

CHESTERFIELD, MISSOURI  
SALE, BTS OR LEASE OPPORTUNITY

[www.wildhorsevillage.com](http://www.wildhorsevillage.com)



**WILDHORSE  
VILLAGE**



**CUSHMAN &  
WAKEFIELD**



# AN ELEVATED WORKPLACE EXPERIENCE

Businesses and employees will thrive at a destination designed for everyday users and visitors, with access to convenient retail, dining and lakefront amenities that include boardwalks, parks, an amphitheater and a boathouse.

**Amenities On-site & Nearby:**

- 4.5 miles of walking trails
- Recreational lake with .75 mile walking trail and other trails
- Gathering spaces and trails designed around native plants and public art

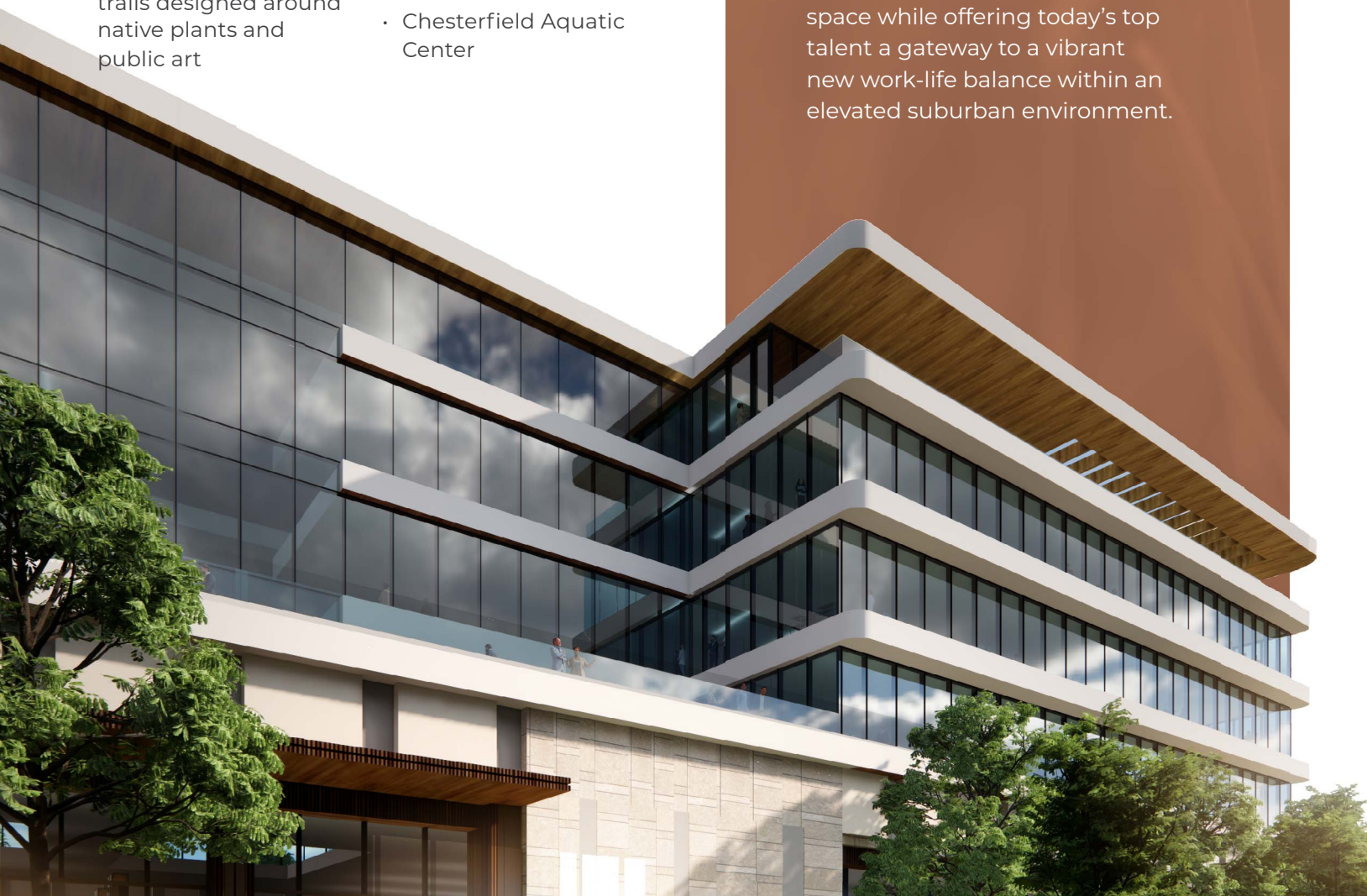
**Adjacent to:**

- Chesterfield's Central Park
- Chesterfield YMCA
- St. Louis County Library
- Chesterfield Amphitheater
- Chesterfield Aquatic Center

A \$500 million mixed-use development set in the heart of Chesterfield, Wildhorse Village is the newest and most desirable corporate workplace in suburban St. Louis.

Surrounded by a forward-thinking collection of retail services and restaurants, flagship hotel, lakeside recreation and fitness, and a wide array of residential options. Wildhorse Village has plentiful onsite amenities such as a lush walking trail, water activities, art hubs and more.

The development is positioned to deliver up to one Million RSF of innovative, new Class “A” office space while offering today’s top talent a gateway to a vibrant new work-life balance within an elevated suburban environment.



# PREMIUM LAND PARCEL AVAILABILITY

Wildhorse Village boasts a flexible offering of fully improved land parcels with premium waterfront locations and views.

## SPECS & HIGHLIGHTS

- Fully improved with all utility services, infrastructure and global detention in place
- Size range from 1.290 to 2.348 acres
- Zoning: Planned Commercial and Residence District
- City of Chesterfield
- Call for pricing

| NAME          | SIZE        | CONCEPTUAL SF | STORIES |
|---------------|-------------|---------------|---------|
| LOT 3A OFFICE | 2.348 acres | 211,770 GSF   | 4       |
| LOT 3B OFFICE | 2.355 acres | 125,100 GSF   | 4       |
| LOT 3C OFFICE | 1.290 acres | 60,000 GSF    | 3       |
| LOT 4A OFFICE | 1.305 acres | 58,240 GSF    | 3       |
| LOT 4B OFFICE | 1.481 acres | 82,800 GSF    | 3       |





