



MCKELVEY  
PROPERTIES

**FOR LEASE**

500 Chesterfield Center  
Chesterfield, MO 63017

Patricia McKelvey  
636.448.1294  
[pmckelvey@mckelveyproperties.com](mailto:pmckelvey@mckelveyproperties.com)

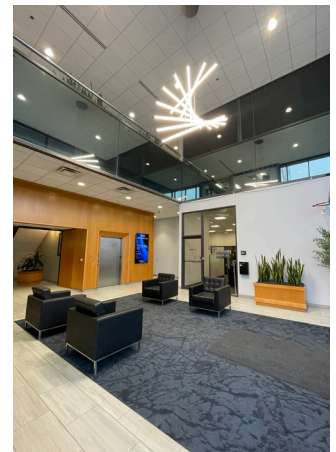
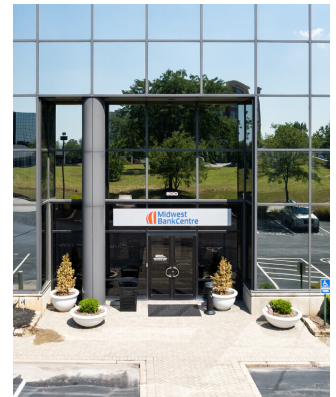


# OFFICE/MEDICAL SUITE FOR LEASE

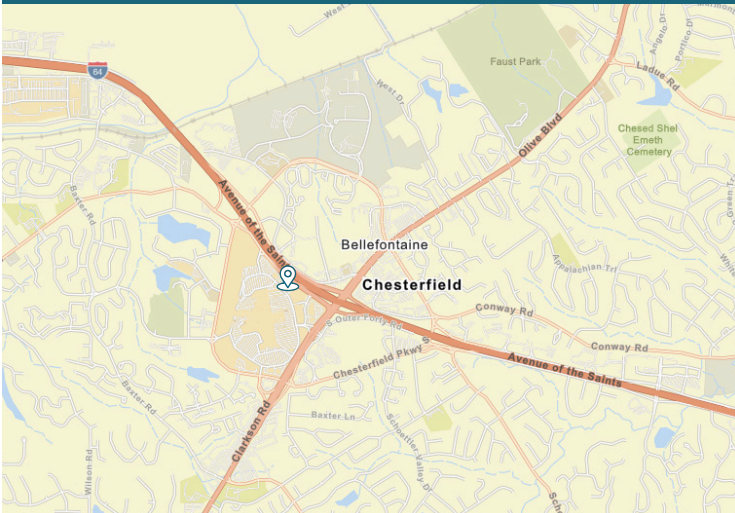
500 Chesterfield Center  
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**\$30.00/SF - FULL SERVICE**



There are third floor suites available and coming soon in this beautiful Chesterfield, MO Medical Building:

SUITE 300:	3,207 RSF	AVAILABLE
SUITE 350:	3,050 RSF	AVAILABLE
SUITE 355:	2,122 RSF	AVAILABLE

This newly renovated building features 142 parking spaces on a 2.25 acre lot. The parking ratio is 3.72/1,000.

Excellent visibility from I-64/40.

Suite 300 would be well suited for tech, medical needs, miscellaneous office or medical space, etc.

Year built: 1984    Building Size: 38,204 SF

**LEASE RATE \$27.00/SF FULL SERVICE**

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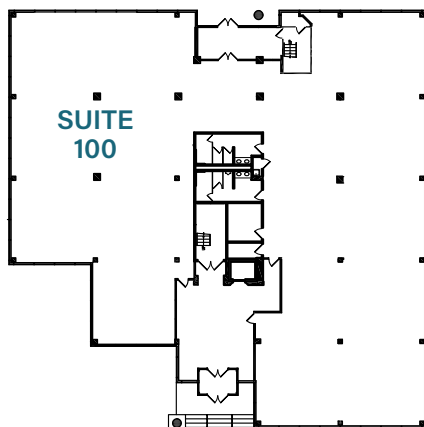


## McKELVEY PROPERTIES

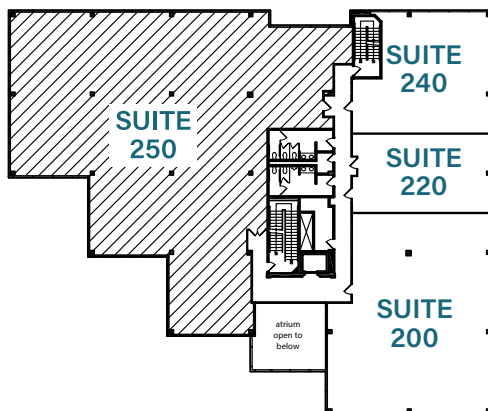
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### BUILDING LAYOUT

