



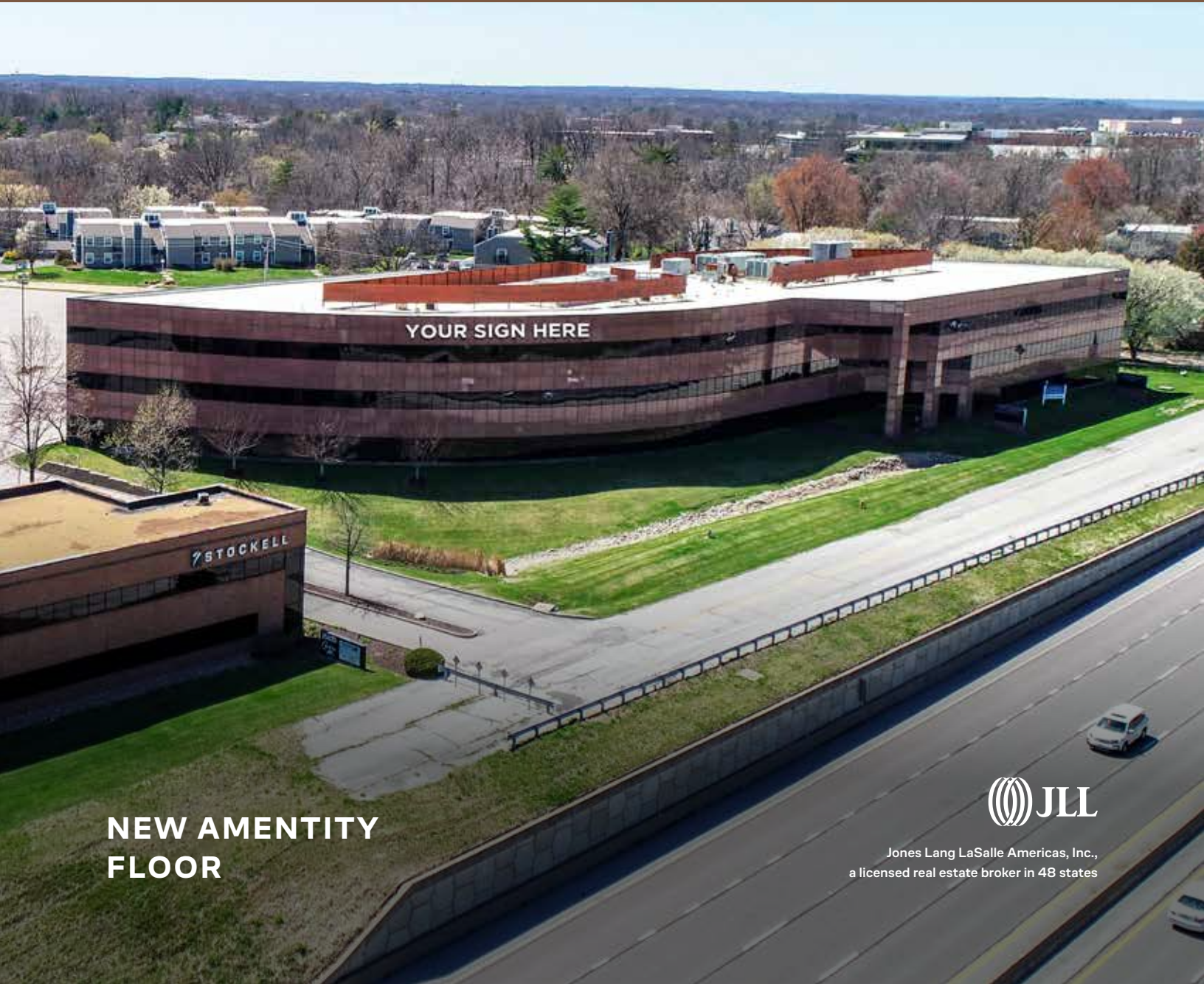
OWNER/USER OPPORTUNITY

FOR LEASE OR SALE

15450 S Outer Forty Road

— Chesterfield, MO 63017 —

±5,303 - ±63,000 SF Office



**NEW AMENITY
FLOOR**



Jones Lang LaSalle Americas, Inc.,
a licensed real estate broker in 48 states

PROPERTY FEATURES



3-story office building



