MANOR REAL ESTATE

FOR SALE

PROPERTIES MAY BE SOLD SEPARATELY



CHESTERFIELD VALLEY OFFICE PORTFOLIO



SCAN HERE!

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Caleb Anthonis
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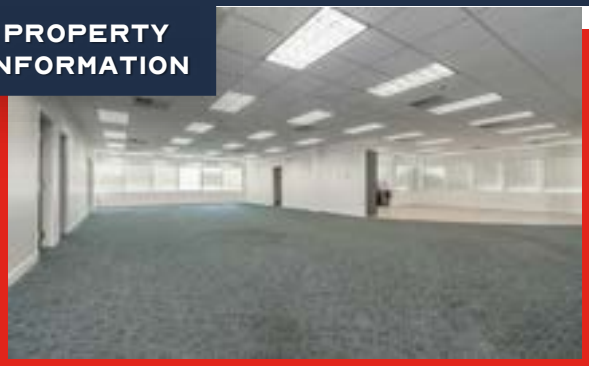
702 & 707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005
702 = 29,832 S.F. / 707 = 35,916 S.F.
$3,788,664 / $4,561,332

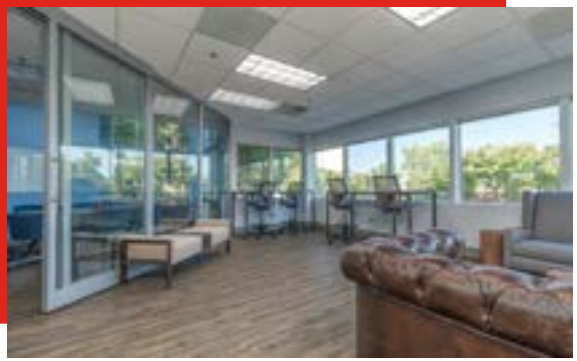
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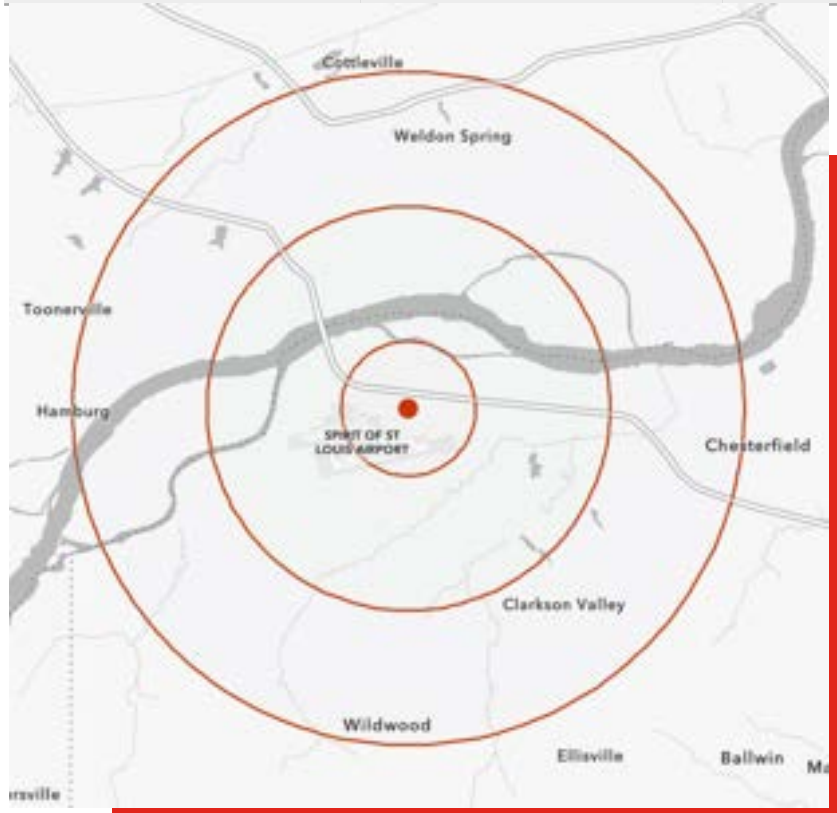
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PROPERTY INFORMATION



