

ath  
TECHNOLOGIES

MARCEUM

40  
WEST

# Upscale Your Workplace

[VIEW AVAILABILITIES](#)

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Colliers

# 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

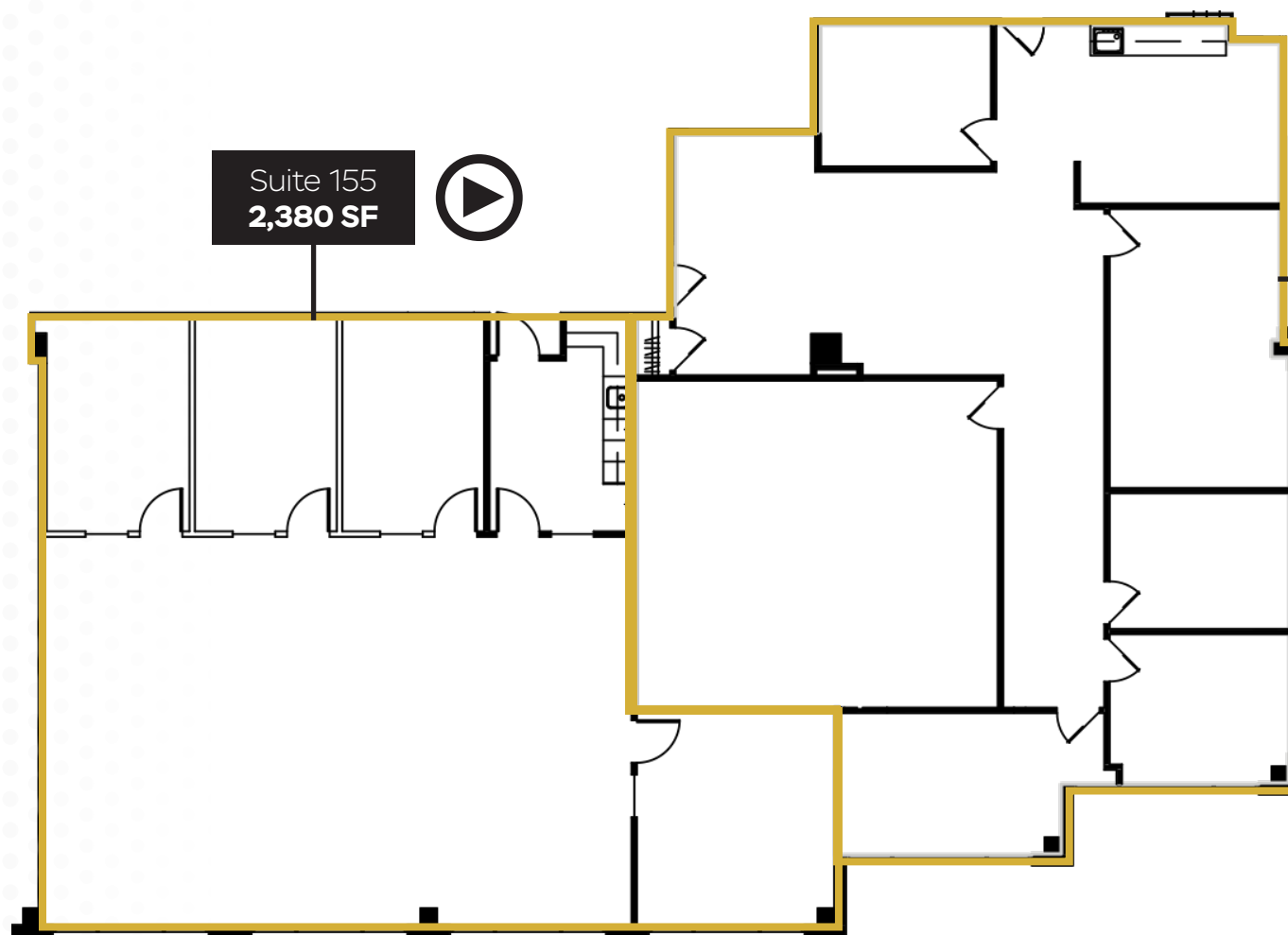
- Suites available from 2,380 SF - 6,357 SF
- Located in a highly-desirable office market
- Renovated commons areas with modern finishes
- Monument signage available
- Dedicated parking garage with free covered parking
- Micro Mart
- 40W Work Cafe
- Conference center
- Tenant patio
- Great visibility and access to Highway 64

LEASE RATE:

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



# FIRST FLOOR AVAILABILITIES



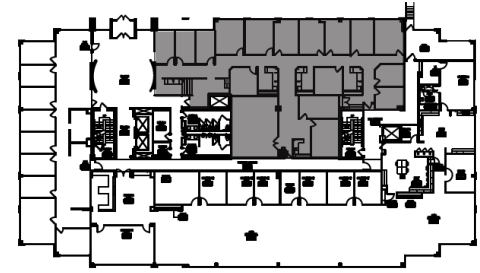
**Corner Suite  
on the  
Amenity Floor**

