

FOR SALE / LEASE

7,985 SF Office Condo

714 Spirit 40 Park Dr Suite 145, Chesterfield MO 63005



Property Highlights

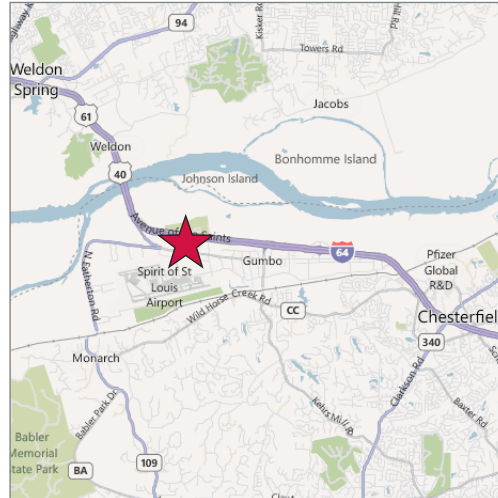
- 7,985 SF office condo
- Previously a clinical research facility / medical space
- Conference room, reception area, kitchen, lab, training room & numerous private offices
- Easy and convenient access to I-64. Just west of Long Rd off Chesterfield Airport Rd
- Laboratory equipment available at additional cost

New Sale Price

\$1,095,000

New Lease Rate

\$17.00 psf FS - no janitorial



U.S. Census Demographics

	<u>5 Miles</u>
Population	62,060
Households	21,840
Avg HH Inc.	\$149,161

Traffic Counts

- 69,051 VPD on I-64
- 13,920 VPD on Chesterfield Airport Rd.



Commercial Real Estate Services, Worldwide.

Contact

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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