

AVAILABLE FOR LEASE

17 RESEARCH PARK DRIVE

ST CHARLES, MO 63304



CUSHMAN &
WAKEFIELD

17 RESEARCH PARK DRIVE



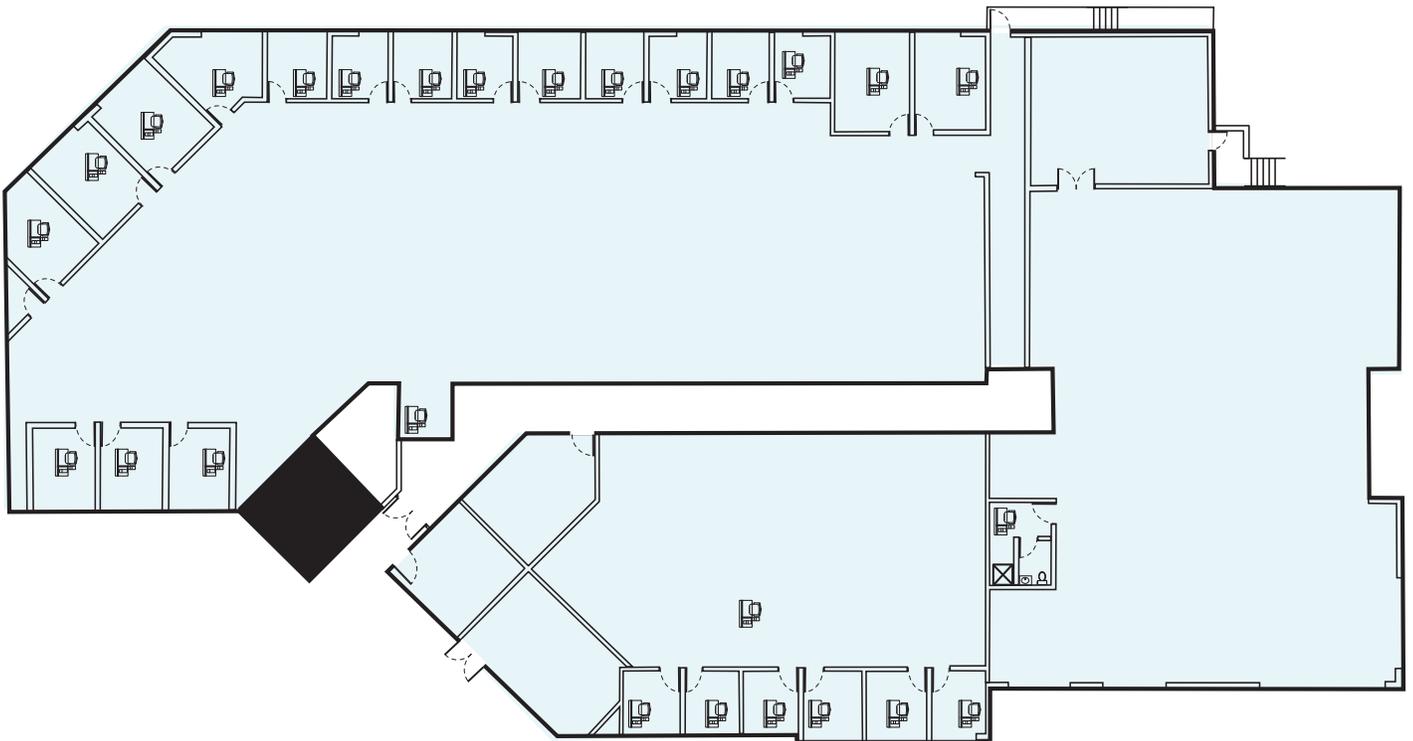
PROPERTY FEATURES

- First floor - 2,939 - 20,980 RSF available
- Fitness center with lockers and showers
- 70 seat auditorium
- Building signage available
- Asking Rate \$17.50 PSF
- 4.00/1,000 parking ratio



