



MCKELVEY
PROPERTIES

FOR LEASE

500 Chesterfield Center
Chesterfield, MO 63017

Patricia McKelvey
636.448.1294
pmckelvey@mckelveyproperties.com



OFFICE/MEDICAL SUITE FOR LEASE

500 Chesterfield Center
Chesterfield, MO 63017

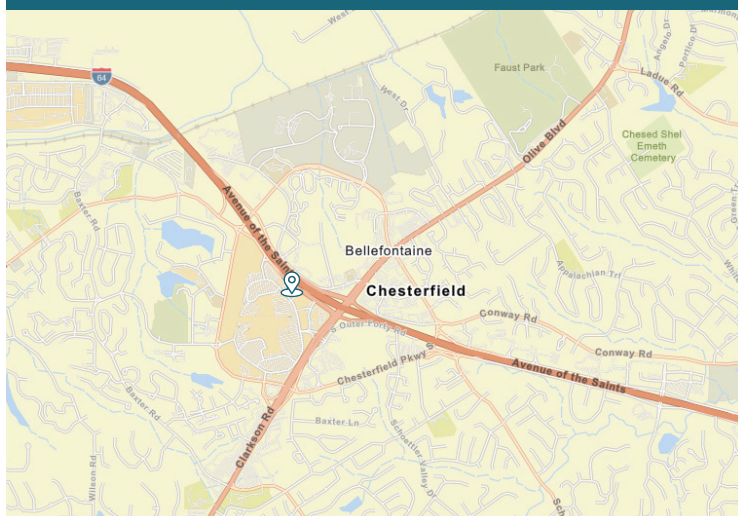


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\$30.00/SF - FULL SERVICE



There are third floor suites available and coming soon in this beautiful Chesterfield, MO Medical Building:

SUITE 300:	3,207 RSF	AVAILABLE
SUITE 350:	3,050 RSF	AVAILABLE
SUITE 355:	2,122 RSF	AVAILABLE

This newly renovated building features 142 parking spaces on a 2.25 acre lot. The parking ratio is 3.72/1,000.

Excellent visibility from I-64/40.

Suite 300 would be well suited for tech, medical needs, miscellaneous office or medical space, etc.

Year built: 1984 Building Size: 38,204 SF

LEASE RATE \$30.00/SF FULL SERVICE

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MP

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



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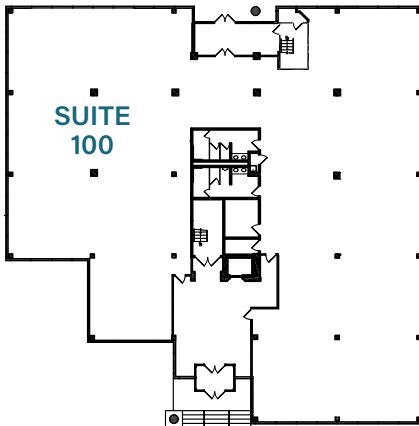
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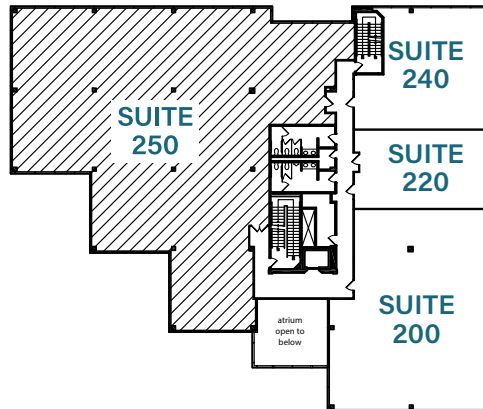
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BUILDING LAYOUT

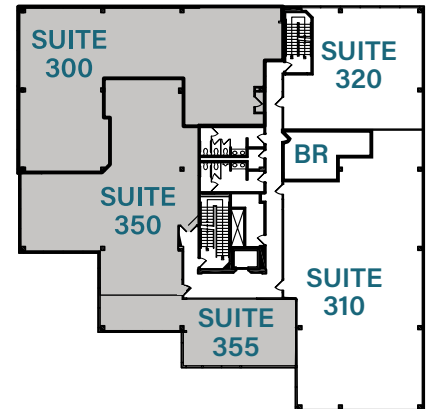
FLOOR 1



FLOOR 2



FLOOR 3



SUITE	TENANTS	SF
100	Midwest Bank Centre	11,463
200	Interventional Pain Institute of Chesterfield	3,282
220	Edward Jones	1,168
240	Benefits Design & Consultants	1,609
250	Interventional Pain Institute	7,512
300	AVAILABLE	3,207
310	Peak Sport & Spine	3,143
320	Okonite Company	1,736
350A	AVAILABLE	3,040
355	AVAILABLE	2,122
BR	Tenant Lounge	387