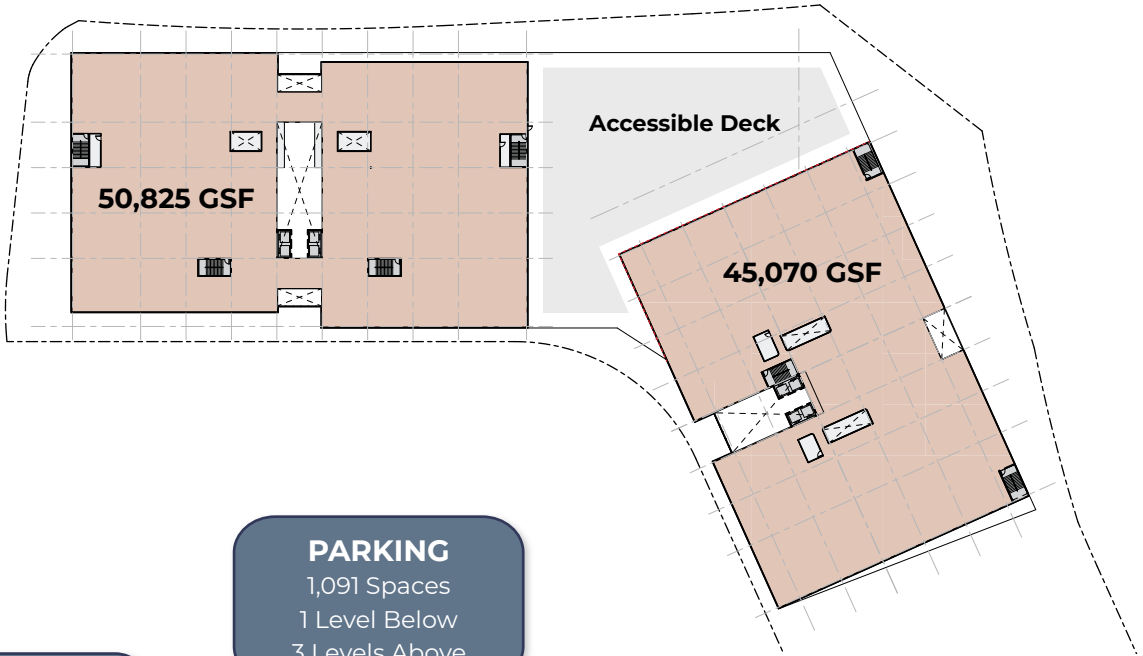
# PREMIER OFFICE SPACE

## SPECS & HIGHLIGHTS

- Office land for sale or office space available through a build-to-suit lease or sale
- Flexible & customized design solutions
- Total Allowable Density: 1M SF
- Prominent building signage
- Excellent access and visibility from I-64/40
- Latest health, safety and wellness enhancements
- World class innovation in a master planned campus setting
- Call for pricing