Ample surface parking with a 3.65/1,000 SF ratio



Updgraded lobby, building
common areas, and new tenant
amenity floor



Excellent highway access to
I-64/US-40



Grand atrium-style main lobby



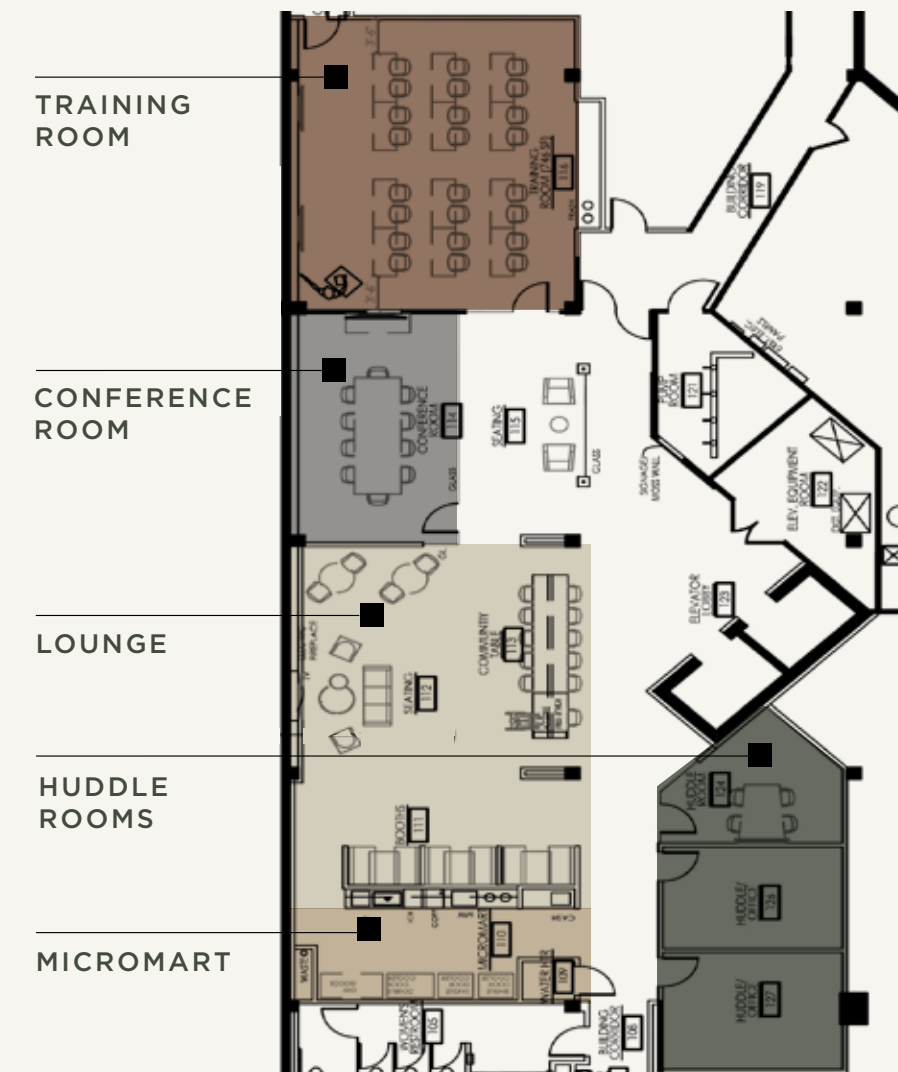
Lease rate: \$24.50/RSF, full service
Sale price: \$130/PSF



