



**CHESTERFIELD VALLEY
OWNER-USER
OFFICE/FLEX OPPORTUNITY**

Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005**

35,916 S.F.

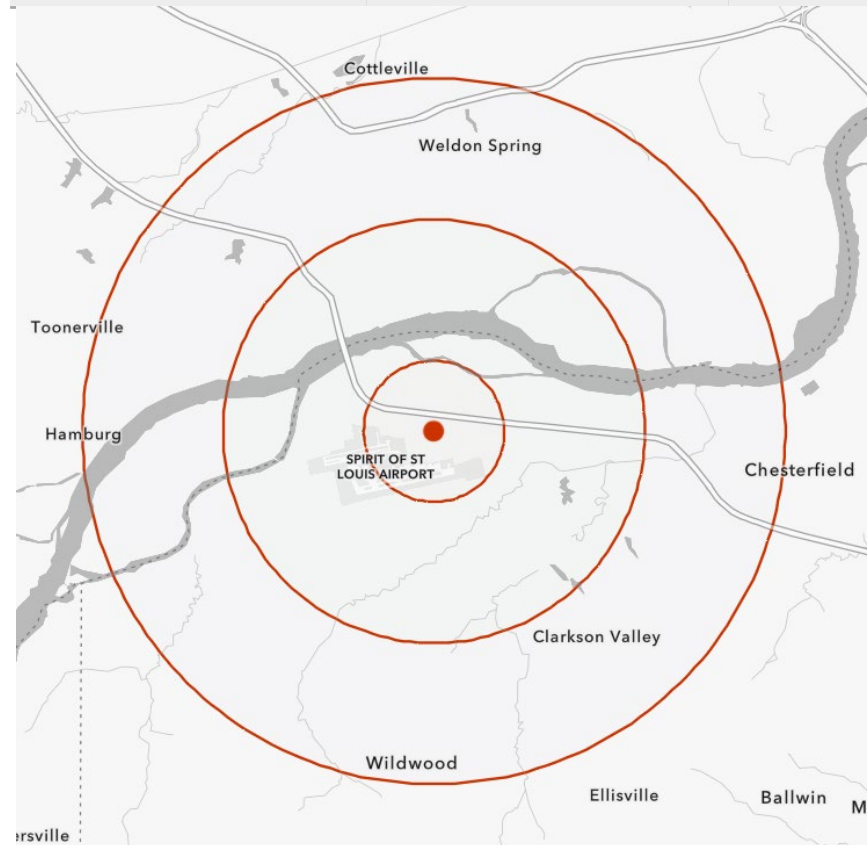
\$19.95/S.F. F.S.G. | \$4,561,332 (\$127/S.F.)

PROPERTY INFORMATION



- OPPORTUNITY TO ACQUIRE A 36K S.F. FLEX BUILDING FOR OWNER-USER OR MULTI-TENANT USE
- 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 \$130M "GATEWAY STUDIOS" 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



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

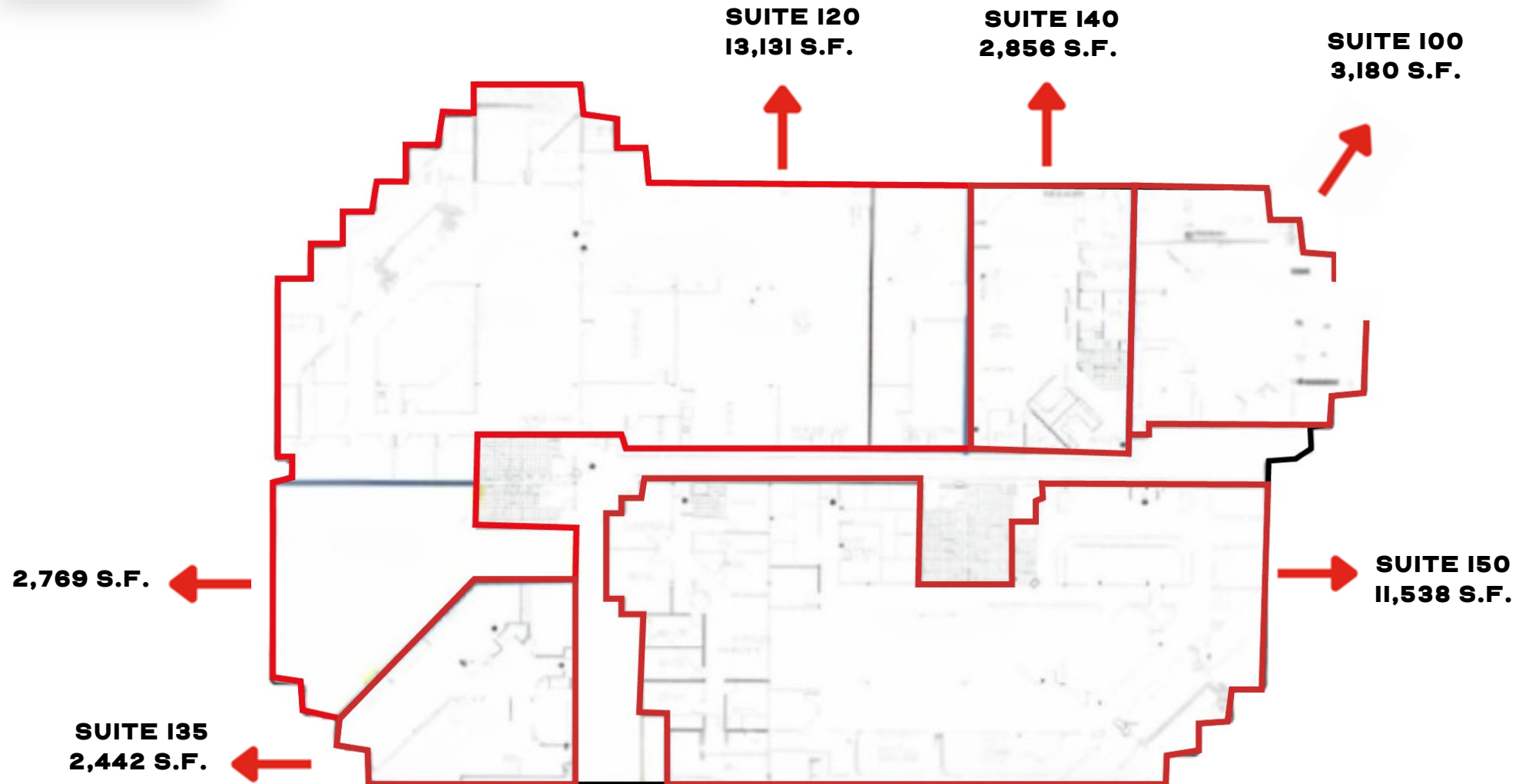
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**707 SPIRIT 40 PARK DRIVE
 CHESTERFIELD, MO 63005**

35,916 S.F.

\$19.95/S.F. F.S.G. | \$4,561,332 (\$127/S.F.)

FLOOR PLAN



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005**

35,916 S.F.

\$19.95/S.F. F.S.G. | \$4,561,332 (\$127/S.F.)

SITE



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005**

35,916 S.F.

\$19.95/S.F. F.S.G. | \$4,561,332 (\$127/S.F.)

AERIAL



Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**707 SPIRIT 40 PARK DRIVE
CHESTERFIELD, MO 63005**

35,916 S.F.

\$19.95/S.F. F.S.G. | \$4,561,332 (\$127/S.F.)