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

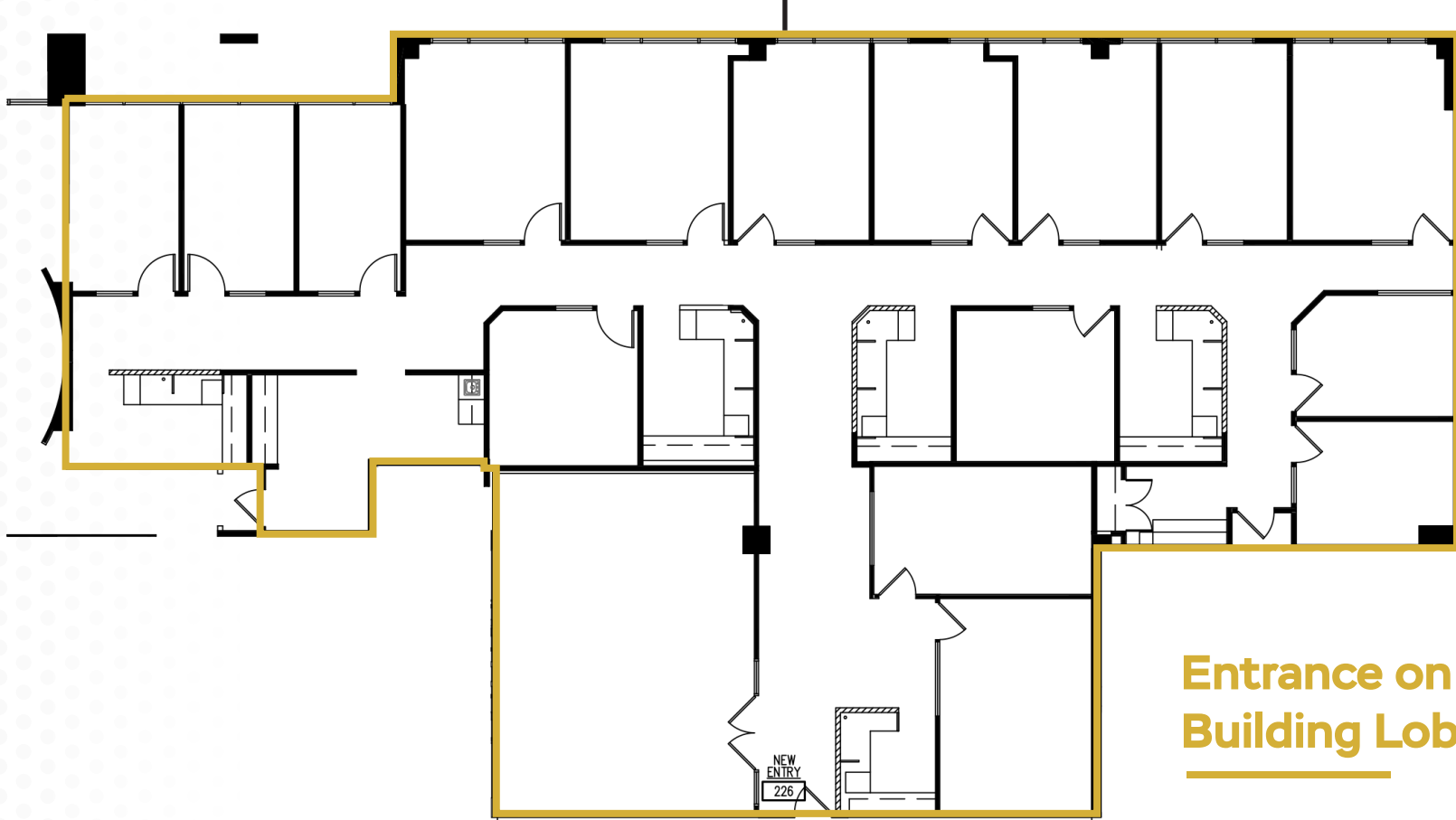
Click  To Take Virtual Tour

## SECOND FLOOR AVAILABILITIES

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Suite 250  
6,357 SF



**Entrance on the Main  
Building Lobby**

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# LOCAL AMENITIES



Chesterfield Mall

40  
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Schnucks

Schnucks  
mellow MUSHROOM  
Harpos  
FIRST WATCH  
THE DAYTIME CAFE

Dierbergs  
STARBUCKS  
Bowlero  
Domino's  
SEOUL TACO  
Saint Louis BREAD CO.  
Pizza Hut

MARYVILLE  
UNIVERSITY

MARRIOTT

Missouri Baptist  
UNIVERSITY

Mercy+

Missouri Baptist  
MEDICAL CENTER  
BIO HealthCare

Dierbergs  
TRADER JOE'S  
Total Wine & More  
noodles  
BARNES & NOBLE  
Saint Louis BREAD CO.  
SmashBurger  
Crushed Red  
Artfully Chopped Craft Salads

Meadowbrook  
COUNTRY CLUB

Target  
WHOLE FOODS  
Schnucks  
HomeGoods  
FIRST WATCH  
Melting Pot  
PIZZA PASTA  
Saint Louis BREAD CO.  
ACE Hardware

BRISTOL SEAFOOD GRILL  
GIOIA'S DELI  
FIVE GUYS  
SAUCE & PASTA  
Saint Louis BREAD CO.  
FIRST WATCH  
PICKLEMAN'S  
FEI WEI ASIAN KITCHEN





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**For further questions, please contact:**

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