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TECHNOLOGIES

MARCU

40
WEST

Upscale Your Workplace

[VIEW AVAILABILITIES](#)

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Colliers

PREMIUM AMENITIES IN A DESIRABLE OFFICE MARKET



**UPSCALE LOBBY
WITH MODERN FINISHES**



**MICRO MART FOR ADDED
CONVENIENCE**



**DEDICATED PARKING
GARAGE**



**40W WORK CAFE
KITCHEN & LOUNGE**



**40W WORK CAFE
CONFERENCE ROOM**



**40W LOUNGE AREA
AND MEETING ROOMS**

PROPERTY DETAILS

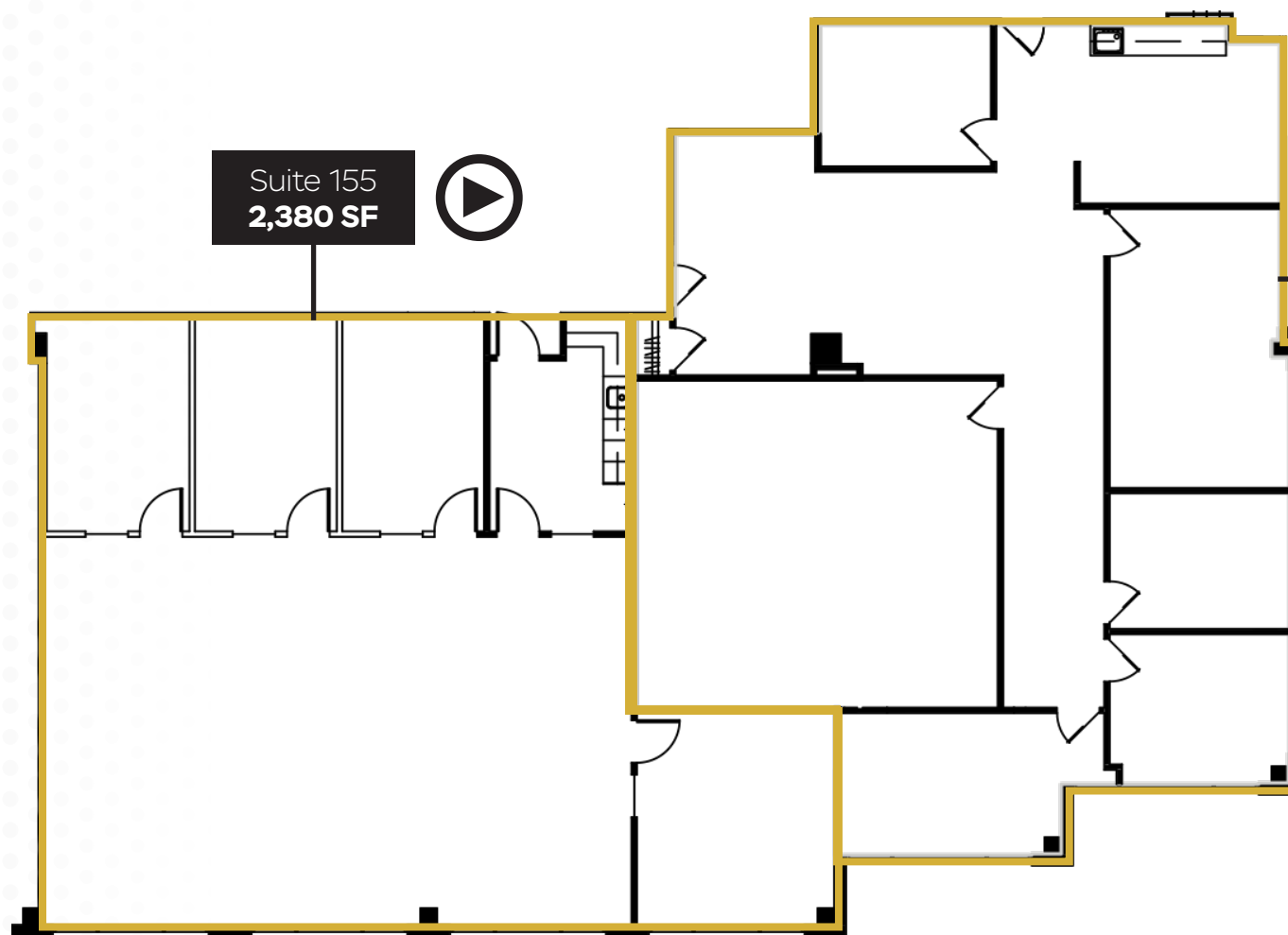
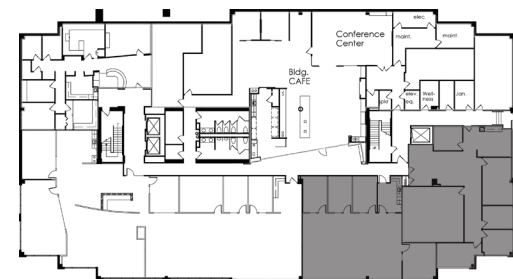
- Suites available from 2,380 SF - 6,357 SF
- Located in a highly-desirable office market
- Renovated commons areas with modern finishes
- Monument signage available
- Dedicated parking garage with free covered parking
- Micro Mart
- 40W Work Cafe
- Conference center
- Tenant patio
- Great visibility and access to Highway 64

