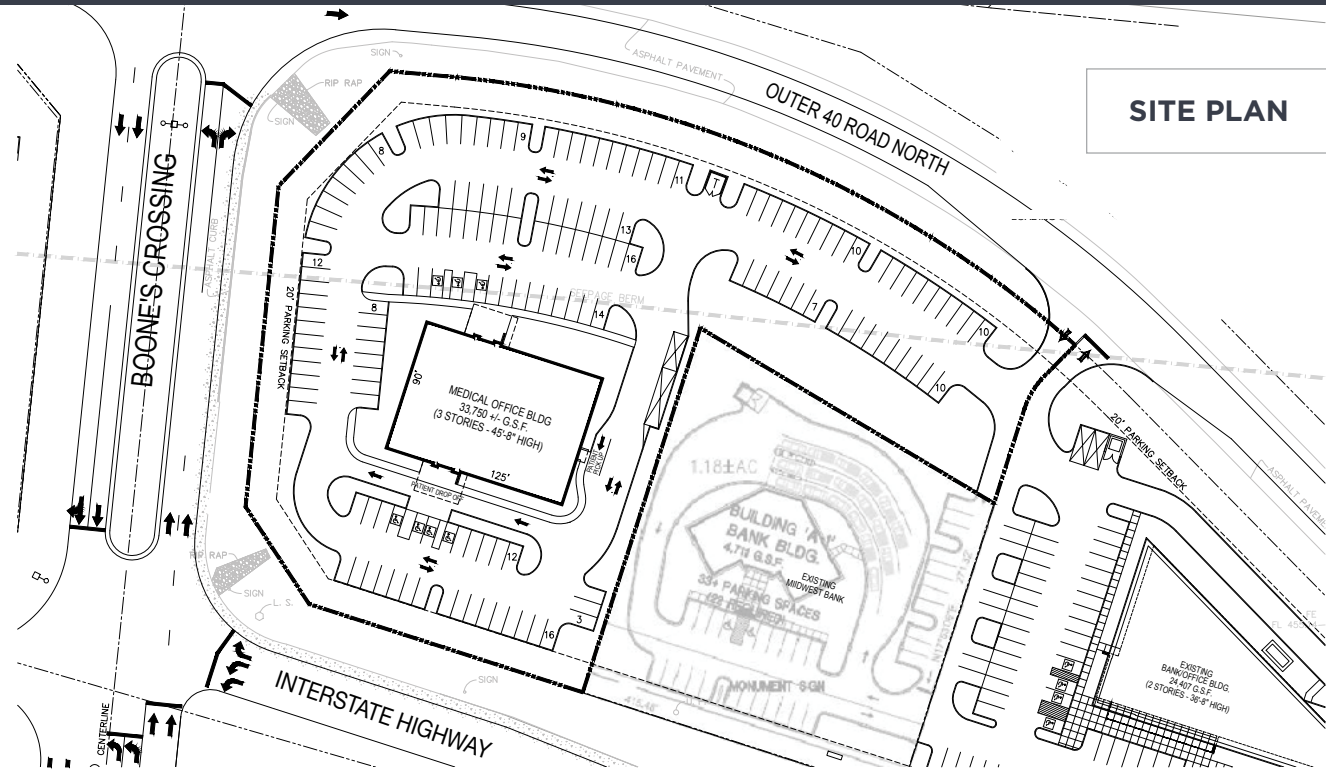


NEC BOONES CROSSING & I-64



FOR MORE INFORMATION:

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

NEC BOONES CROSSING & I-64 CHESTERFIELD, MISSOURI



33,750 SF Class A Office or Medical Building



NEC BOONES CROSSING & I-64/HWY 40
17298 N Outer 40 Road | Chesterfield, MO

PROPERTY FEATURES

- Prime corner in Chesterfield Valley
- Outstanding interstate access to I-64/Boones Crossing
- Excellent visibility from interstate
- Traffic Count
I-64 (at Boones Crossing): 89,390 VPD

AREA DEMOGRAPHICS

	RADIUS IN MILES		
	3	5	7
2018 POPULATION	18,301	95,579	225,370
HOUSEHOLDS	7,481	35,546	85,861
AVE. HOUSEHOLD INCOME	\$169,070	\$154,003	\$133,320

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120 S. Central, Suite 500
St. Louis, Missouri 63105

SITE
17298 N Outer 40 Road

RGA Headquarters
16600 Swingley Ridge Rd
Built 2014 | 405,000 RSF




Pfizer Bioplace
875 W Chesterfield Pkwy
Built 2019 | 294,000 RSF



MiTek Office Building
16023 Swingley Ridge Rd
Built 2015 | 98,000 RSF



Delmar Gardens
14767-14805 N Outer Forty
Built 2017 | 125,000 RSF



Boone's Office Center
17107 Chesterfield Airport Rd

Herman Stemme I, II & III
16091, 16052 & 16020 Swingley Ridge Rd

SURROUNDING OFFICE BUILDINGS

100 Chesterfield Business Pkwy

Dierbergs Corporate Plaza
16690 Swingley Ridge Rd

Chesterfield Ridge Center
16401 Swingley Ridge Rd

Atrium At Chesterfield
16305 Swingley Ridge Rd

Black's Ridge
16253 Swingley Ridge Rd

Central Park Square I
16150 Main Circle Dr

400 Chesterfield Ctr

Mercy Virtual Care Facility
15740 S Outer 40 Rd
Built 2015 | 125,000 RSF



NewGround Bldg
15450 S Outer Forty

40 West
14567 N Outer Forty

Timberlake Corporate Ctr
3 Buildings

Woods Mill Pointe
425 S Woods Mill Rd

Woods Mill Office Center
390 S Woods Mill Rd

Maryville Centre
12 Buildings

660-670 Mason Ridge Center Dr

Roosevelt Office Bldg
16090 Swingley Ridge Rd

Bunge North America HQ
Timberlake Manor Pky
Built 2017/2018 | 145,000 RSF



One Chesterfield Place
14755 N Outer 40 Rd

Corporate Plaza
14528 S Outer 40 Rd

Maryville South
825 Maryville Centre Dr

One Savvis Parkway

