

PROPERTIES MAY BE SOLD SEPARATELY

CHESTERFIELD VALLEY OFFICE PORTFOLIO

SCAN HERE!



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

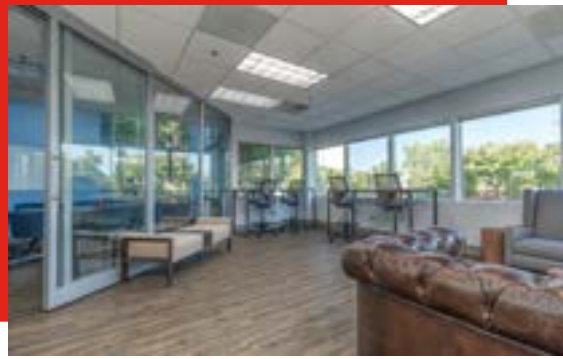
Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**702 & 707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005
702 = 29,832 S.F. / 707 = 35,916 S.F.
\$8,349,996 (\$127/S.F.)**

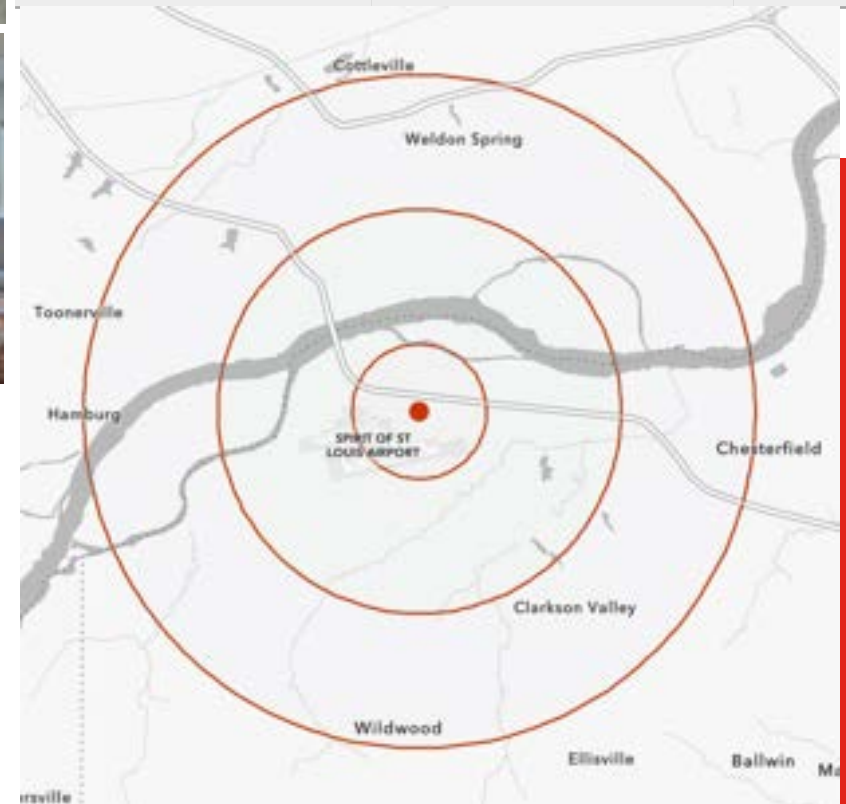
PROPERTIES MAY BE SOLD SEPARATELY

PROPERTY INFORMATION



- OPPORTUNITY TO ACQUIRE A PORTFOLIO OF 2 CHESTERFIELD OFFICE BUILDINGS
- PROMINENT BUILDING SIGNAGE ON CHESTERFIELD AIRPORT ROAD
- ABUNDANT DEDICATED PARKING - 280 SPACES TOTAL / 4.26 PER 1,000 S.F.
- MODERN, UPDATED INTERIOR FINISHES THROUGHOUT
- 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



SCAN HERE!



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**702 & 707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005
702 = 29,832 S.F. / 707 = 35,916 S.F.
\$8,349,996 (\$127/S.F.)**

PROPERTIES MAY BE SOLD SEPARATELY

FLOOR PLAN

**702 SPIRIT 40 PARK DR.
29,832 S.F.**

**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)**

SCAN HERE!



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**702 & 707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005
702 = 29,832 S.F. / 707 = 35,916 S.F.
\$8,349,996 (\$127/S.F.)**

PROPERTIES MAY BE SOLD SEPARATELY

FLOOR PLAN

**707 SPIRIT 40 PARK DR.
35,916 S.F.**

**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)**

SCAN HERE!



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**702 & 707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005
702 = 29,832 S.F. / 707 = 35,916 S.F.
\$8,349,996 (\$127/S.F.)**

PROPERTIES MAY BE SOLD SEPARATELY

SITE



SCAN HERE!



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

702 & 707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005
702 = 29,832 S.F. / 707 = 35,916 S.F.
\$8,349,996 (\$127/S.F.)

PROPERTIES MAY BE SOLD SEPARATELY

AERIAL



SCAN HERE!



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**702 & 707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005
702 = 29,832 S.F. / 707 = 35,916 S.F.
\$8,349,996 (\$127/S.F.)**

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.