

40 West

OFFICE



A testament to the “buy office” initiative is the 40 West building located in Chesterfield, Missouri. The office market was in a state of recovery from the 2001 recession when the 108,000 square foot Class A office building and four-level parking structure was purchased by Balke Brown and an investment group.

The building was a good buy at \$138 per square foot, and while the industrial market was absorbing both existing and new construction, the same was not true of office buildings in 2005. The 40 West building was a perfect fit for the company’s strategy to buy office and build industrial.

40 West was also a good complement to the company’s existing portfolio. Located along St. Louis’ premier office corridor (I-64) in one of the strongest submarkets, this Class A office building was acquired in collaboration with private and institutional investors with a goal of stabilizing the building and creating value. The asset is an excellent example of how buying below replacement cost in a strong market area can produce successful results.

40 West

14567 N. Outer 40
 Chesterfield, MO 63017

Completed 1998

108,000 square feet

Balke Brown Associates
 Purchaser in 2005

ACI / Boland
 Architecture



OFFICE + INDUSTRIAL
 BROKERAGE + DEVELOPMENT
 ACQUISITION + CONSULTING

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