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



- 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

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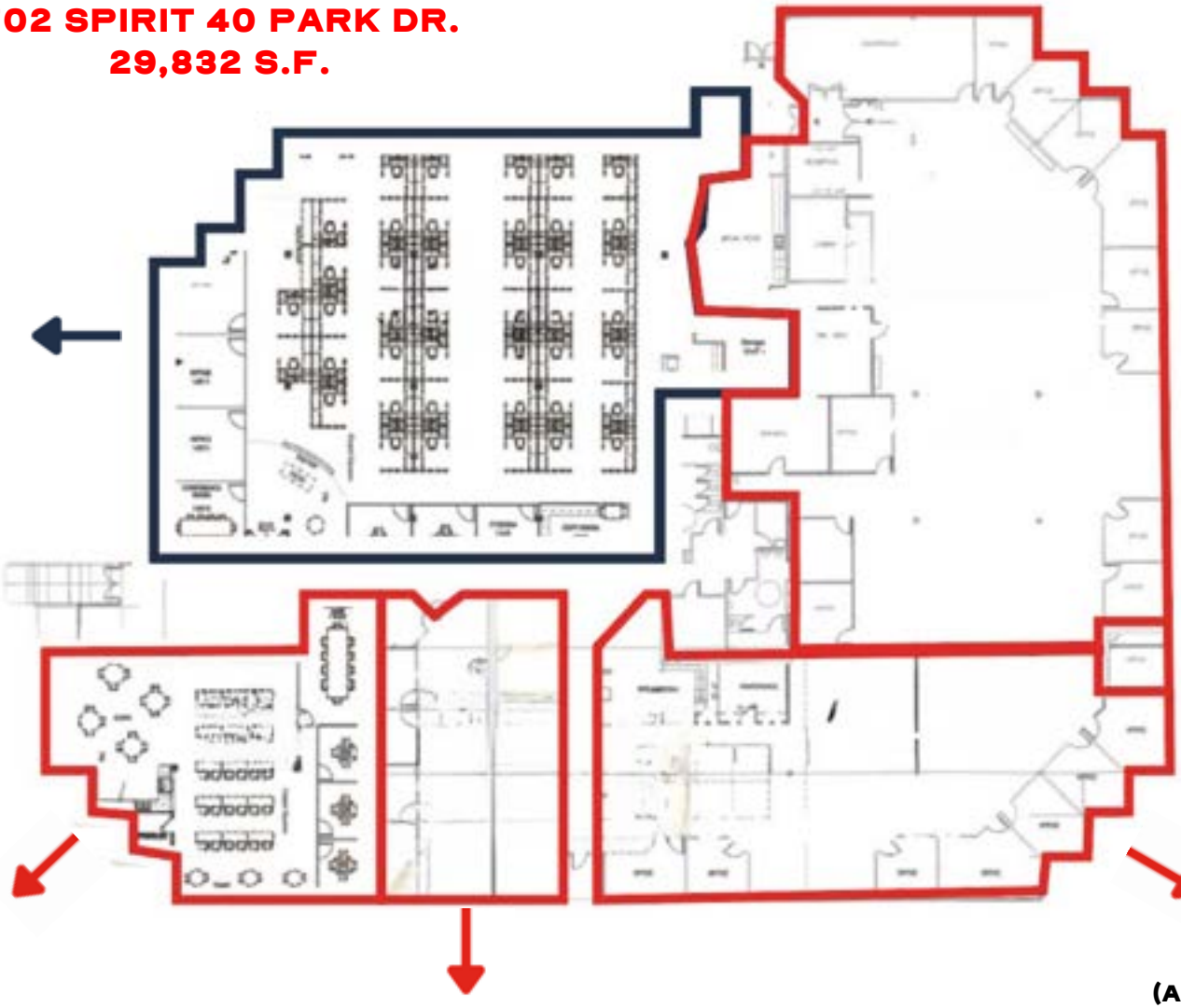
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FLOOR PLAN

