

CHESTERFIELD VILLAGE IV

16091 Swingley Ridge Rd
Chesterfield, MO 63017

OWNER/USER OR INVESTMENT OPPORTUNITY

**3-Story, 49,543 SF, Class A Office Building
with Olive/Clarkson Visibility**
20,000 RSF +/- Available for Owner Use*

**Contact Broker for Details*



Prepared By:



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Offering

Gershman Commercial Real Estate (the “Broker”) has exclusively been retained to offer qualified investors and/or owner occupiers an opportunity to acquire a 100% fee interest in the newly renovated Chesterfield Village IV (the “Building”), a 49,453 square foot Class A office building located in Chesterfield Village situated on 3.095 acres. Chesterfield Village IV is a unique opportunity for a user to occupy the second floor with visible exterior signage options, while capitalizing on the existing leasehold interests. Existing leases include national and strong local tenants including Hays Companies, Inc., Sunstar Insurance Group, and Edward Jones.

Located in the desirable and densely populated Chesterfield submarket, Chesterfield Village IV benefits from its highly visible location and accessibility to and from I-64/40, which carries an impressive 47,956 vehicles per day. Chesterfield has become one of the most sought-after office markets in St. Louis, which contains 4.6M square feet of Class A space with an average asking rate of \$26.56.

Offering Price: \$8,175,000 (\$165/PSF)

Property Information

Address:	16091 Swingley Ridge Rd Chesterfield, MO 63017
Total Square Feet:	49,543 RSF
Year Built/Renovated:	1986/2020-Present
County:	St. Louis
Submarket:	West County
# of Stories:	3
Elevator:	1
Parking:	196 Automobile Spaces Parking Lot was Overlaid & Re-Striped in 2020
Lot Size:	3.1 Acres

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Owner and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.

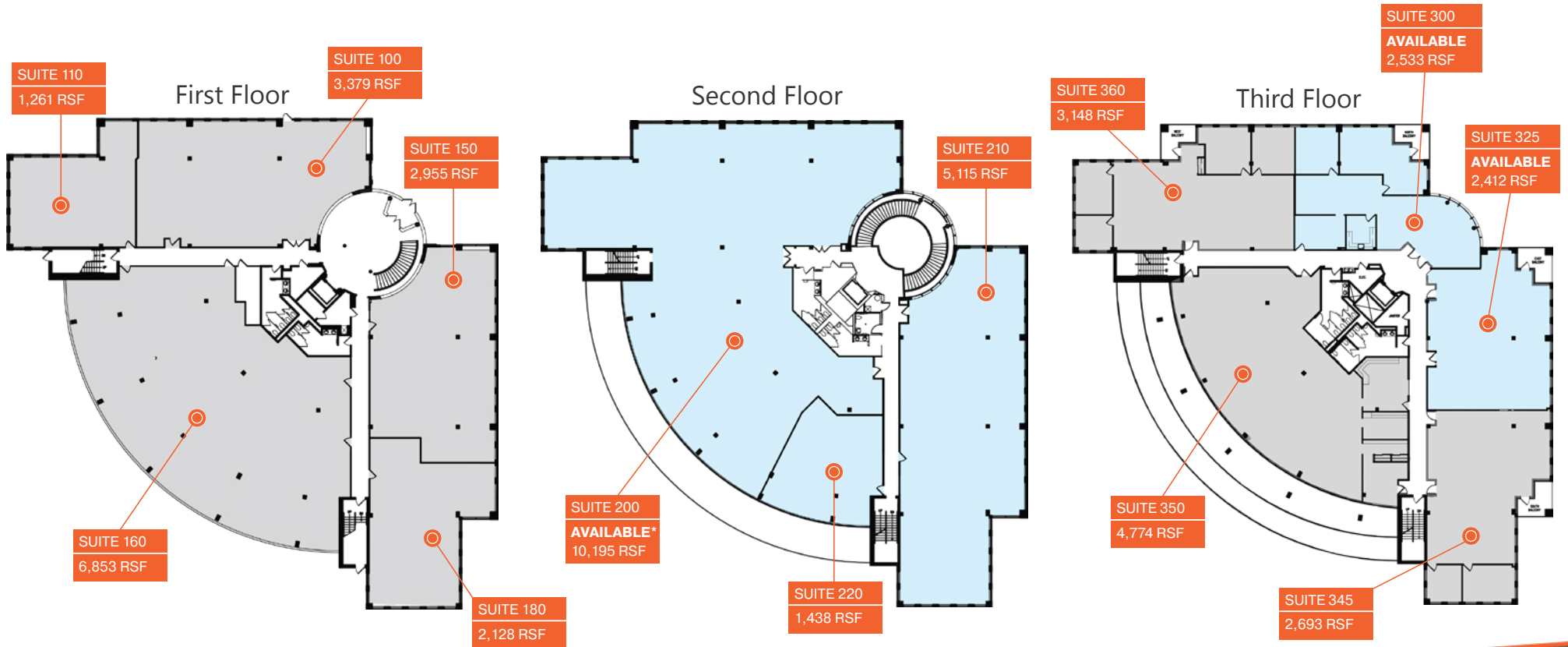
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Investment & Occupancy Opportunities

Up to 20,000 SF +/- of Space Available for Owner/Occupier



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Excellent Visibility from Olive/Clarkson



For additional information, please contact:

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