



Carrie Herrmann
Senior Vice President
+1 314 584 6273
carrie.herrmann@colliers.com

W. Rockwell (Rocky) Stenger
Senior Vice President
+1 314 584 6208
william.stenger@colliers.com



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

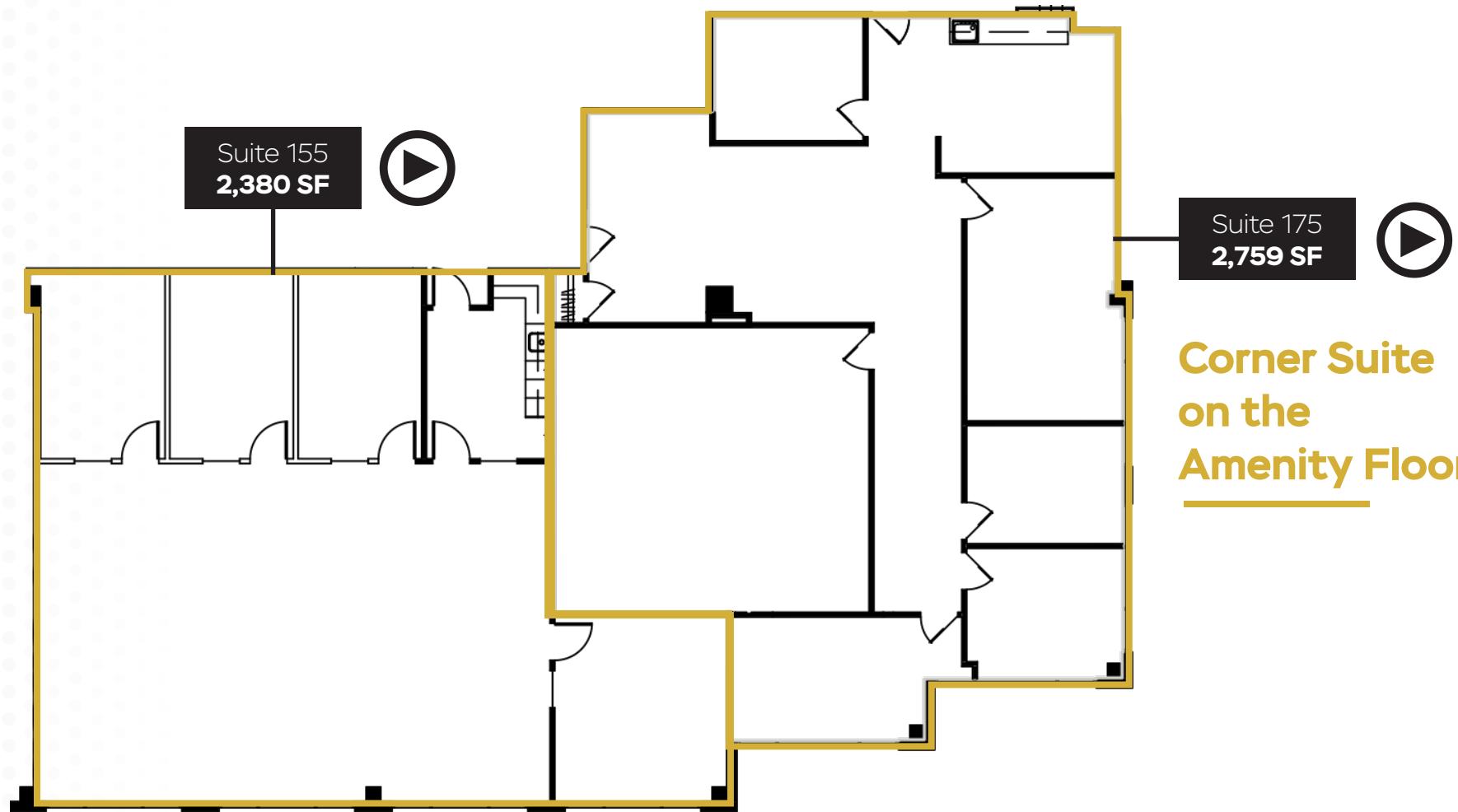
PROPERTY DETAILS

- Suites available from 2,380 SF - 6,357 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



