



**CHESTERFIELD VALLEY  
OFFICE PORTFOLIO**



SCAN HERE!



**Ben Cherry, CCIM**

Phone: 314.647.6611 ext. 115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

**Caleb Anthonis**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**702 & 707 SPIRIT 40 PARK DRIVE  
CHESTERFIELD, MO 63005  
65,748 S.F. | \$9,862,200 (\$150.00/S.F.)**

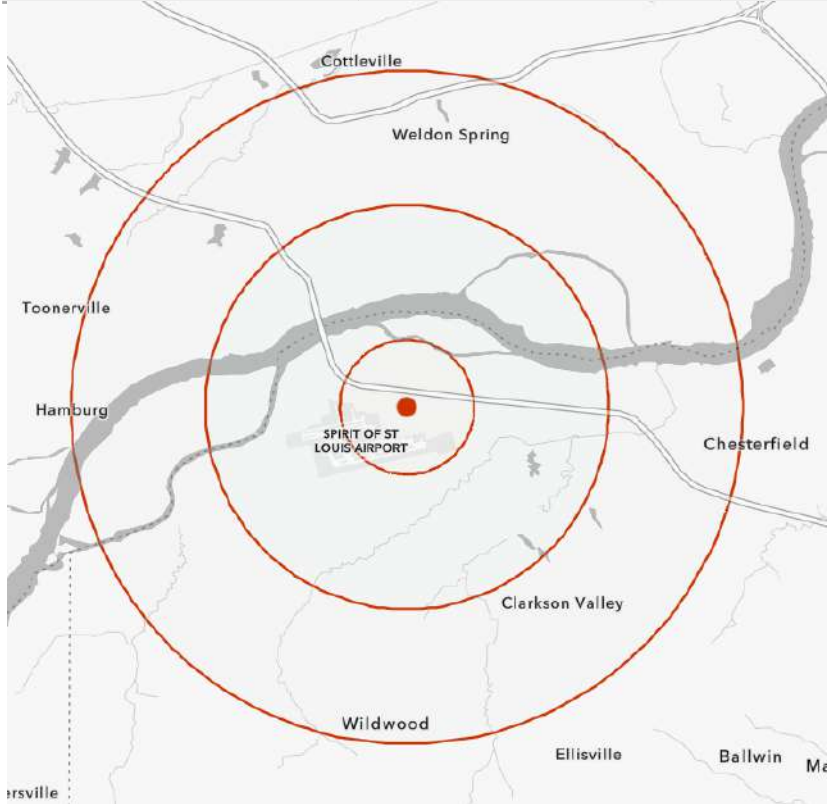
**FOR SALE**

**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

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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### FLOOR PLAN

**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.

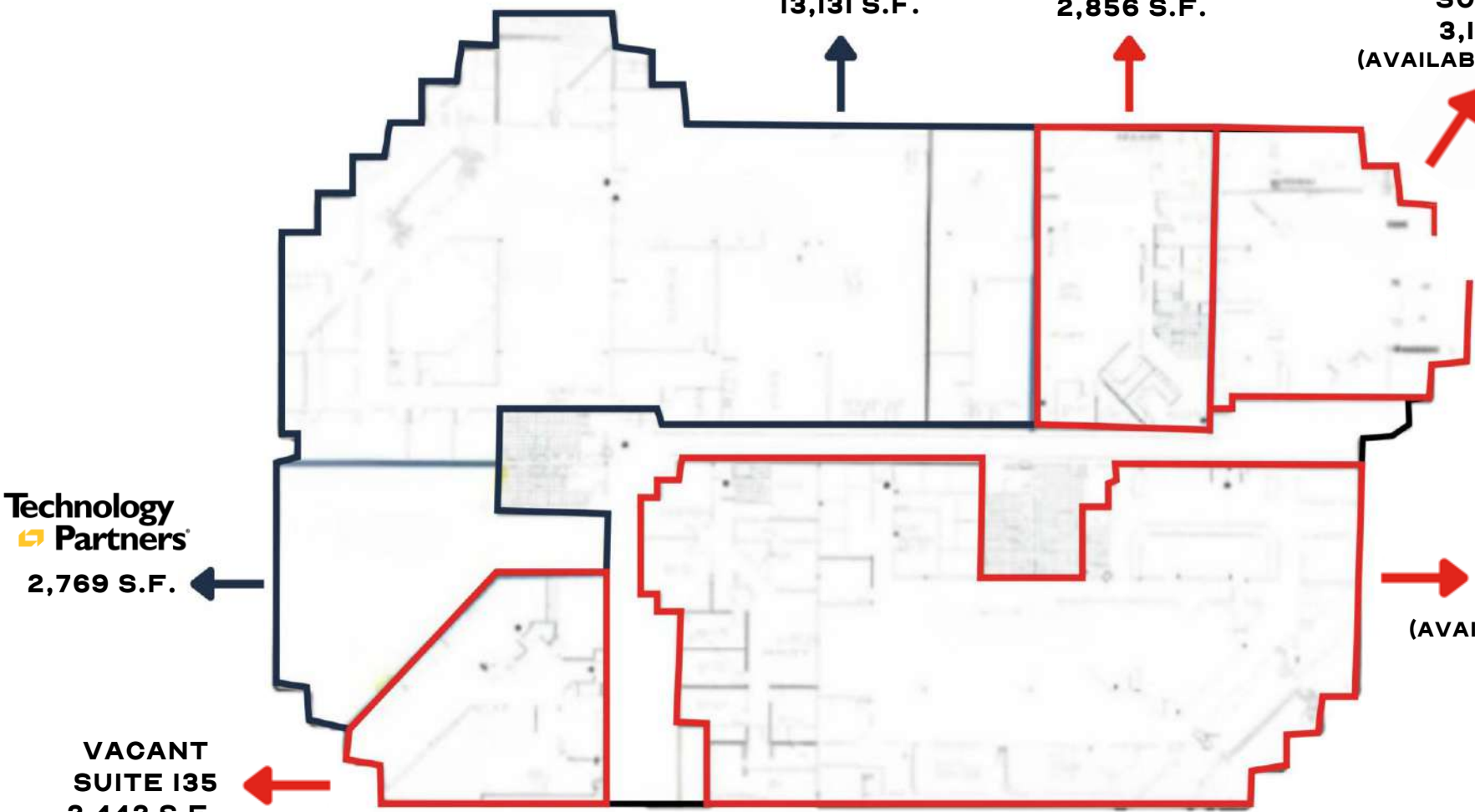
VACANT  
SUITE 140  
2,856 S.F.

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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