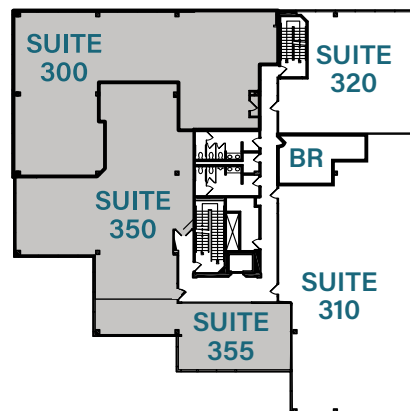
#### FLOOR 1



#### FLOOR 2



#### FLOOR 3



SUITE	TENANTS	SF
100	Midwest Bank Centre	11,463
200	Interventional Pain Institute of Chesterfield	3,282
220	Edward Jones	1,168
240	Benefits Design & Consultants	1,609
250	Interventional Pain Institute	7,512
300	AVAILABLE	3,207
310	Peak Sport & Spine	3,143
320	Okonite Company	1,736
350A	AVAILABLE	3,040
355	AVAILABLE	2,122
BR	Tenant Lounge	387

FOR LEASE

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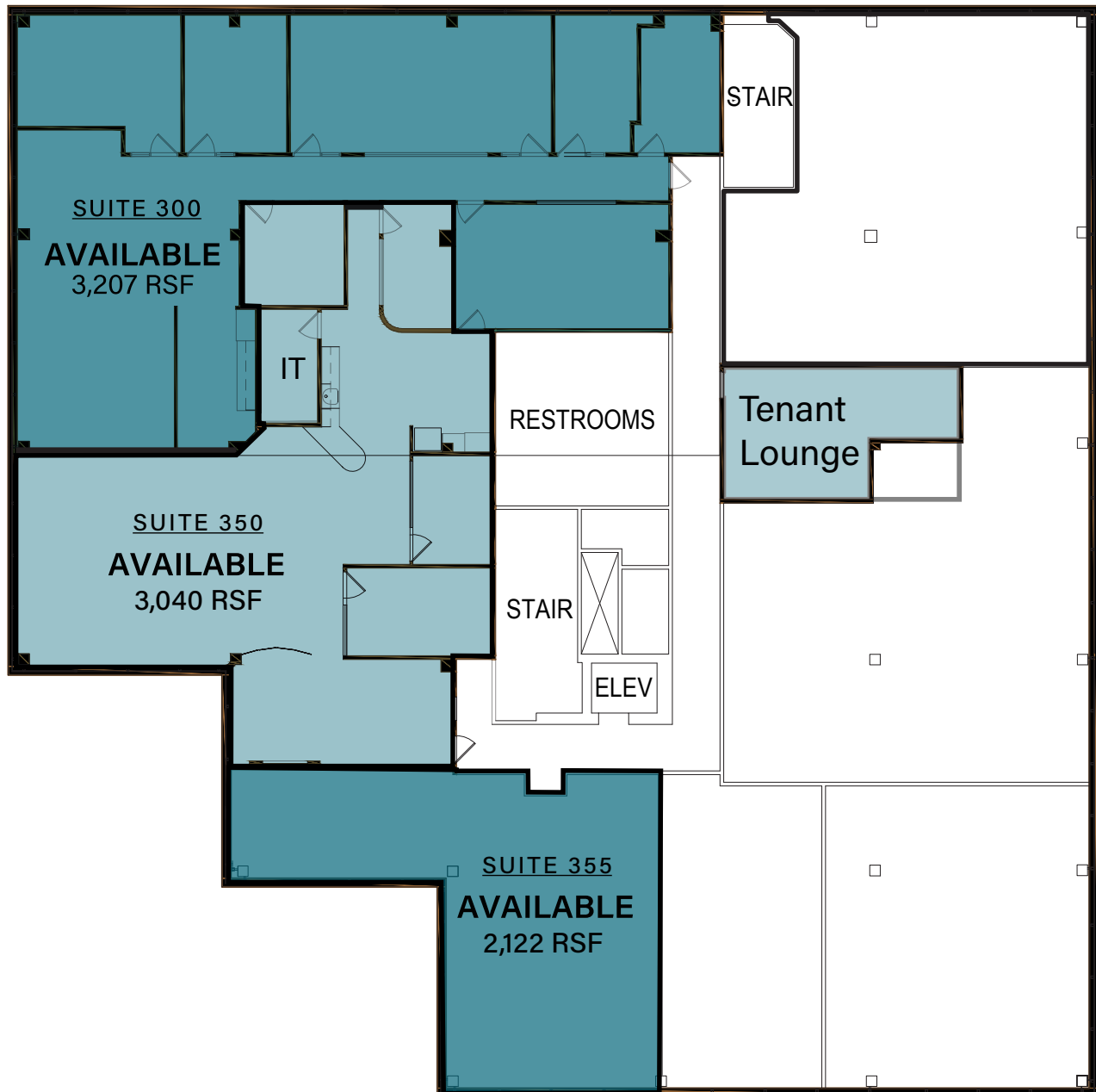
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### FLOOR PLAN: 3RD FLOOR