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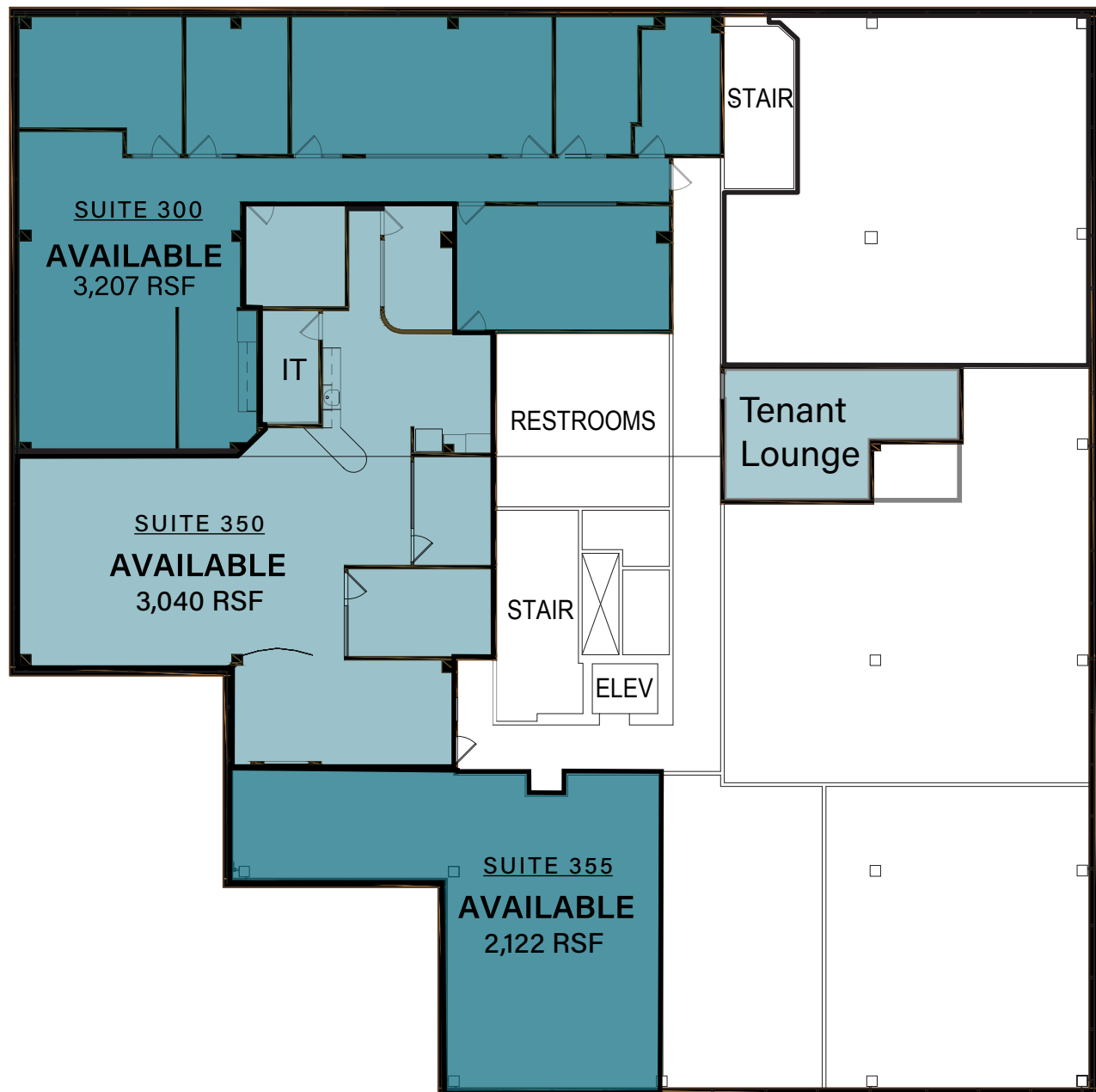
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FLOOR PLAN: 3RD FLOOR



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INTERIOR IMAGES - SUITES 300 + 350

SUITES ARE CURRENTLY CONJOINED. THE SPACES CAN BE LEASED TOGETHER OR SEPARATELY.