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FLOOR PLAN



2,939 - 20,980 SF



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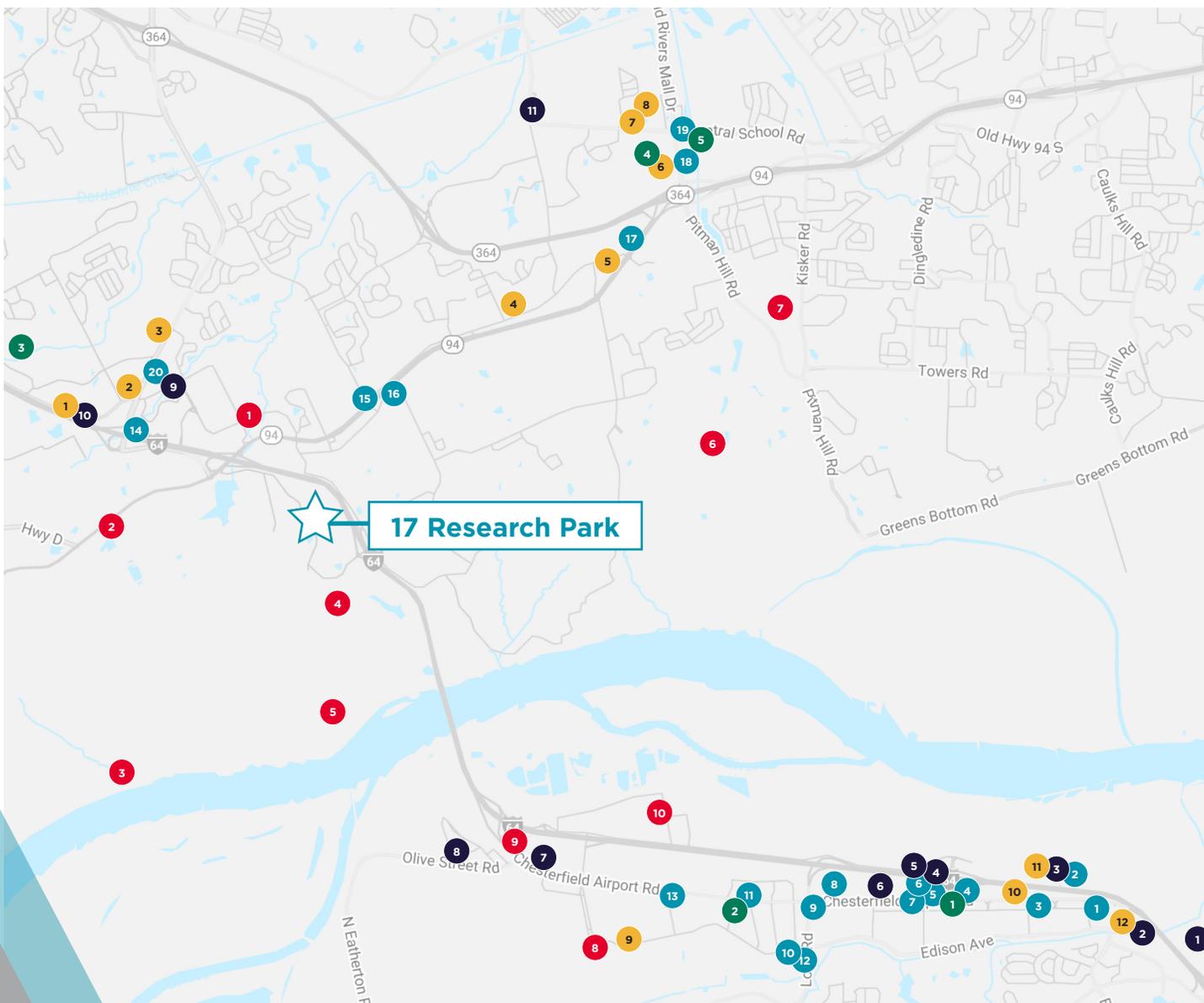
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AMENITY MAP



Restaurants

- 1 Annie Gunn's Restaurant
- 2 Topgolf St. Louis - Chesterfield
- 3 The Original Pancake House
- 4 Kaldi's Coffee
- 5 Chick-fil-A
- 6 54th Street Scratch Grill & Bar
- 7 Syberg's Chesterfield
- 8 Siam Thai Restaurant
- 9 McDonald's
- 10 GIO Modern Italian
- 11 Scooter's Coffee
- 12 Firefly Grill STL
- 13 Wente's
- 14 Cracker Barrel Old Country Store
- 15 El Rancho Nuevo
- 16 Dairy Queen Grill & Chill
- 17 Noto Italian Restaurant
- 18 Chick-fil-A
- 19 Raising Cane's Chicken Fingers
- 20 McDonald's

Points of interest

- 1 Persimmon Woods Golf Club
- 2 Busch Greenway Howell Trailhead
- 3 Weldon Spring Hollow Natural Area
- 4 Missouri Bluffs Golf Club
- 5 Katy Trail
- 6 Whitmoor Country Club
- 7 Veterans Tribute Park
- 8 Spirit of St Louis Airport
- 9 Maryville University Hockey Center
- 10 Chesterfield Valley Athletic Complex

Hotels

- 1 DoubleTree by Hilton Hotel
- 2 Hilton Garden Inn
- 3 Residence Inn
- 4 Hampton Inn & Suites
- 5 Courtyard
- 6 Holiday Inn Express & Suites
- 7 Comfort Inn & Suites
- 8 TownePlace Suites
- 9 Residence Inn
- 10 Holiday Inn Express & Suites
- 11 Oak Street Inn & Lounge

Fitness

- 1 Project Power Gym
- 2 F45 Training Dardenne Prairie South
- 3 Benefit Fitness
- 4 Broken Barbell Gym
- 5 Victory Performance Training
- 6 Orangetheory Fitness
- 7 Bloom Fitness Studio
- 8 Fit City Gym - Cottleville
- 9 CrossFit Chesterfield
- 10 20 Minutes To Fitness
- 11 House of Pain Gym
- 12 F45 Training Chesterfield

Retail

- 1 Chesterfield Commons Village
- 2 Premium Retail Services Inc
- 3 A&J Wholesalers & Retail Store
- 4 T-Mobile Authorized Retailer
- 5 The Home Depot

LEGEND

- Restaurants
- Points of interest
- Hotels
- Fitness
- Retail



For more information, please contact:

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