

**OFFICE/WAREHOUSE FOR LEASE**  
**17813 EDISON AVENUE**  
Chesterfield, Missouri 63005

**PACE**

PROPERTIES

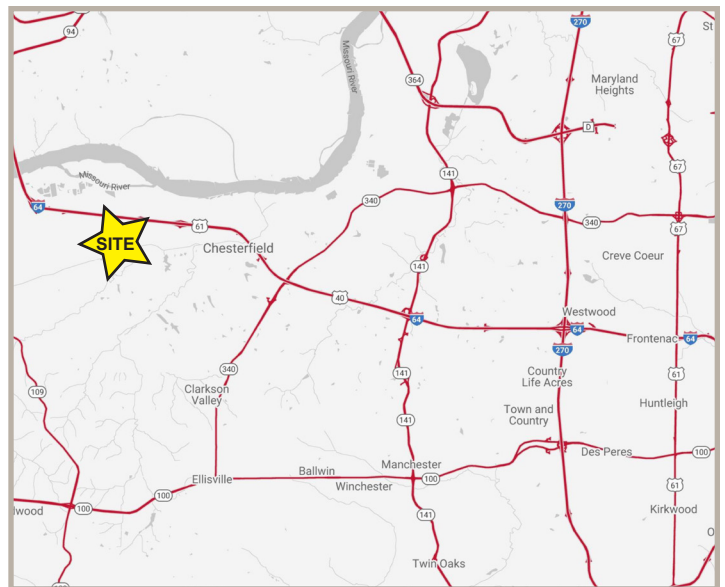


**SPACE AVAILABLE: 2,221 - 6,985 SF (DIVISIBLE)**

**LEASE RATE: \$17.50/SF, GROSS**

### PROPERTY DETAILS

- Executive suites available
- Corner offices
- Monument signage
- ADA accessible elevator
- Built in 2002
- Wet sprinkler system
- Parking: 3.5/1,000



### CONTACT US FOR MORE INFORMATION

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### PACEPROPERTIES.COM

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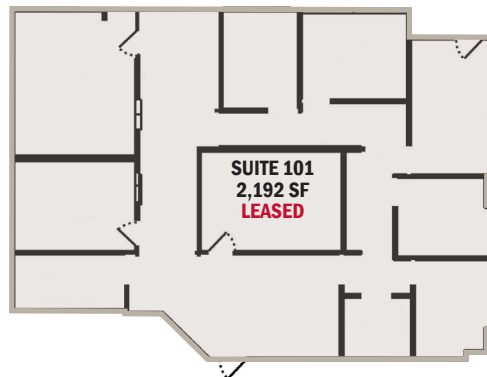
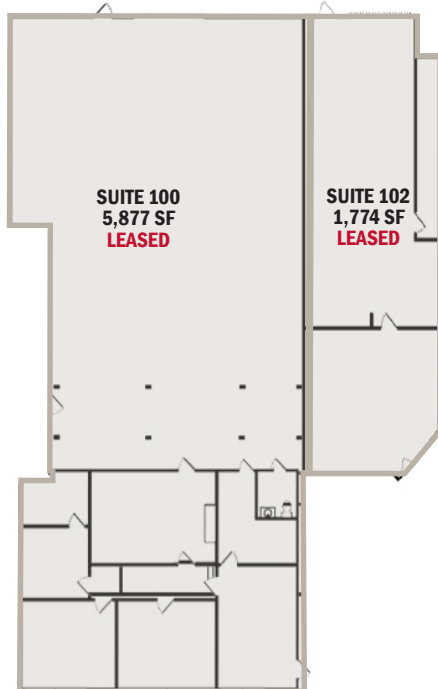
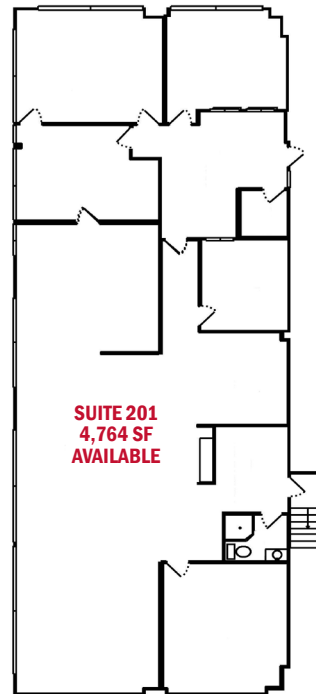
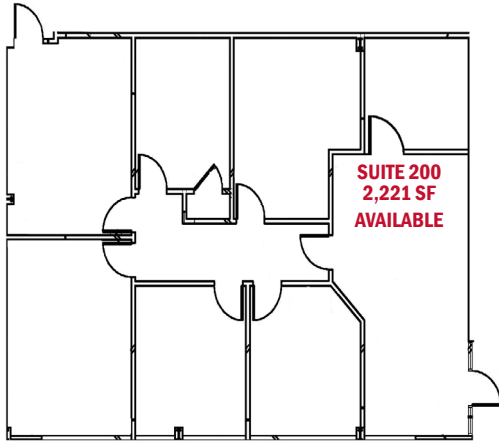
**AVAILABLE SUITE DETAILS:**

**Suite 200 - 2,221 SF**

- Lease rate: \$17.50/SF, GROSS
- Large reception
- Staff lounge
- 3 executive offices
- Large conference room

**Suite 201 - 4,764 SF**

- Lease rate: \$17.50/SF, GROSS
- Large open bullpen area
- 2 executive offices
- Large conference room
- Full kitchen
- Private bath with shower
- Stairway to rear lot



**BUILDING DESCRIPTION**

<b>TYPE:</b>	Office/Warehouse	<b>ELECTRICAL:</b>	3-Phase, heavy
<b>YEAR BUILT:</b>	2002	<b>SPRINKLERS:</b>	Wet system
<b>BUILDING SF:</b>	19,532 SF	<b>PARKING:</b>	3.5/1,000
<b>AVAILABLE SF:</b>	2,221 - 6,985 SF (DIVISIBLE)	<b>PARCEL #:</b>	17V320167
<b>CEILING HEIGHT:</b>	25'	<b>ZONING:</b>	M1, City of Chesterfield
<b>FLOORS:</b>	Concrete	<b>PERMITTED USES:</b>	<a href="http://www.stlouisco.com">Visit: www.stlouisco.com</a>