

Chesterfield Valley

750-782 Spirit 40 Park Drive
Chesterfield, MO 63005

1,571 RSF OFFICE / FLEX SPACE AVAILABLE FOR LEASE



- ▶ **1,571 RSF Available**
- ▶ 758 Spirit 40 Park Drive
- ▶ 100% office finish
- ▶ High-quality office/flex space; existing finish level can be modified to meet tenant's needs
- ▶ Ample surface parking available
- ▶ Private cul-de-sac
- ▶ Excellent visibility from I-64/40 with access via Spirit of St. Louis Blvd and Chesterfield Airport Road
- ▶ Within close proximity to Chesterfield Commons, St. Louis Premium Outlets
- ▶ Five-minute drive time to St. Charles County via I-64/40
- ▶ **LEASE RATE: \$11.00 PSF NNN**
(INCLUDES GAS + ELECTRIC)

HUTKIN DEVELOPMENT COMPANY

10829 Olive Boulevard
Suite 200
St. Louis, MO 63141

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Visit our website:
www.hutkin.com

CONTACT

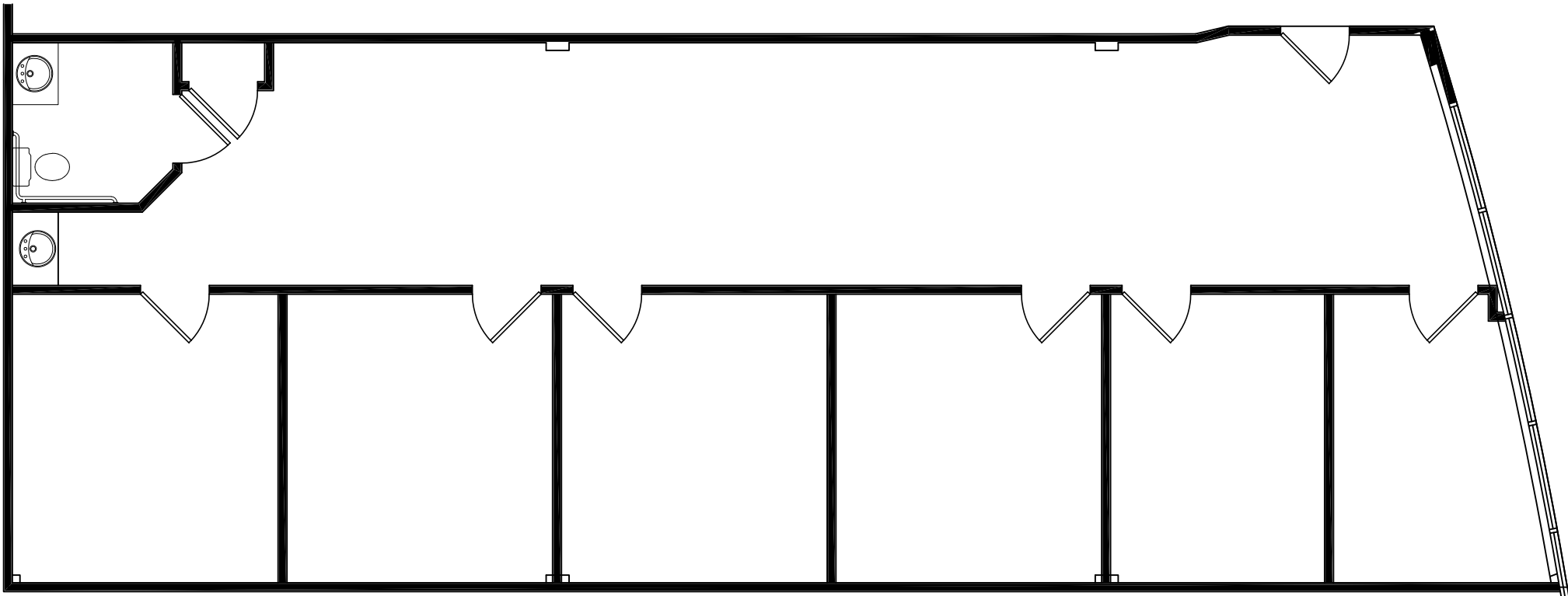
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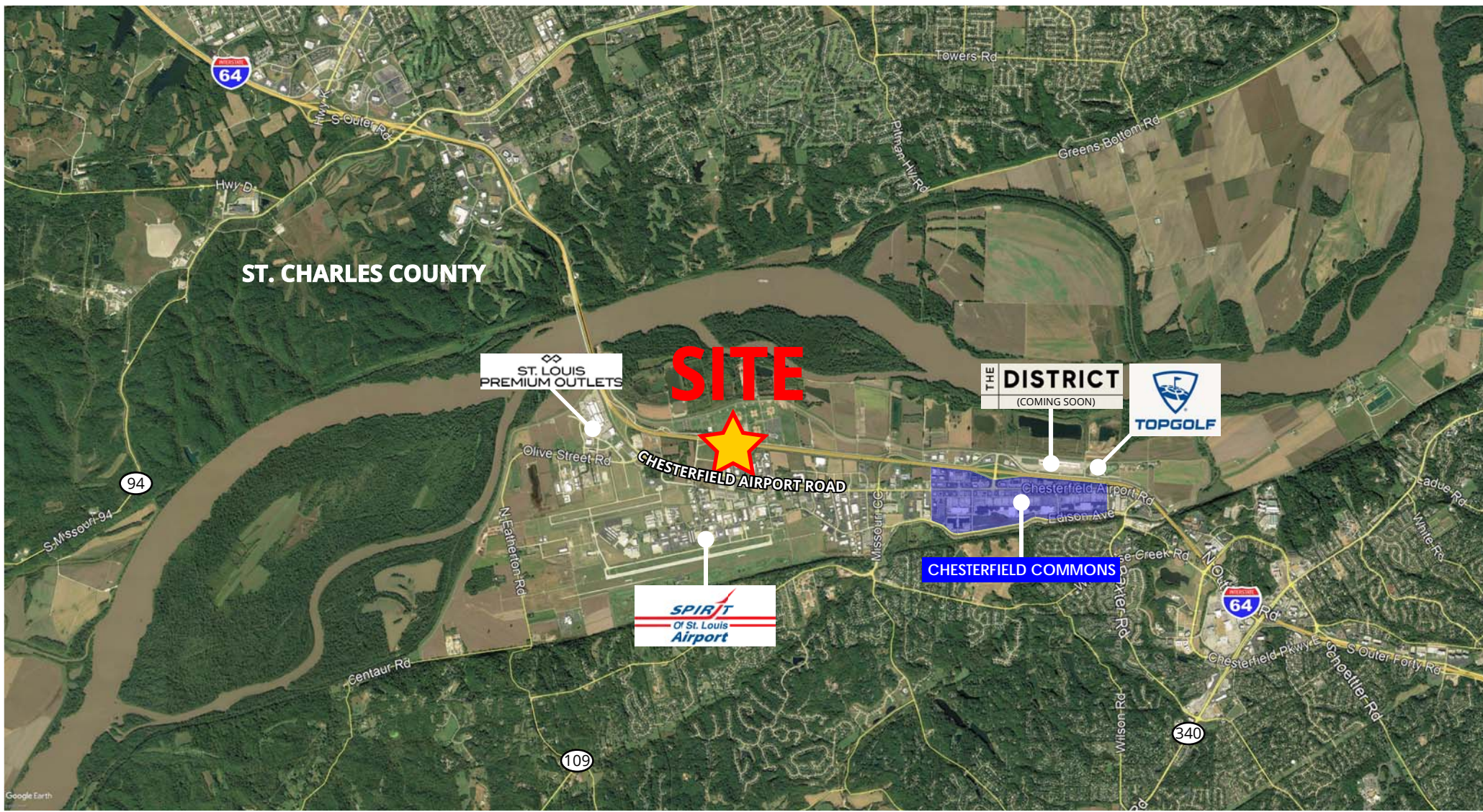


SUITE 758
1,571 SF

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