Conveniently located in Chesterfield
near hundreds of the area's top
retail destinations



NEW AMENITY FLOOR



CHESTERFIELD
AMPHITHEATER

CHESTERFIELD
MALL

CHESTERFIELD
COMMONS

THE DISTRICT AT
CHESTERFIELD

THE
FACTORY

TOP GOLF

MAIN
EVENT


15450
S OUTER FORTY ROAD

PFIZER

MITEK

BAYER

+100,000 VPD

15450 S Outer Forty Road
3.65/1,000 SF parking ratio


15450
S OUTER FORTY ROAD



ABOUT THE BUILDING

ADDRESS:
15450 South Outer 40 Road,
Chesterfield, MO 63017

LOCATOR ID: 18S220115

LAND USE CODE:
601 - Low Rise Office Building

YEAR BUILT:
1986, renovated 2024

LOT SIZE: 4.76 acres

GROSS BUILDING AREA:
104,410 SF

RENTABLE BUILDING AREA:
97,193 SF

BUILDING STORIES:
3 floors plus lower-level amenity floor

CEILING HEIGHT:
Two-story glass atrium.
Typical floor is 9'-10' from floor to grid

CONSTRUCTION STRUCTURAL:
Concrete and glass. Granite façade

STAIRWELLS:
Two (2) interior access/egress stairwells

ELEVATORS:
Two (2) 2,500 pound capacity hydraulic
passenger elevators

FIRE SUPPRESSION:
Wet-pipe sprinkler system for the building

PARKING:
Asphalt surface lot with 355 parking spaces

2025 RE TAXES: \$311,138.25

ROOF: Installed 2018

GENERATOR: None

LOADING: None

BUILDING AMENITIES



Common area
and amenity
floor



High
visibility



Easy
access



Ample
parking

AVAILABILITIES

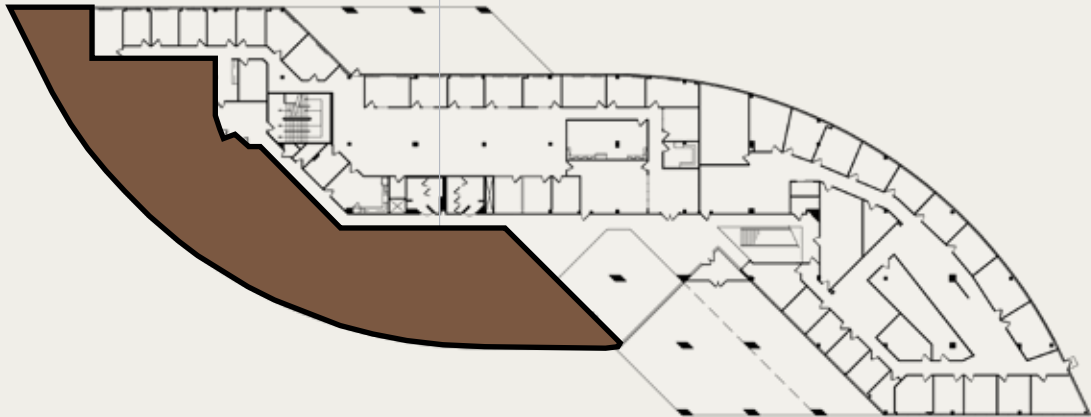
1st floor	Suite 100 – 9,568 SF
2nd floor	Suite 220 – 5,303 SF Suite 2XX – 11,000 SF
3rd floor	36,838 SF

FLOOR PLANS

±5,303 - ±63,000 SF Office Available (Contiguous)

