



NEW PLUG N' PLAY SUBLEASE OPPORTUNITY



DELMAR GARDENS III

14767 N. Outer Forty, Chesterfield, MO 63017

25,528 RSF AVAILABLE

PROPERTY HIGHLIGHTS

- Premier Class "A" suburban office campus setting with immediate access to I 64
- High Visibility location with interstate frontage
- Top (5th) floor space with all FF&E in place
- All new tenant finish in 2019
- Fully furnished (Haworth Compose Workstations) with all data cabling installed
- **Building Features:**
 - Monument signage facing I-64
 - 4.5/ 1,000 parking ratio within adjacent structure; plus six (6) executive spaces within lower level garage
 - Fitness center
 - Full service Cafeteria
 - Outdoor terrace with seating
- **25,528 RSF includes:**
 - 8 private office
 - 160 workstations
 - 12 conference rooms (various sizes)
 - 9 small privacy rooms
 - Breakroom / community room
 - Work room and high density storage
- Master lease expiration: January 31, 2030
- Sublease rate : \$ 28.00/ RSF — full service

TRIPP HARDIN, SIOR

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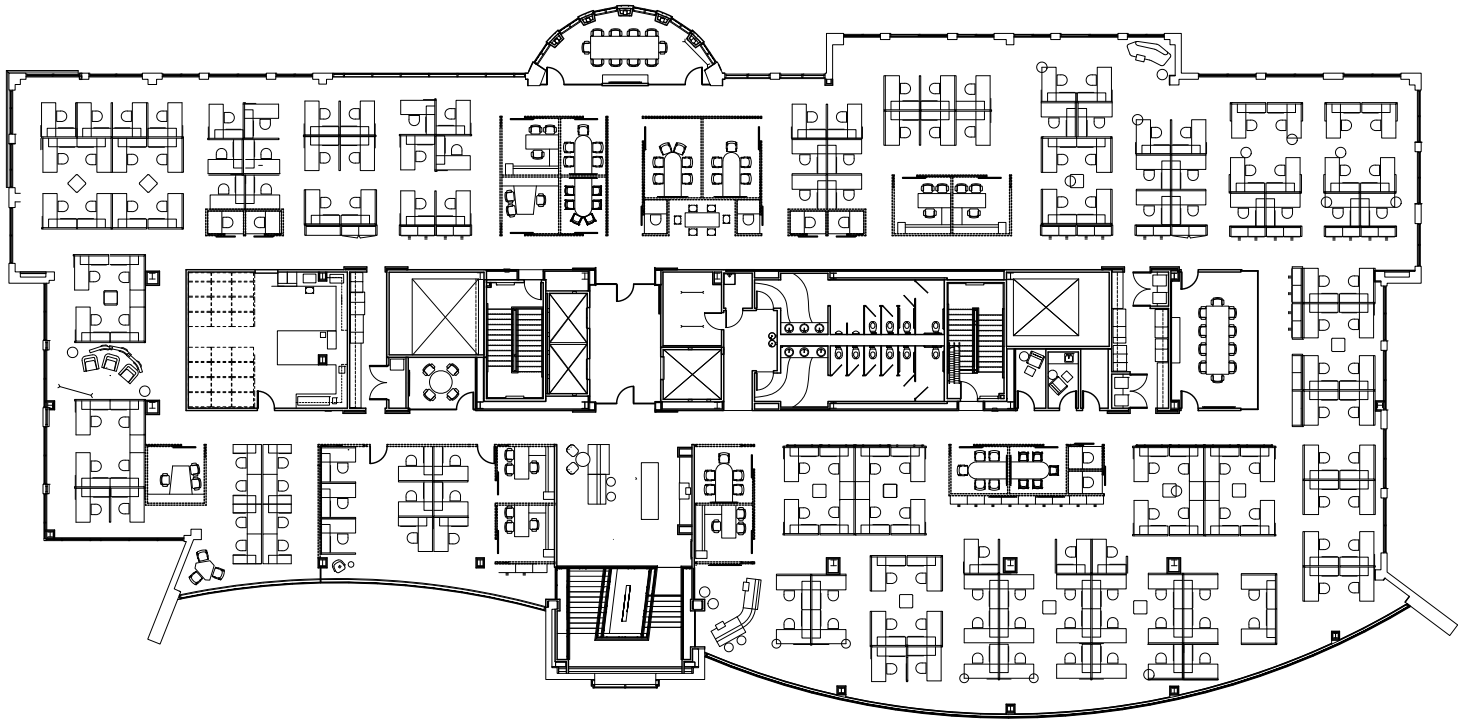
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FLOOR PLAN



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