



**CHESTERFIELD VALLEY
OFFICE PORTFOLIO**



SCAN HERE!



Ben Cherry, CCIM

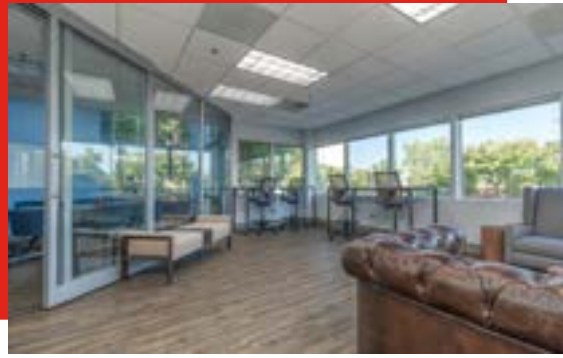
Phone: 314.647.6611 ext. 115
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Caleb Anthonis

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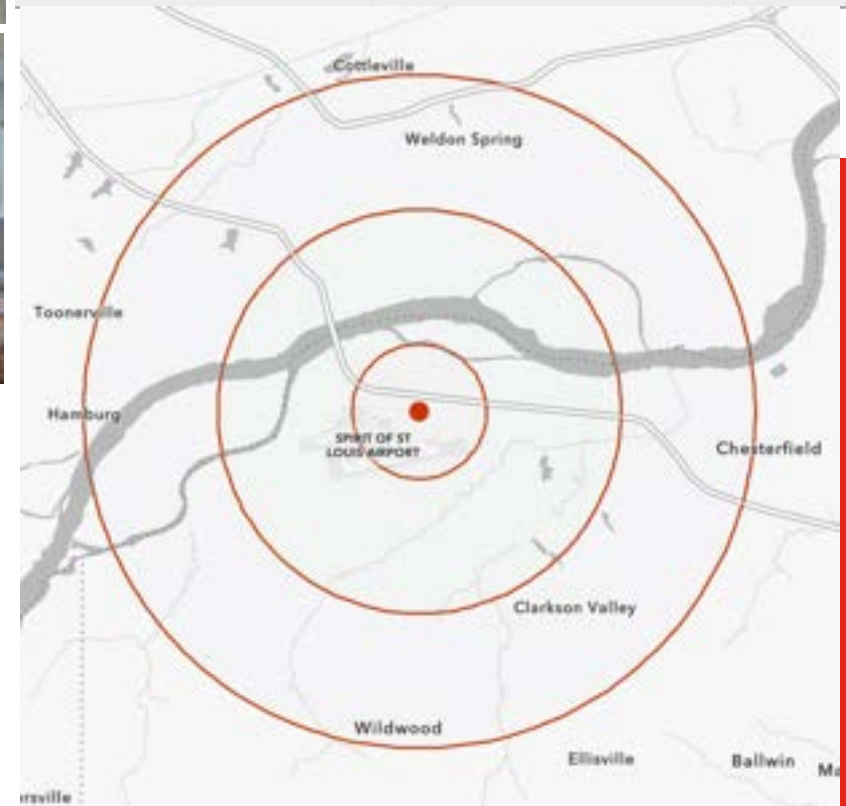
**702 & 707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005
2,969 S.F. UP TO 32,823 S.F.
\$19.95/S.F. F.S.G. (LESS JANITORIAL)**

PROPERTY INFORMATION



- MODERN OFFICE SUITES AVAILABLE FOR LEASE
- PROMINENT BUILDING SIGNAGE AVAILABLE ON CHESTERFIELD AIRPORT ROAD
- ABUNDANT DEDICATED PARKING - 280 SPACES TOTAL / 4.26 PER 1,000 S.F.
- MODERN, UPDATED COMMON AREAS AND PROFESSIONAL LANDSCAPING
- IMMEDIATELY NEXT DOOR TO THE "GATEWAY STUDIOS" PROJECT WHICH IS A \$130M DEVELOPMENT
- LOCATED IN THE VIBRANT CHESTERFIELD VALLEY DISTRICT
- BUILDING 702 HAS A NEW ROOF AND PARKING LOT

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		7	10,387	67,814
HOUSEHOLDS		1	3,478	25,544
AVERAGE HH INCOME		\$349,917	\$292,839	\$198,551



