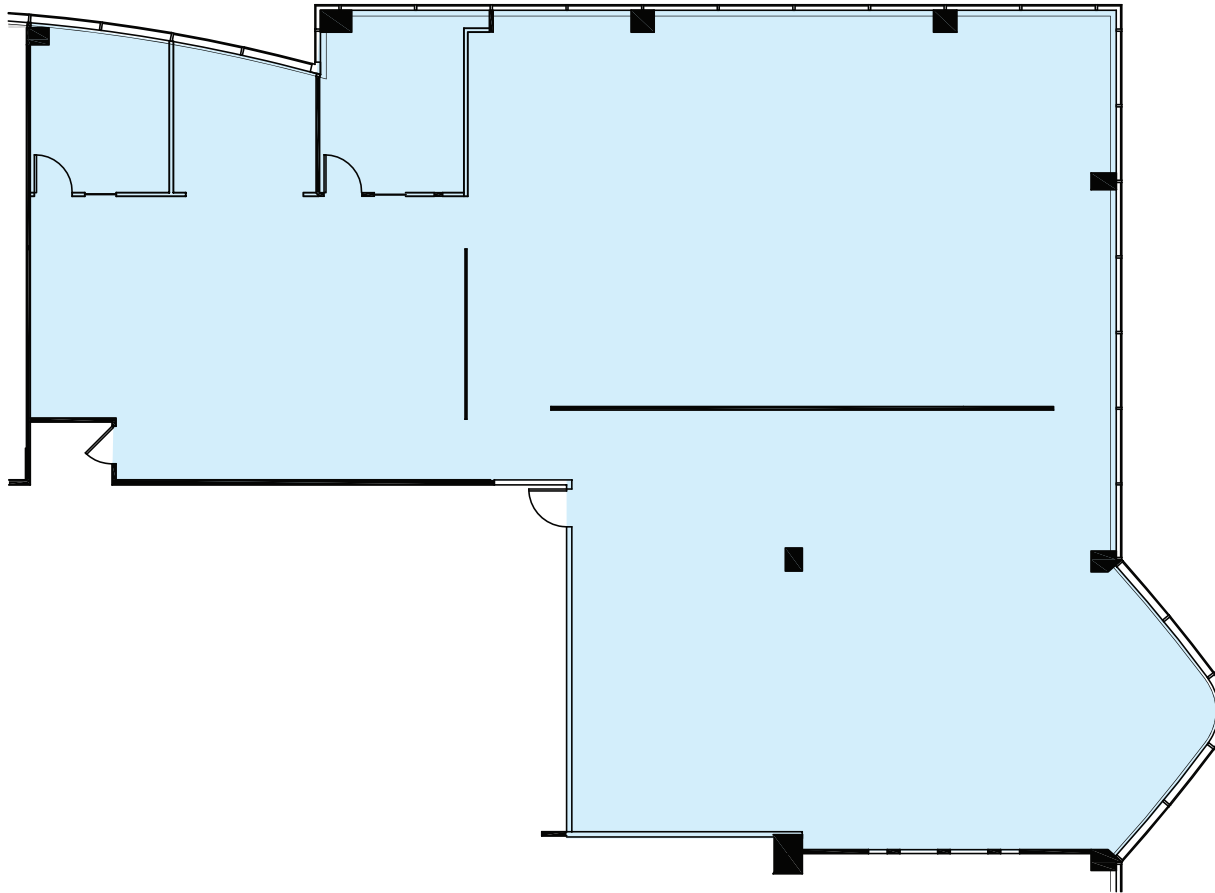


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SUITE 510: 5,290 SF



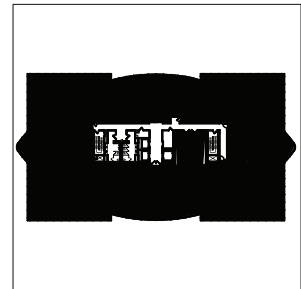
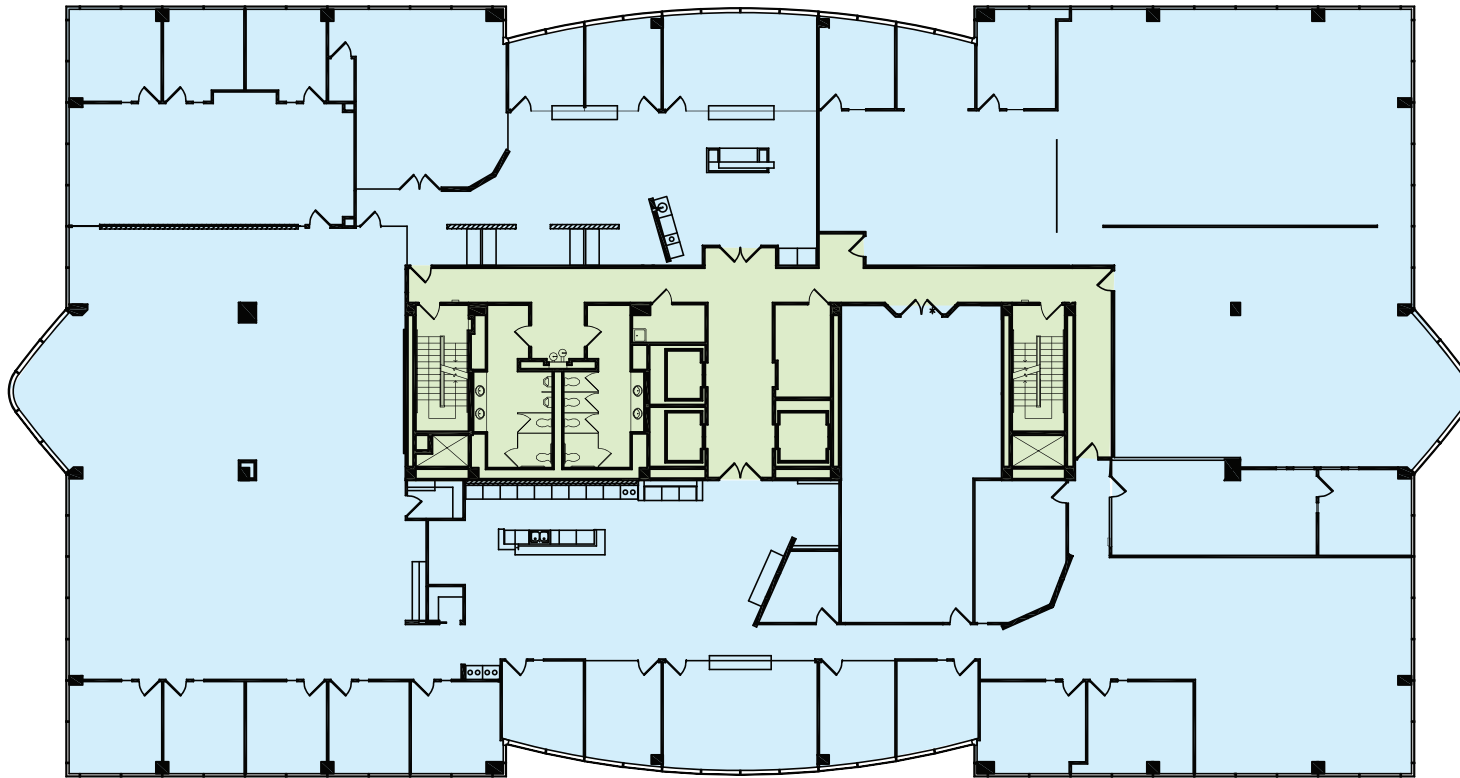
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5th Floor: 22,278 SF