LEASE RATE:

\$29.00/SF, FULL SERVICE



FIRST FLOOR AVAILABILITIES



Suite 155
2,380 SF



Suite 175
2,759 SF

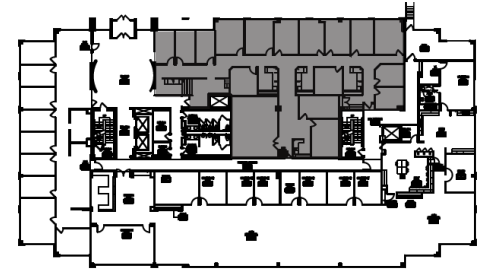


**Corner Suite
on the
Amenity Floor**

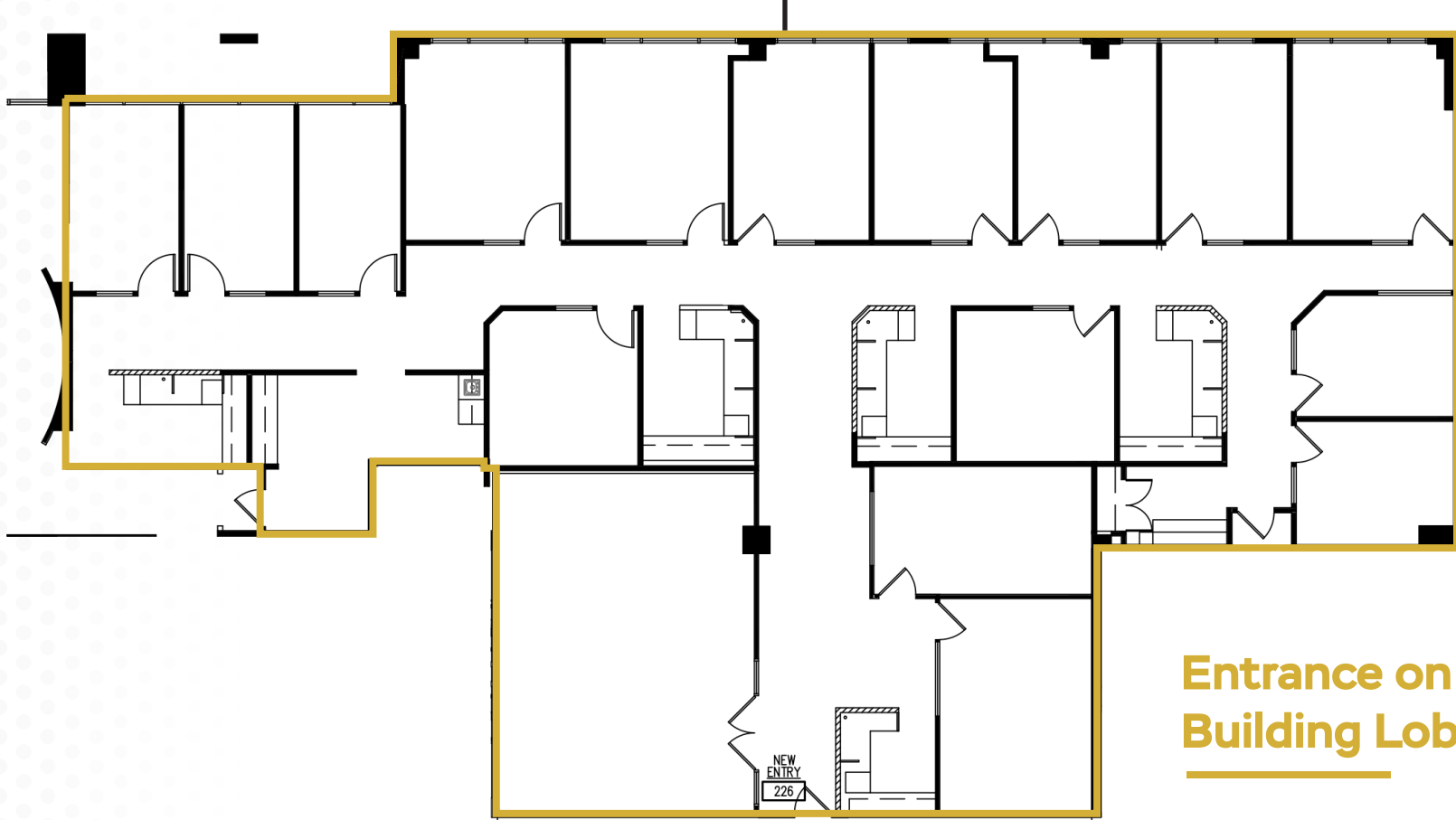
Suites 155 & 175 can be combined for a total of 5,139 SF

Click  To Take Virtual Tour

SECOND FLOOR AVAILABILITIES



Suite 250
6,357 SF



**Entrance on the Main
Building Lobby**

LOCAL AMENITIES



Chesterfield Mall

40
WEST

Schnucks

Schnucks
mellow MUSHROOM
Harpos
FIRST WATCH
THE DAYTIME CAFE

Dierbergs
STARBUCKS
Bowlero
Domino's
SEOUL TACO
Saint Louis BREAD CO.
Pizza Hut

MARYVILLE
UNIVERSITY

MARRIOTT

Missouri Baptist
UNIVERSITY

Mercy+

Missouri Baptist
MEDICAL CENTER
BIO HealthCare

Dierbergs
TRADER JOE'S
Total Wine & More
noodles
BARNES & NOBLE
Saint Louis BREAD CO.
SmashBurger
Crushed Red
Artfully Chopped Craft Salads

Target
WHOLE FOODS MARKET
Schnucks
HomeGoods
FIRST WATCH
THE DAYTIME CAFE
Melting Pot
PIZZA PASTA
SAUCE & MORE
Saint Louis BREAD CO.
ACE Hardware

ALDI
BRISTOL SEAFOOD GRILL
GIOIA'S DELI
FIVE GUYS
BURGERS and FRIES
SAUCE & MORE
PEI WEI ASIAN KITCHEN
Saint Louis BREAD CO.
FIRST WATCH
THE DAYTIME CAFE
Pickman's

Meadowbrook
COUNTRY CLUB



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For further questions, please contact:

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