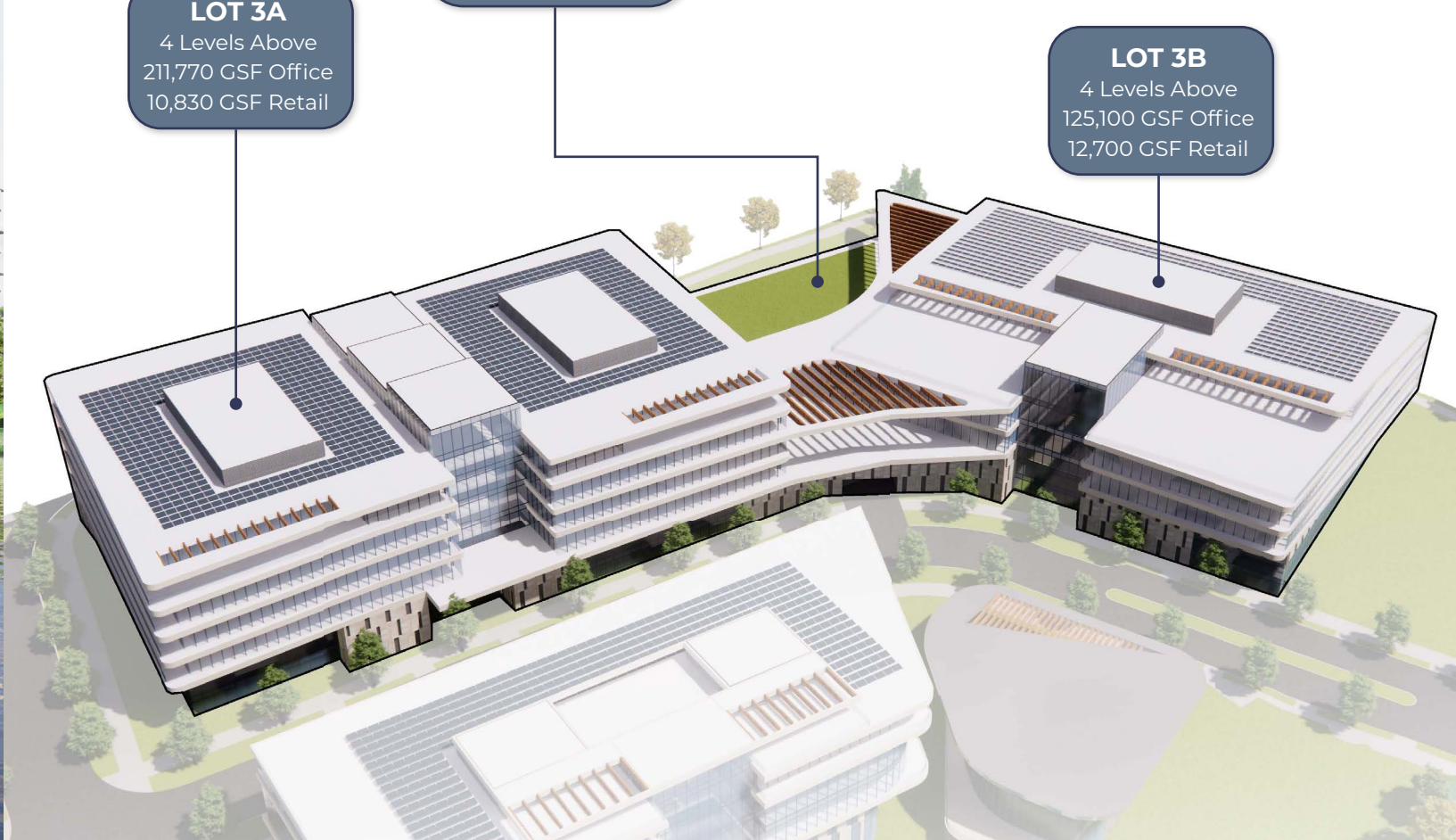
# CONCEPTUAL DESIGN FOR LOT THREE A & B



**PARKING**  
1,091 Spaces  
1 Level Below  
