

# CHESTERFIELD OFFICE CONDO



**CALEB ANTHONIS**

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**BEN CHERRY, CCIM**

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**113-117 CHESTERFIELD BUSINESS PKWY  
CHESTERFIELD, MO 63005  
2,200 S.F. | \$20.00/S.F. F.S.**

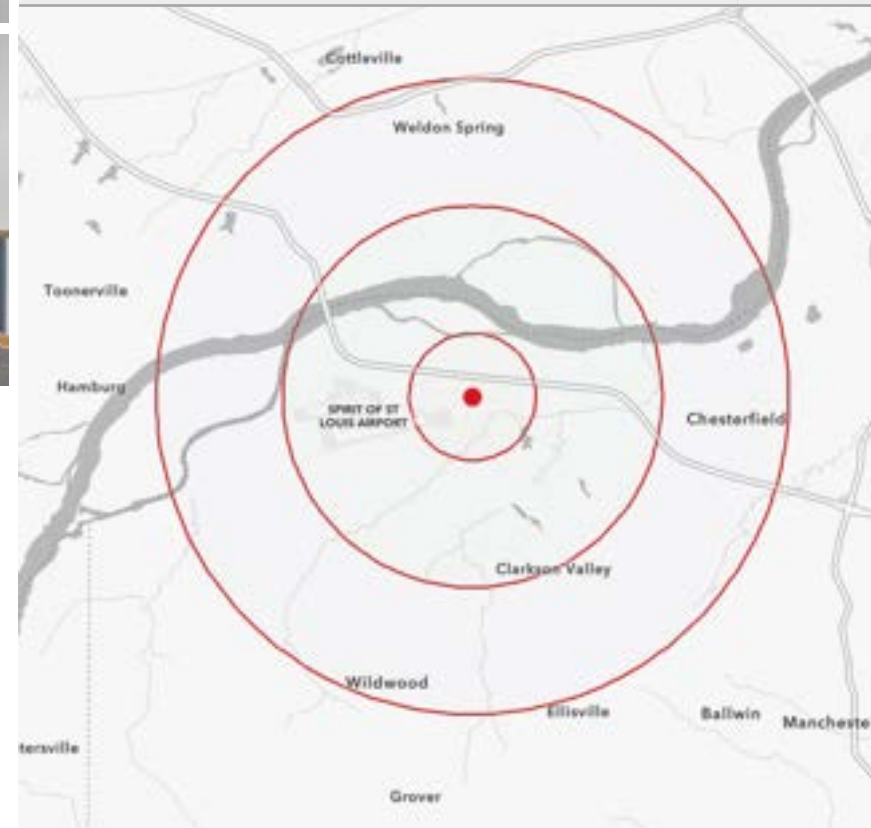


### PROPERTY INFORMATION



- FULL-SERVICE GROSS LEASE AT \$20.00/S.F.
- ADA ACCESSIBLE SUITE IDEAL FOR MEDICAL OR GENERAL PROFESSIONAL OFFICE.
- 50 SURFACE PARKING SPACES AT 3.20/1,000 S.F.; EXCEPTIONAL VEHICLE ACCESS.
- LAYOUT INCLUDES RECEPTION, CONFERENCE ROOM, 6 PRIVATE OFFICES, BREAKROOM, AND 1 RESTROOM.
- LOCATED IN THE CHESTERFIELD/HWY-40 SUBMARKET WITH IMMEDIATE I-64 CORRIDOR ACCESS.

| DEMOGRAPHICS      |  | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|--|-----------|-----------|-----------|
| POPULATION        |  | 873       | 16,045    | 81,058    |
| HOUSEHOLDS        |  | 235       | 5,936     | 30,763    |
| AVERAGE HH INCOME |  | \$305,944 | \$253,376 | \$199,282 |



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### FLOOR PLAN



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### AERIAL



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