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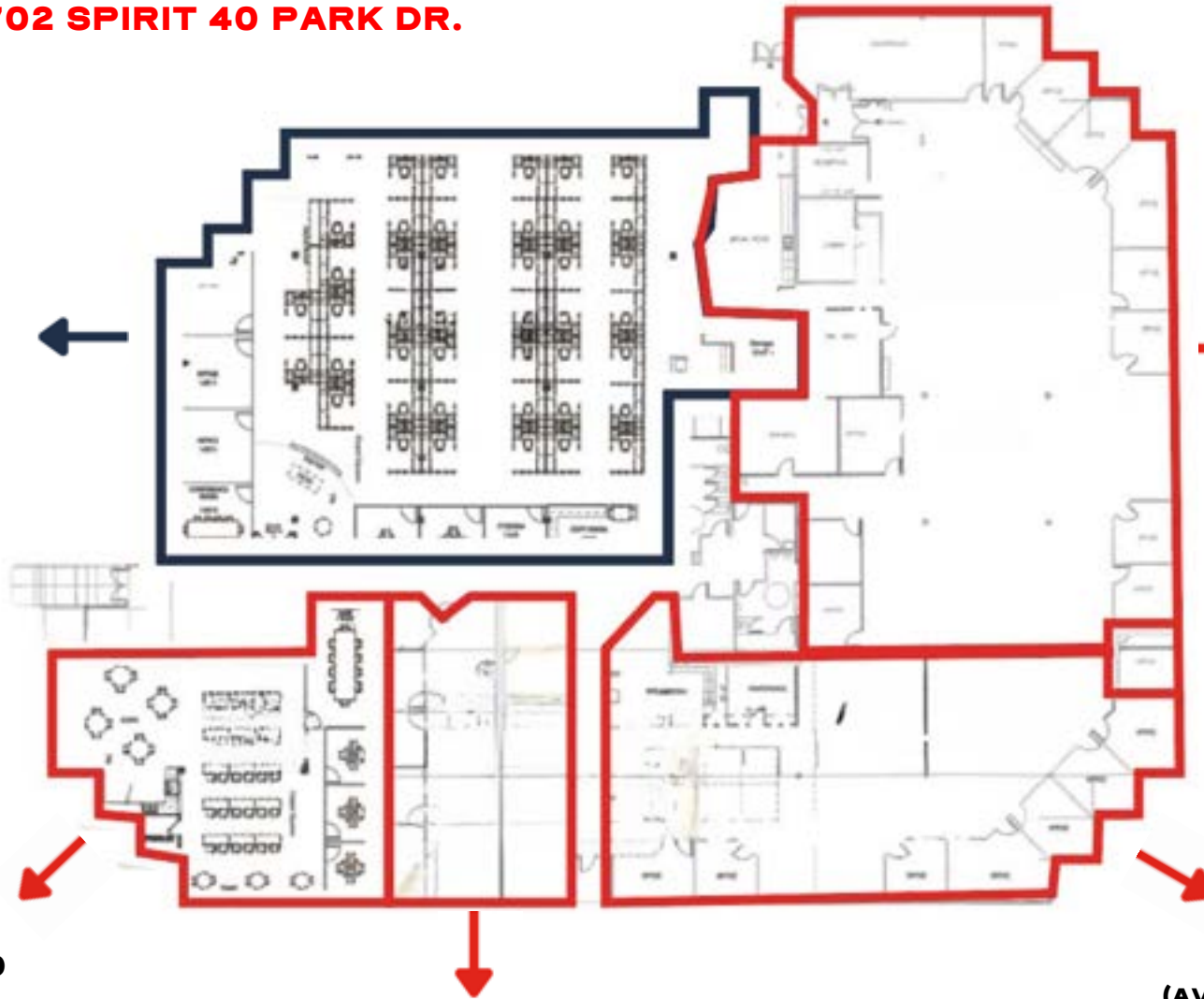
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FLOOR PLAN

702 SPIRIT 40 PARK DR.

SOLEO
HEALTH®
Simplifying Complex Care

SUITE 120
9,171 S.F.



SUITE 110
9,958 S.F.
(AVAILABLE 01/01/2026)

VACANT
SUITE 100
2,969 S.F.

VACANT SUITE 108
2,443 S.F.

SUITE 107
5,291 S.F.
(AVAILABLE 01/01/2026)

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FLOOR PLAN

707 SPIRIT 40 PARK DR.

**Technology
Partners**
SUITE 120
13,131 S.F.

**VACANT
SUITE 140**
2,856 S.F.

SUITE 100
3,180 S.F.
(AVAILABLE 01/01/2026)

**Technology
Partners**
2,769 S.F.

**VACANT
SUITE 135**
2,442 S.F.

SUITE 150
11,538 S.F.
(AVAILABLE 01/01/2026)

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SITE



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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.