



**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.  
\$22.00/S.F. F.S.G. (LESS JANITORIAL)**

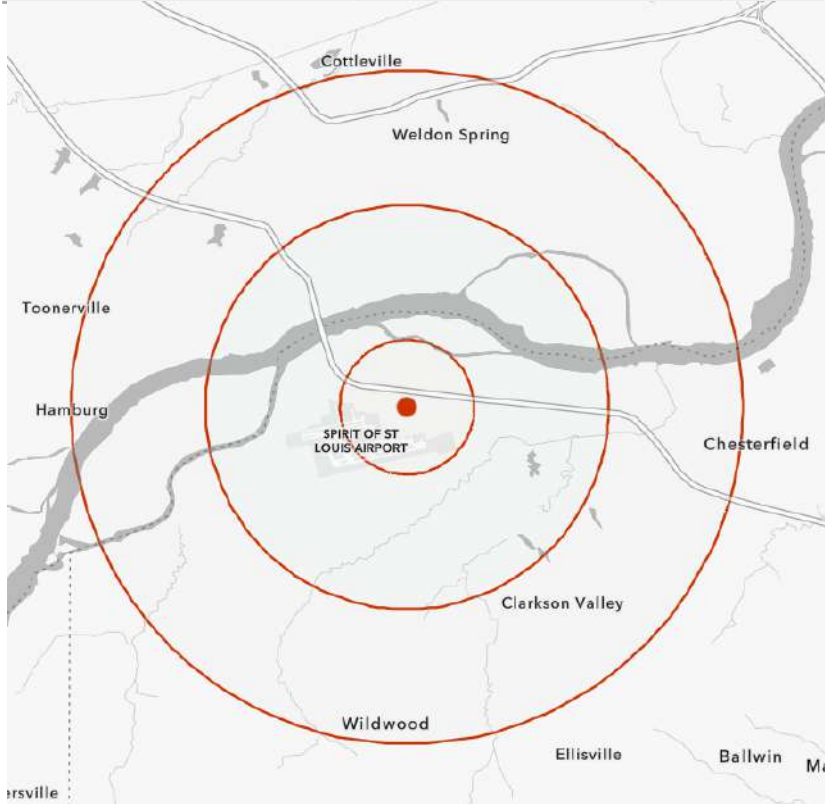
**FOR LEASE**

**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

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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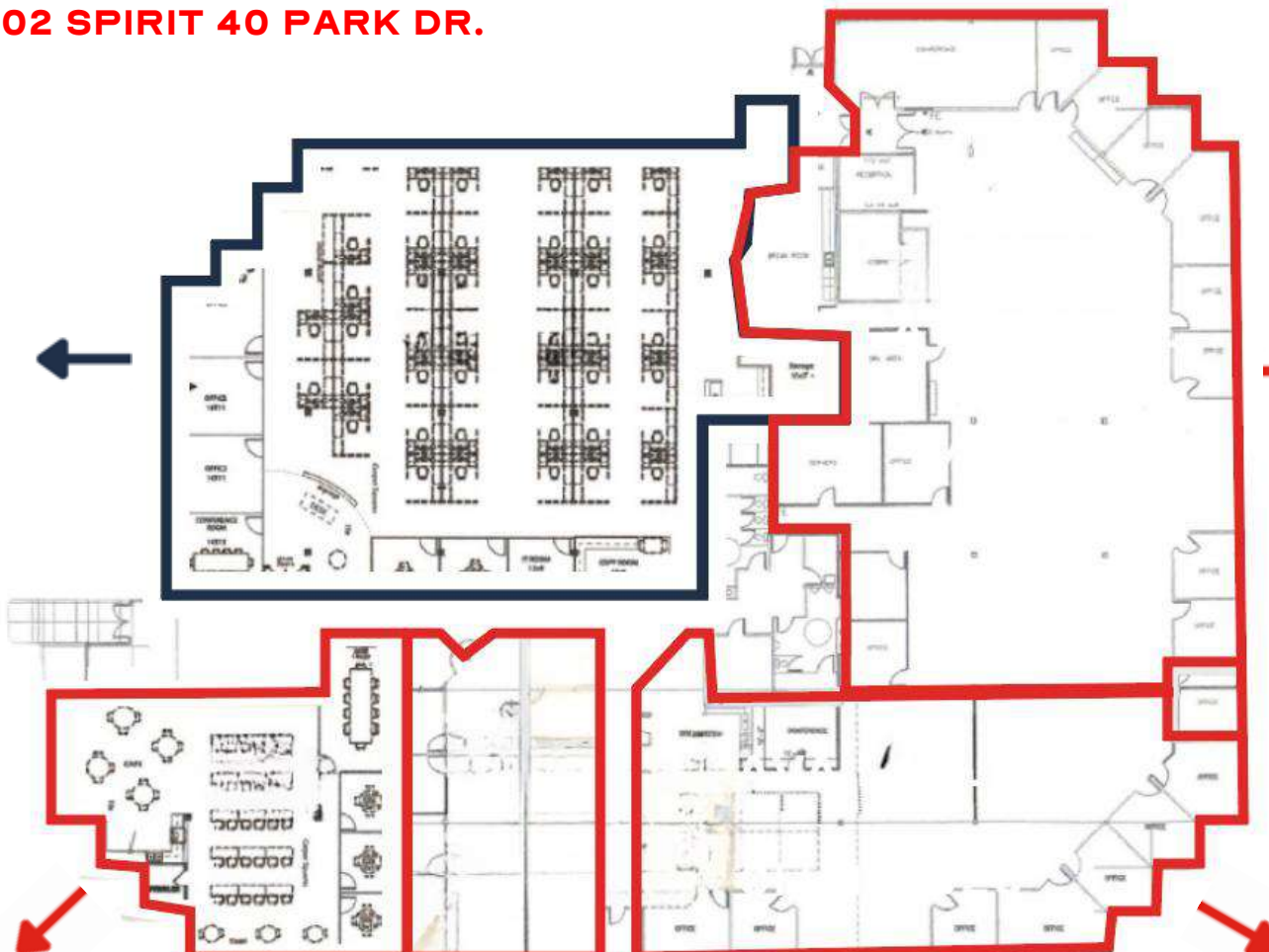
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**FLOOR PLAN**

