



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

**Ben Cherry, CCIM**

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

**35,916 S.F.**

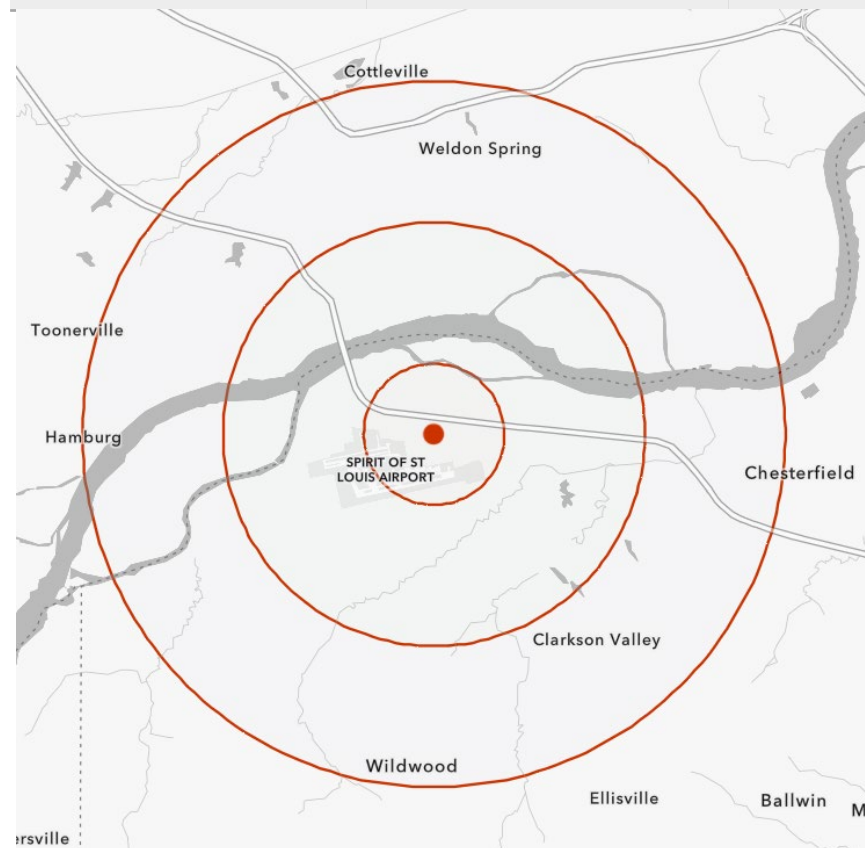
**\$22.00/S.F. F.S.G. | \$5,387,400 (\$150/S.F.)**

### 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



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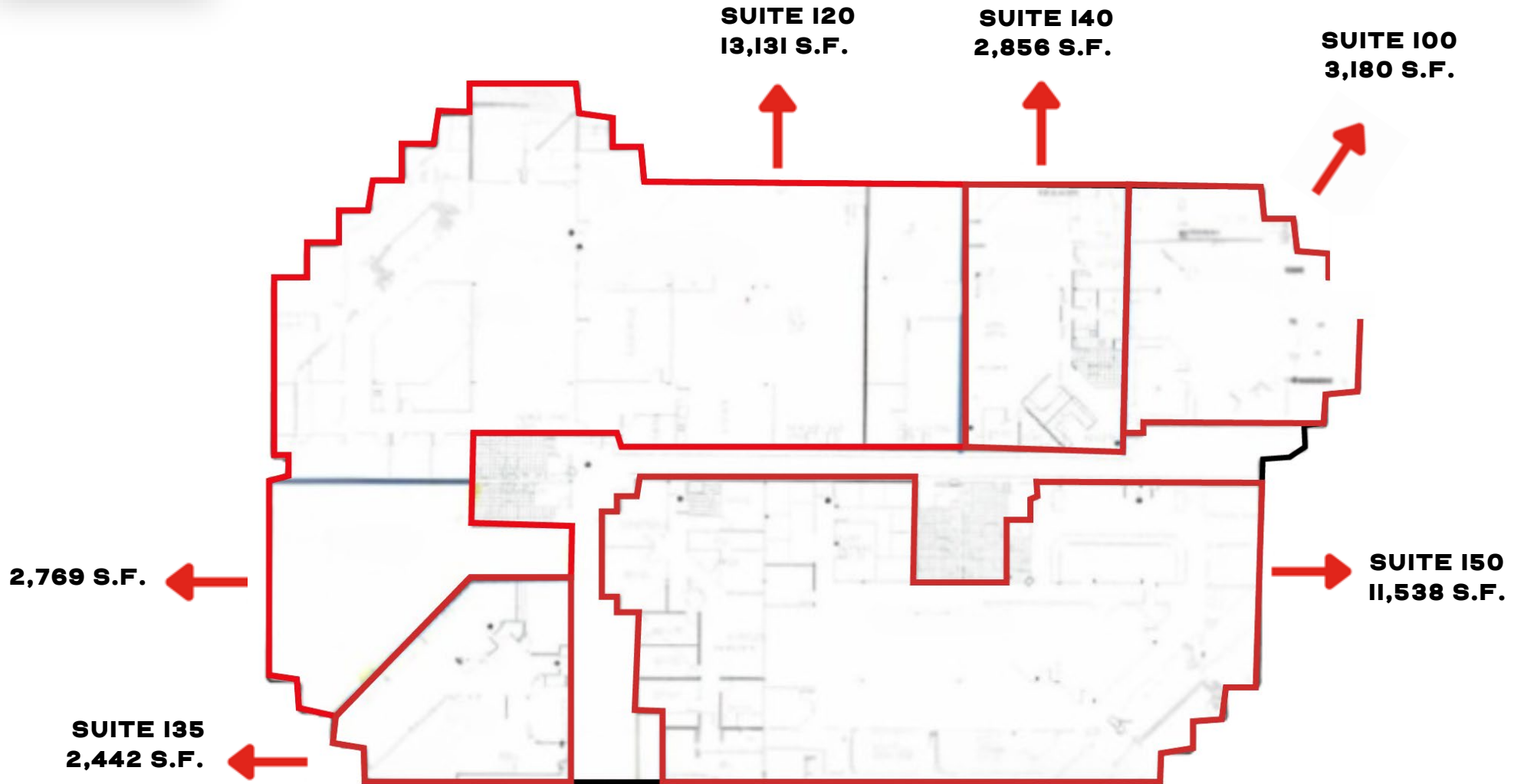
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**FLOOR PLAN**



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SITE

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AERIAL



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