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## INTERIOR IMAGES - SUITES 300 + 350

SUITES ARE CURRENTLY CONJOINED. THE SPACES CAN BE LEASED TOGETHER OR SEPARATELY.



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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com  
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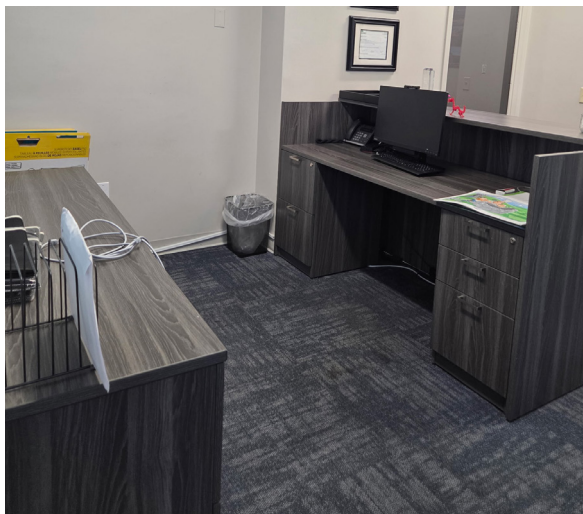
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## INTERIOR IMAGES - SUITE 355

COMING  
03.01.26



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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	BUILDING TENANTS
<p>Located in the popular Chesterfield area.</p> <p>Space in this building is hard to come by.</p> <p>High Visibility on I-64 at Clarkson Road. Easy Access.</p>	<p>Suite 300 was formerly built out for tech.</p> <p>Suite 300 and 355 are currently connected. Space can be leased as is or separated.</p> <p>Parking Ratio: 3.72/1,000 SF</p>	<p>90,009 VPD within 1 mile.</p> <p>up to 89,390 VPD within 3 miles.</p>	<p>Midwest Bank</p> <p>Edward Jones</p> <p>Benefits Design &amp; Consultants</p> <p>Interventional Pain Institute</p> <p>Central MO Physical Therapy</p> <p>Image Health Chiropractic</p> <p>Net Effects</p> <p>Kiddie Academy</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,546	46,707	115,758
HOUSEHOLDS	3,578	18,543	45,032
AVERAGE INCOME	\$139,194	\$187,748	\$176,106

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**COMING SOON TO THE PROPERTY IMMEDIATELY BEHIND 500 CHESTERFIELD:  
THE DOWNTOWN CHESTERFIELD PROJECT**

A MIXED-USE DEVELOPMENT BY THE STAENBERG GROUP IS TO REPLACE THE FORMER SITE OF THE CHESTERFIELD MALL.

THE SITE HAS BEEN APPROVED TO BE REDEVELOPED AND REPLACED WITH OVER 2,500 HOUSING UNITS, THOUSANDS OF SQUARE FEET OF COMMERCIAL RETAIL AND OFFICE SPACE, A PARK, AND OTHER AMENITIES!

**MORE INFO ON THIS PROJECT CAN BE FOUND AT THE FOLLOWING LINKS:**

<https://www.bizjournals.com/stlouis/news/2023/10/02/staenberg-enters-dispute-downtown-chesterfield.html>

<https://www.tsgproperties.com/press/>

[https://www.stltoday.com/news/local/government-politics/chesterfield-approves-downtown-development-to-replace-former-mall/article\\_895702f8-4c29-11ee-9668-ab62032d0b83.html](https://www.stltoday.com/news/local/government-politics/chesterfield-approves-downtown-development-to-replace-former-mall/article_895702f8-4c29-11ee-9668-ab62032d0b83.html)



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