FIRST FLOOR

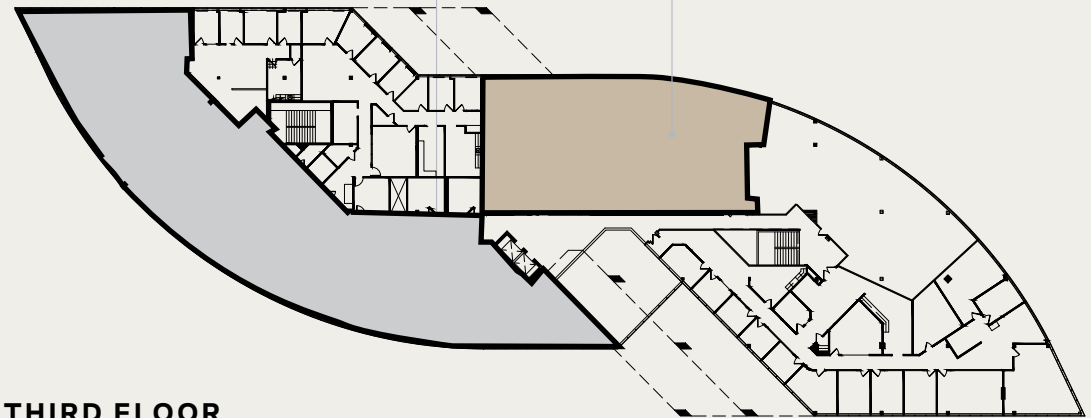
SUITE 100
Newly completed spec suite
±9,568 SF



SECOND FLOOR

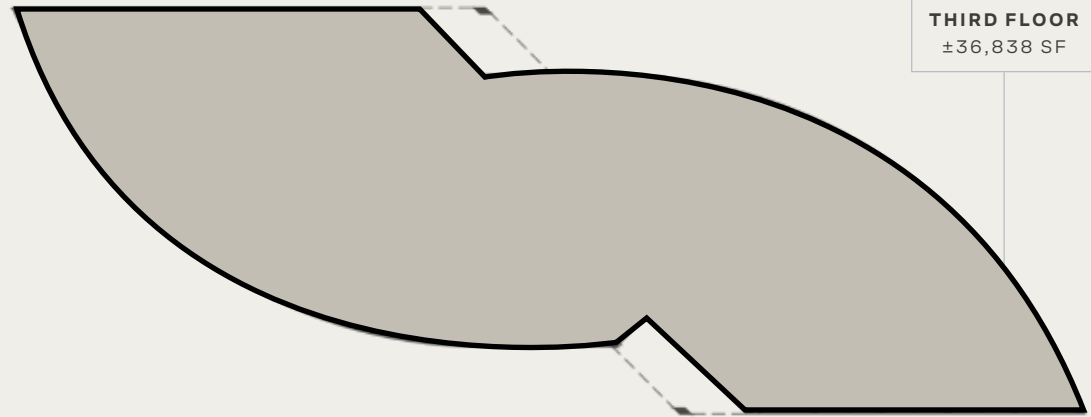
SUITE 2XX
±11,000 SF

SUITE 220
±5,303 SF



THIRD FLOOR

THIRD FLOOR
±36,838 SF



ENTIRE 3rd FLOOR AVAILABILITY

A spacious **36,838 square feet** contiguous office space awaits on the third floor. This expansive area offers a versatile layout, ideal for businesses seeking a cohesive workspace to accommodate their growing needs.



FULL 3rd FLOOR AVAILABILITY





CHESTERFIELD AMENITIES

Chesterfield is the perfect suburban location for business, shopping, entertainment, and dining. Several large employers call Chesterfield home including Bayer, Pfizer, RGA, Bunge, St. Luke's, Mercy, Rawlings, and Maryville University. The area boasts a strong workforce with 65% of the 25+ population holding at least a bachelor's degree.

MAP KEY

- RETAIL
- HOTELS
- CORPORATE TENANT
- RESTAURANTS
- RECREATION/ENTERTAINMENT





CONTACT

Dave Biales, CCIM
Managing Director
+1 314 261 7368
david.biales@jll.com

jll.com/st-louis
+1 314 338 2080

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