Available 60 Days Notice



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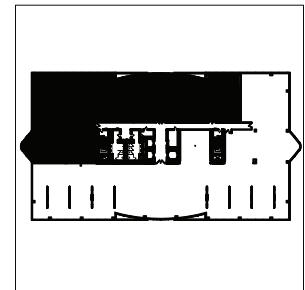
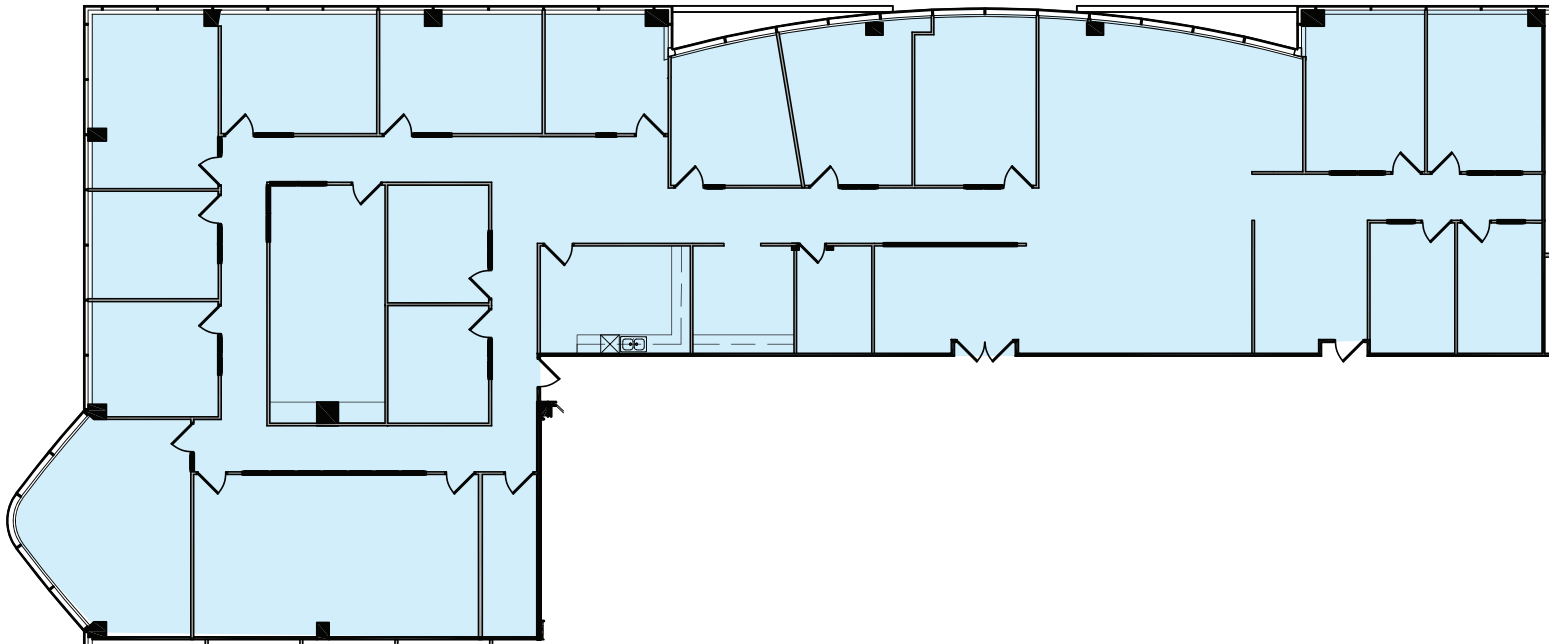
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SUITE 610: 8,671 SF

Available 2/1/25

**Divisible to Approximately 3,500 SF*



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First Floor