**702 SPIRIT 40 PARK DR.**

**SOLEO HEALTH<sup>®</sup>**  
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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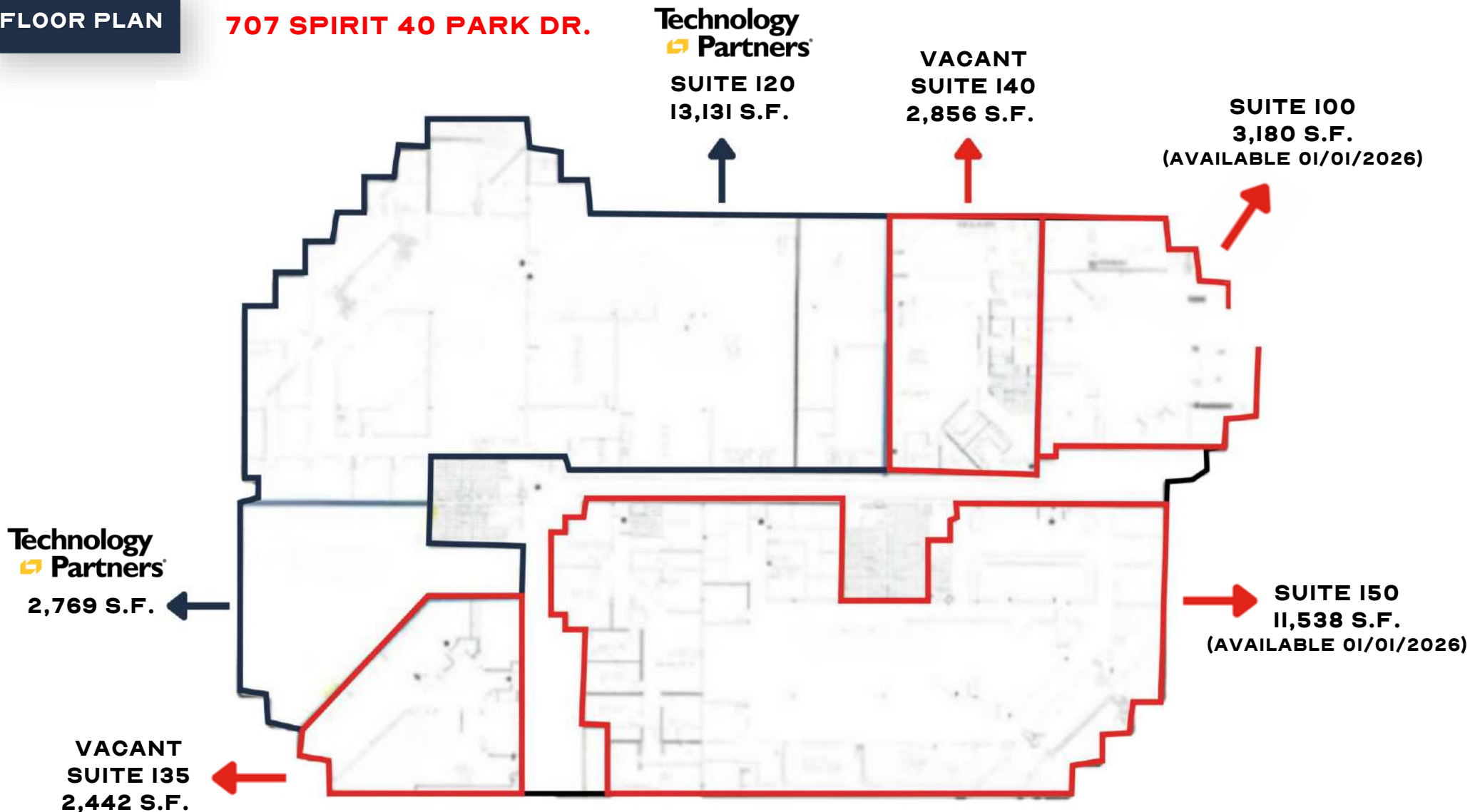
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### FLOOR PLAN

707 SPIRIT 40 PARK DR.



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SITE



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AERIAL



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