3 Levels Above

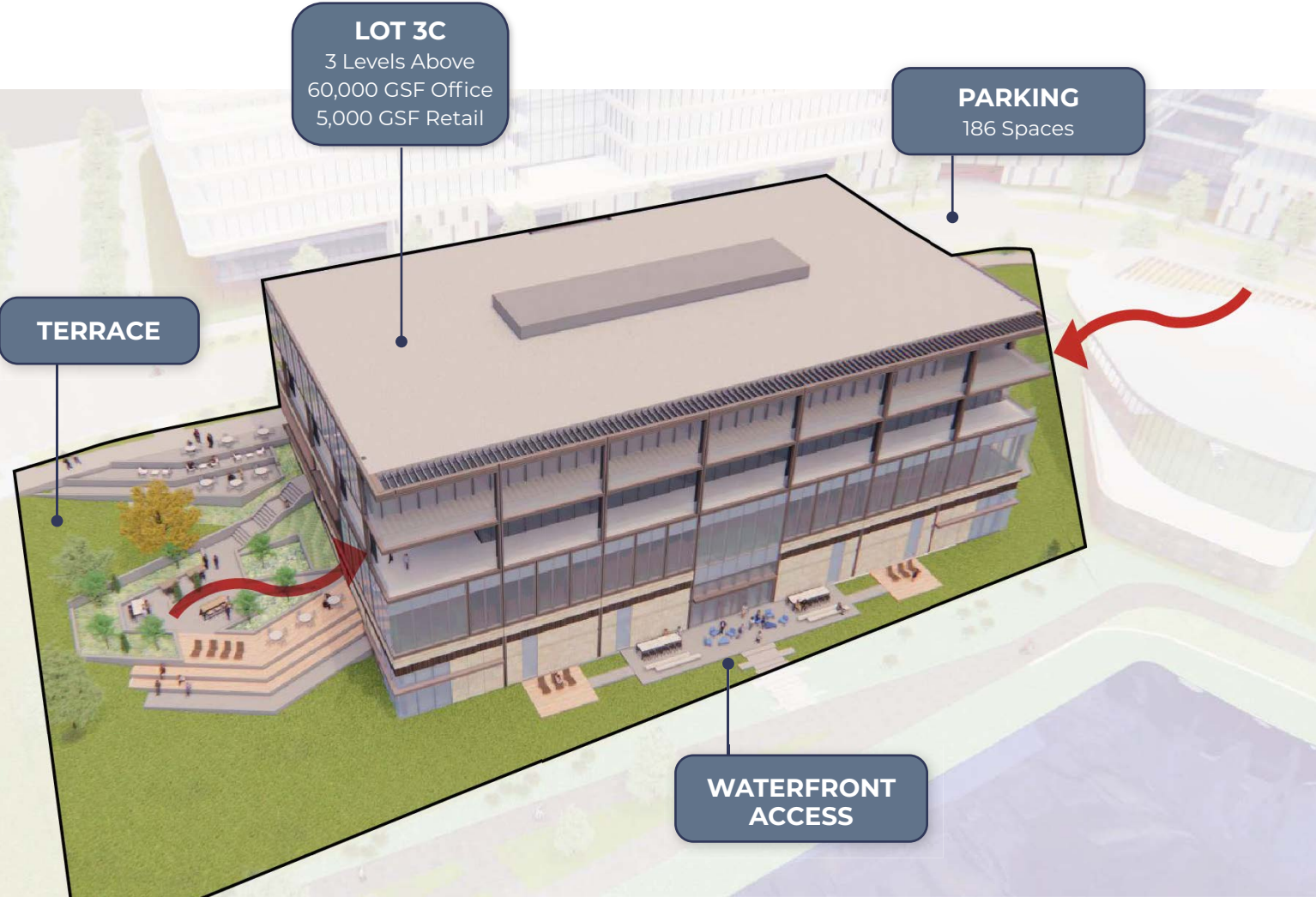
**LOT 3A**  
4 Levels Above  
211,770 GSF Office  
10,830 GSF Retail

