

# CHESTERFIELD OFFICE CONDO



**CALEB ANTHONIS**

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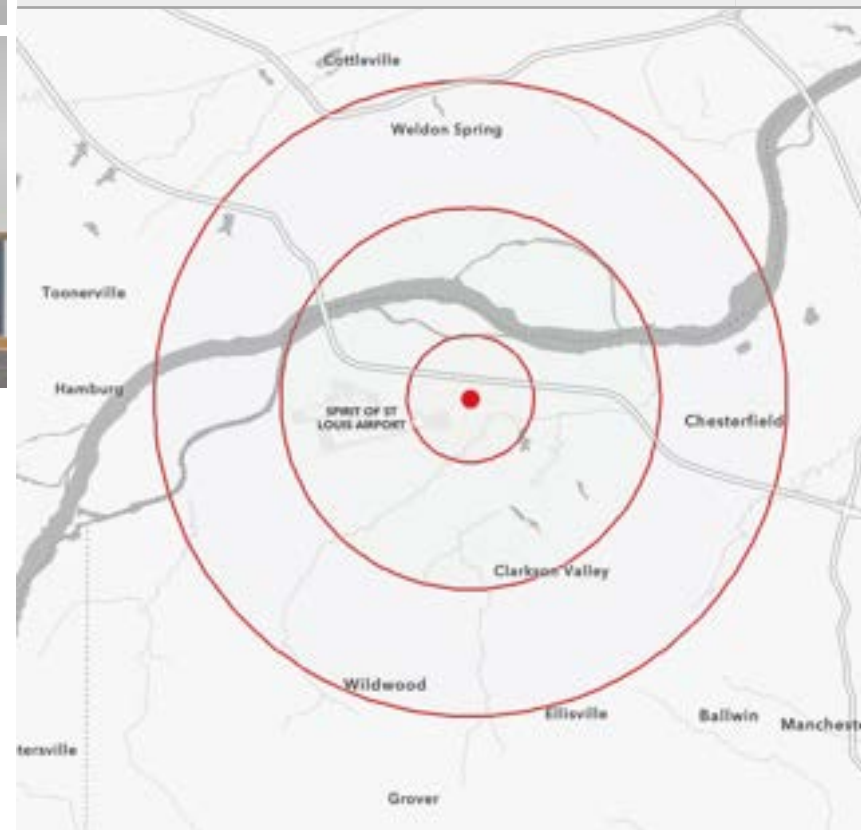
**113-117 CHESTERFIELD BUSINESS PKWY  
CHESTERFIELD, MO 63005  
1,600-3,200 S.F. | \$20.00/S.F. F.S.G.**

### PROPERTY INFORMATION



- 3,200 SF OFFICE CONDO AVAILABLE FOR LEASE; DIVISIBLE TO 1,600 S.F.
- 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, 10 PRIVATE OFFICES, BREAKROOM, AND 2 RESTROOMS.
- 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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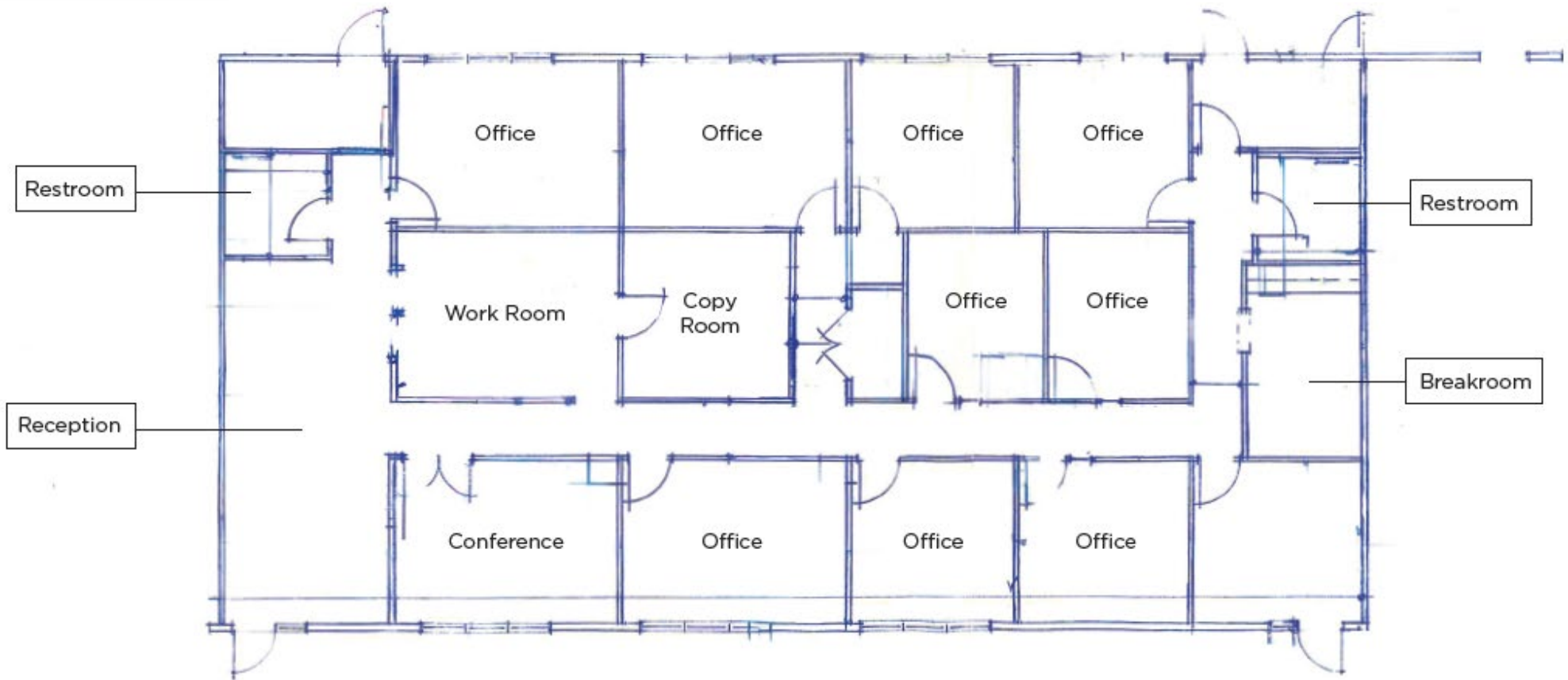
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**FLOOR PLAN**



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AERIAL



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