

# 64 West Office Park

Technology Drive and Weldon Spring Road - Weldon Spring, MO 63368

SUMMARY



**FOR SALE**

**\$7 psf**

**OFFICE SPACE LEASE RATES**

**\$16 psf**

## PROPERTY HIGHLIGHTS

- Office and Outlots Available
- 21 acres
- Easy access to I-64 and Highway K
- Will Divide
- Great Visibility
- Will build-to-suit

	3 - mile	5 - mile	7 minute drive time
Est. Pop.	24,536	91,363	18,968
Med. HH Income	\$91,400	\$82,768	\$92,151
Med. Age	35	34	33.2
Day Pop	21,856	64,987	18,080

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AERIAL



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SITE PLAN

## PROJECT DATA

TOTAL SITE AREA:	+/- 21.09 ACRES	
PHASE 1 BUILDING	SQ. FT.	PARKING REQ
A RESTAURANT	6,000 S.F.	@20 P.S. / 1 P.S. / 100 S.F. 80 P.S
B RETAIL	8,400 S.F.	@50 P.S. / 1,000 S.F. 46 P.S
C RETAIL	12,250 S.F.	@50 P.S. / 1,000 S.F. 68 P.S
D OFFICE	6,400 S.F.	@33 P.S. / 1,000 S.F. 21 P.S
E OFFICE	6,400 S.F.	@33 P.S. / 1,000 S.F. 21 P.S
F OFFICE	8,400 S.F.	@33 P.S. / 1,000 S.F. 28 P.S
G OFFICE	7,200 S.F.	@33 P.S. / 1,000 S.F. 24 P.S
H OFFICE	8,800 S.F.	@33 P.S. / 1,000 S.F. 30 P.S
I OFFICE	7,200 S.F.	@33 P.S. / 1,000 S.F. 24 P.S
J OFFICE	8,000 S.F.	@33 P.S. / 1,000 S.F. 27 P.S
K OFFICE	8,000 S.F.	@33 P.S. / 1,000 S.F. 27 P.S
TOTAL:	87,050 S.F.	396 P.S
PARKING PROVIDED:	@5.78 P.S. / 1,000 S.F.	503 P.S
OUTLOT 1	+/- 7.01 AC	
OUTLOT 2	+/- 2.63 AC	
TOTAL:	+/- 9.64 AC	



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