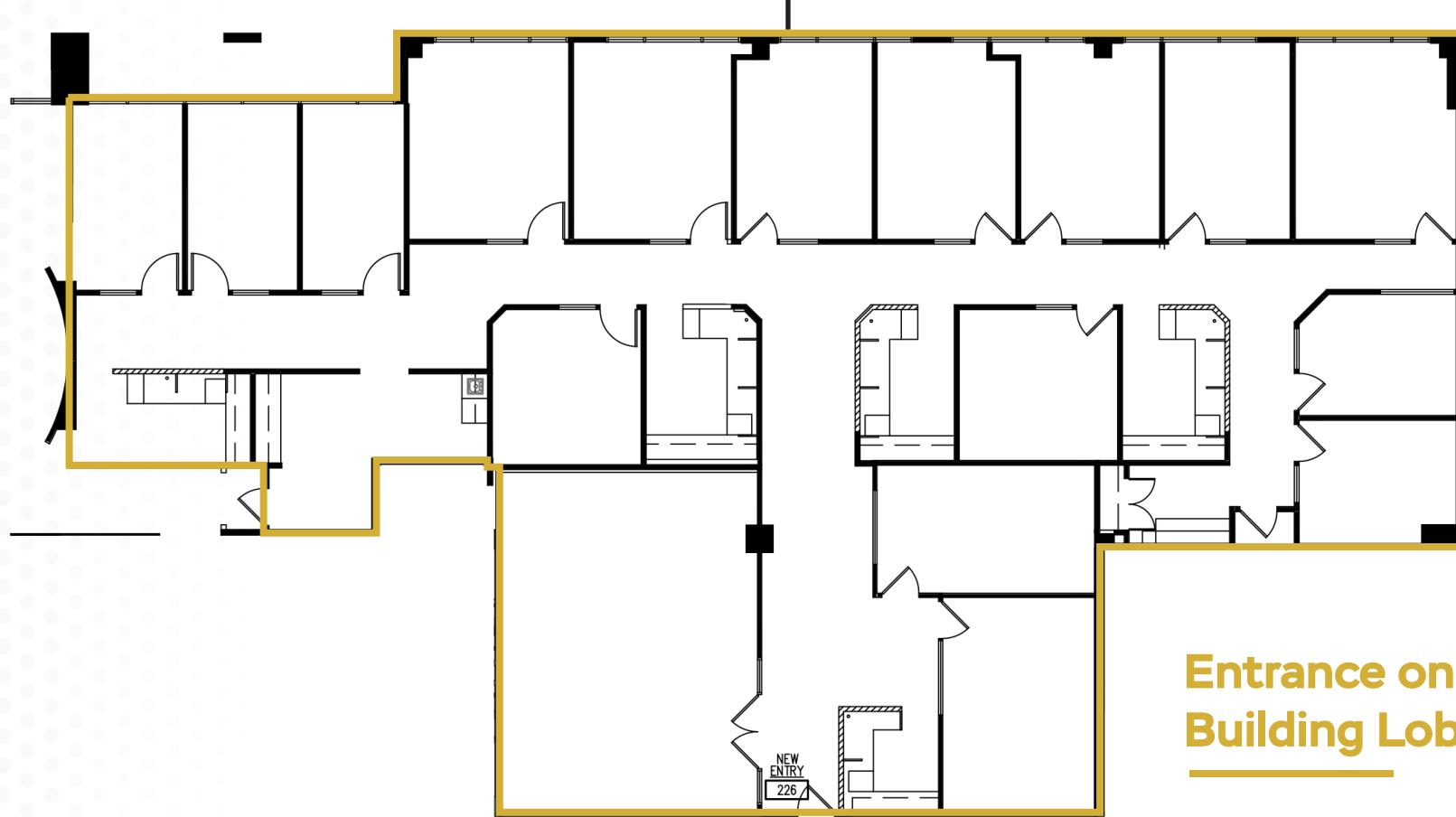
Suites 155 & 175 can be combined for a total of 5,139 SF

Click  To Take Virtual Tour

SECOND FLOOR AVAILABILITIES



Suite 250
6,357 SF



**Entrance on the Main
Building Lobby**

LOCAL AMENITIES





40
WEST

Upscale Your
Workplace

 [VIEW AVAILABILITIES](#)

For further questions, please contact:

Carrie Herrmann
Senior Vice President
+1 314 584 6273
carrie.herrmann@colliers.com

W. Rockwell (Rocky) Stenger
Senior Vice President
+1 314 584 6208
william.stenger@colliers.com

101 South Hanley Road, Suite 1400
St. Louis, MO 63105
+1 314 863 4447
colliers.com/stlouis