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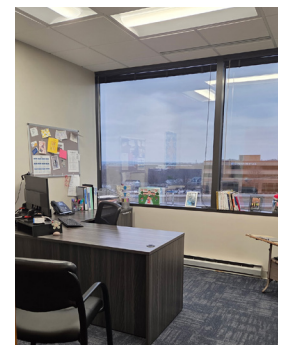
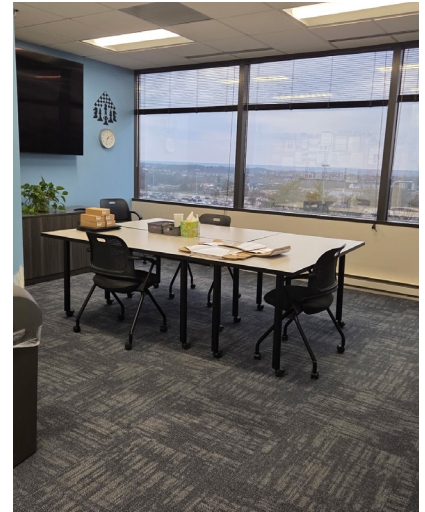
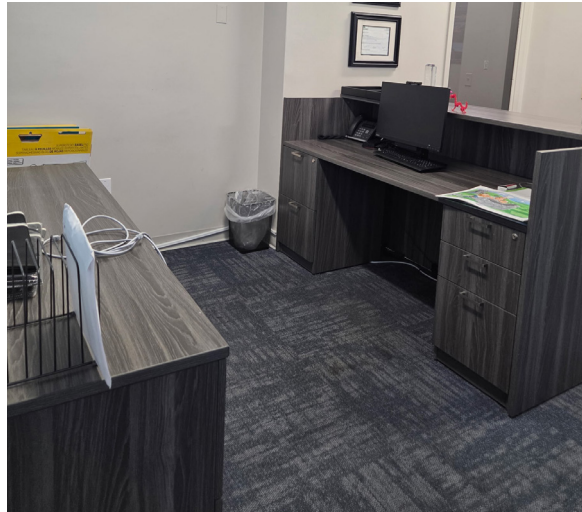
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INTERIOR IMAGES - SUITE 355