**LOT 3B**  
4 Levels Above  
125,100 GSF Office  
12,700 GSF Retail

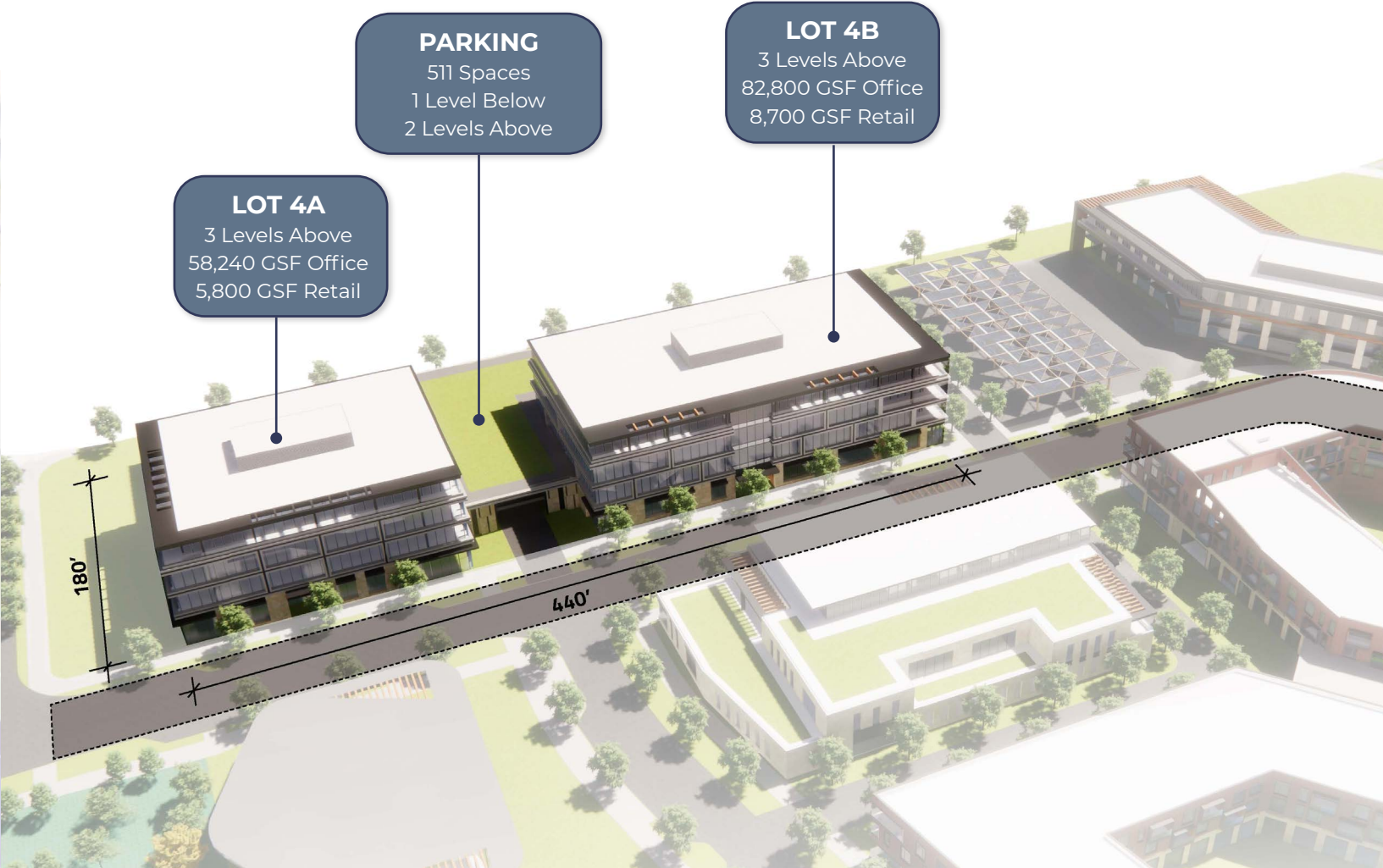
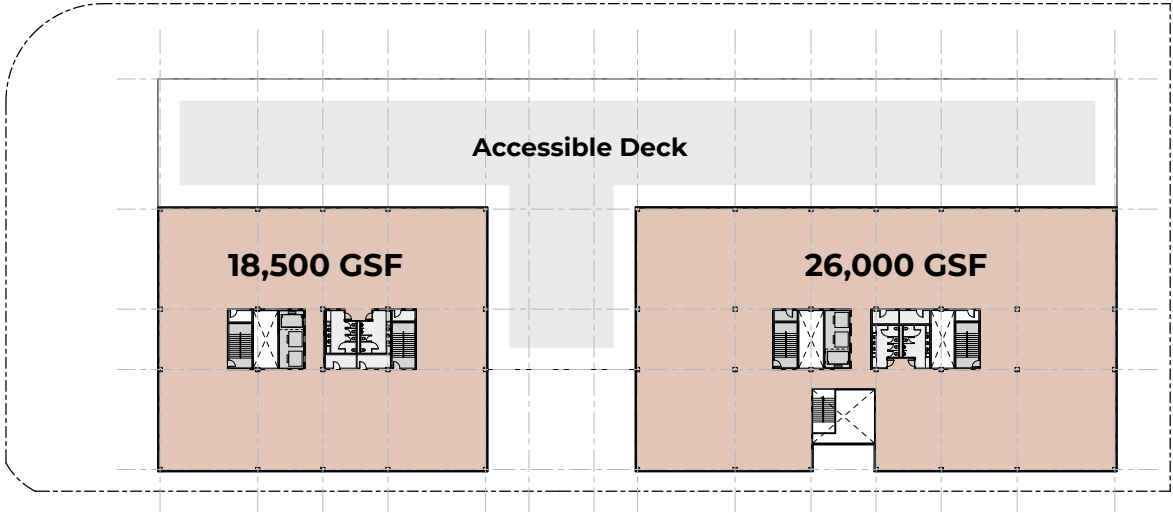




# CONCEPTUAL DESIGN FOR LOT THREE C



# CONCEPTUAL DESIGN FOR LOT FOUR A & B







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VILLAGE**



## DEVELOPER

CRG is a recognized leader in development and investment throughout North America. The firm has built a reputation delivering the best real estate solutions for their clients since 1993. Their truly vertically integrated approach has resulted in the most cost effective and creative design and construction solutions for CRG clients while essentially eliminating delivery risk for our investors.

**For more information about office opportunity at Wildhorse Village, please contact:**

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