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)

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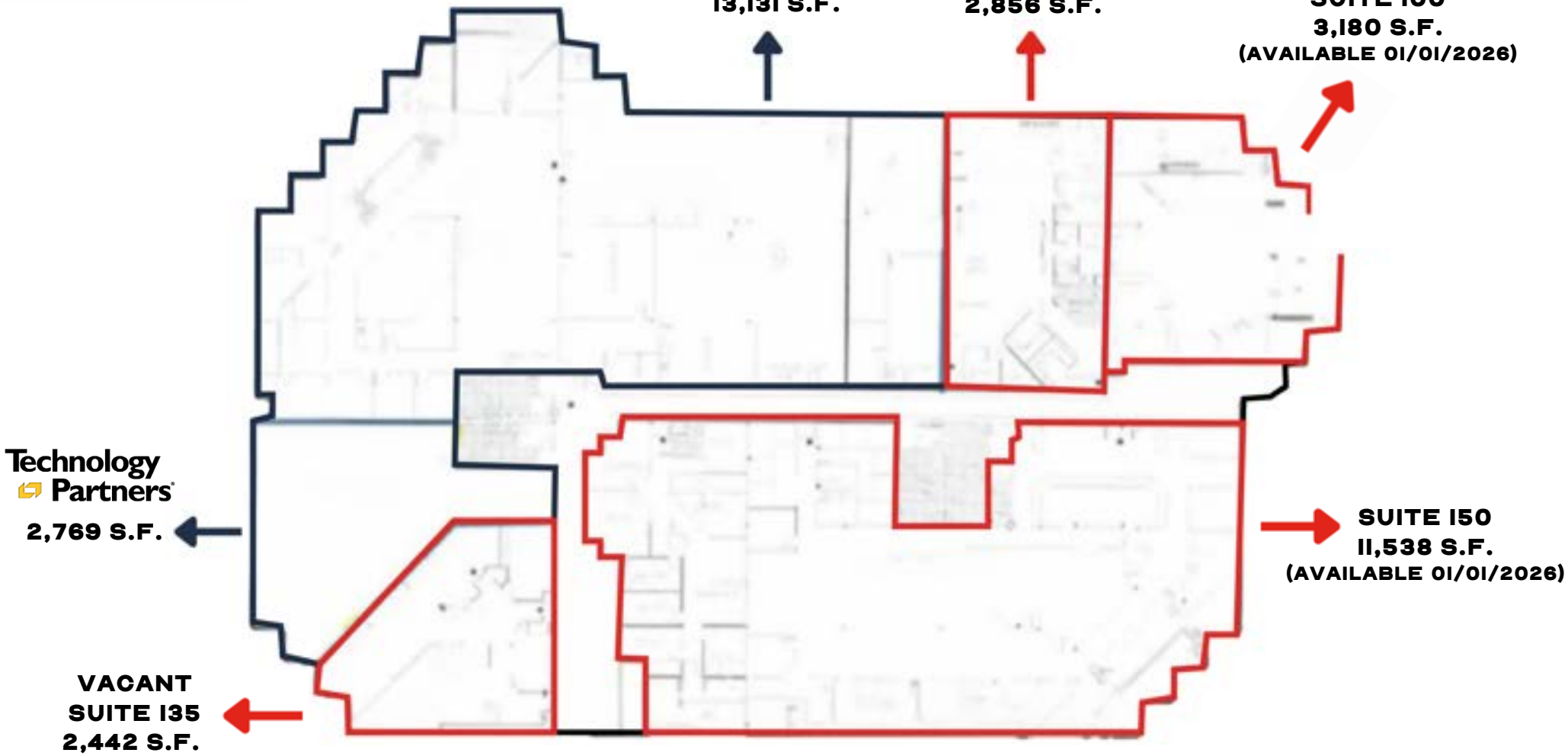
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FLOOR PLAN

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



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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.