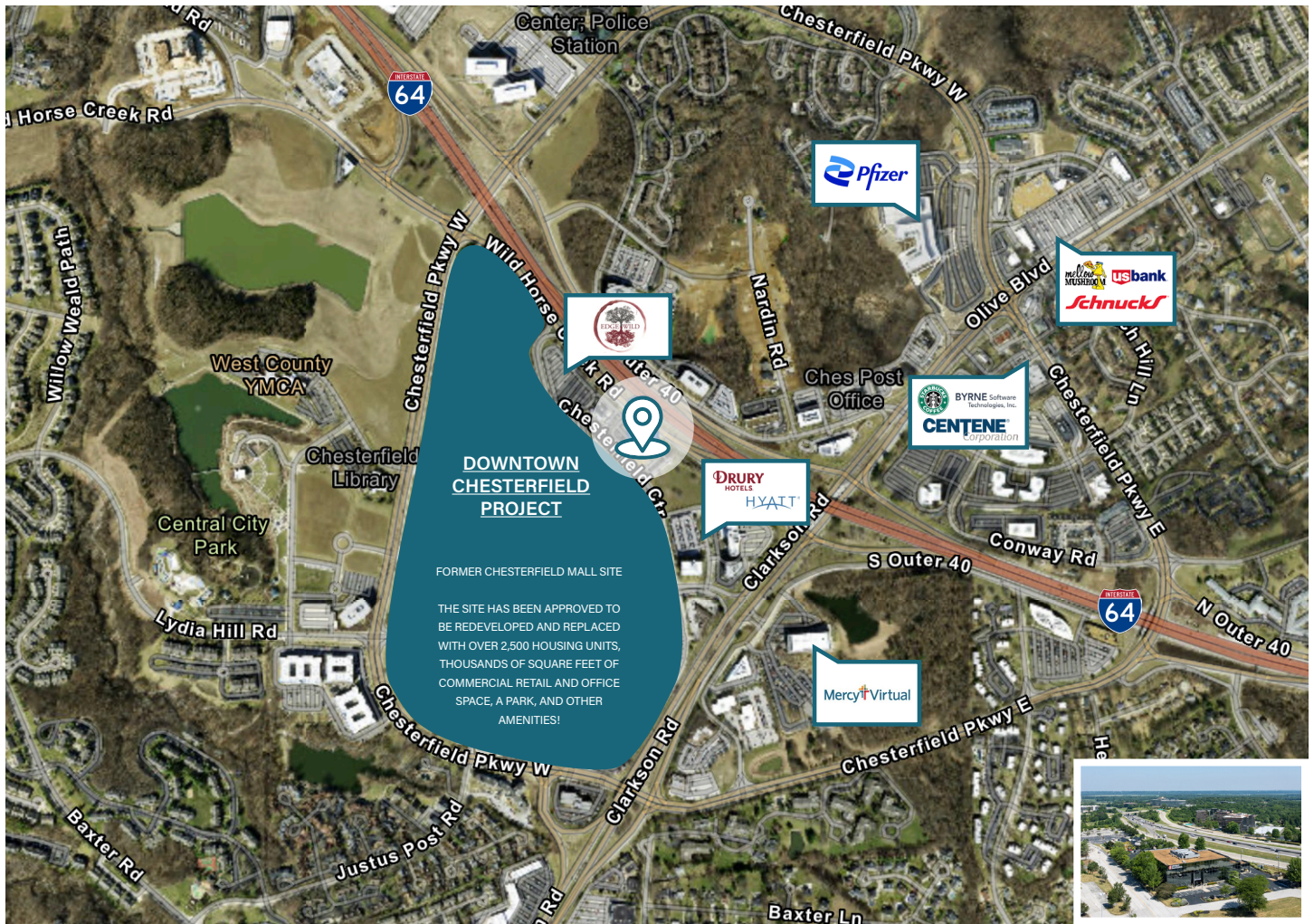
COMING
03.01.26



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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	BUILDING TENANTS
Located in the popular Chesterfield area. Space in this building is hard to come by. High Visibility on I-64 at Clarkson Road. Easy Access.	Suite 300 was formerly built out for tech. Suite 300 and 355 are currently connected. Space can be leased as is or separated. Parking Ratio: 3.72/1,000 SF	90,009 VPD within 1 mile. up to 89,390 VPD within 3 miles.	Midwest Bank Edward Jones Benefits Design & Consultants Interventional Pain Institute Central MO Physical Therapy Image Health Chiropractic Net Effects Kiddie Academy

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,546	46,707	115,758
HOUSEHOLDS	3,578	18,543	45,032
AVERAGE INCOME	\$139,194	\$187,748	\$176,106

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**COMING SOON TO THE PROPERTY IMMEDIATELY BEHIND 500 CHESTERFIELD:
THE DOWNTOWN CHESTERFIELD PROJECT**

A MIXED-USE DEVELOPMENT BY THE
STAENBERG GROUP IS TO REPLACE THE
FORMER SITE OF THE CHESTERFIELD MALL.

THE SITE HAS BEEN APPROVED TO BE
REDEVELOPED AND REPLACED WITH OVER
2,500 HOUSING UNITS, THOUSANDS OF
SQUARE FEET OF COMMERCIAL RETAIL AND
OFFICE SPACE, A PARK, AND OTHER AMENITIES!

MORE INFO ON THIS PROJECT CAN BE FOUND AT THE FOLLOWING LINKS:

<https://www.bizjournals.com/stlouis/news/2023/10/02/staenberg-enters-dispute-downtown-chesterfield.html>

<https://www.tsgproperties.com/press/>

https://www.stltoday.com/news/local/government-politics/chesterfield-approves-downtown-development-to-replace-former-mall/article_895702f8-4c29-11ee-9668-ab62032d0b83.html



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