



# West Highland

OFFICE



West Highland Office Building is a ready to go 132,000 square foot Class A office project approved for construction just west of Chesterfield, Missouri. The site is approved for 5:1,000 parking and offers excellent I-64 visibility and accessibility via the Missouri Research Park interchange. All of this is found in a prominent, non-flood plain office environment.

West Highland is ready to be constructed in the popular and growing St. Charles County office sub-market. Just five miles west of St. Louis County, the St. Charles location offers corporate users the best of both worlds from an employment and property tax standpoint. Taxes in St. Louis County can exceed \$4.00/SF, but in St. Charles County they are \$2.50/SF or less. Lower taxes, along with lower land cost and available surface parking, make West Highland a very desirable and economical office option.

**West Highland**  
500 Technology Drive  
Weldon Spring MO

Approved and ready for construction

132,000 square feet

**Balke Brown Associates**  
Developer

**Don Land**  
Development Principal

**Forum Studio**  
Architect

**Clayco, Inc.**  
General Contractor



OFFICE + INDUSTRIAL  
BROKERAGE + DEVELOPMENT  
ACQUISITION + CONSULTING

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