

17813 Edison Avenue  
**CHESTERFIELD, MO 63005**

**1,774—5,877 SF +/- AVAILABLE FOR LEASE**



**Chesterfield Valley Location**

**Office Space | Office/Warehouse | Warehouse**

## PROPERTY HIGHLIGHTS

- Modern-Contemporary Design
- 24-Hour Access
- Newer Building-2002
- ADA accessible-Elevator
- Public Restrooms each floor
- Professionally maintained Lawn & Landscape
- Pylon Signage

## AVAILABLE SUITES

- Suite 100 Office Warehouse-5877 SF
- Suite 101 Office- 2192 SF
- Suite 102 Warehouse-1774 SF
- Suite 201 Office-4764 SF



**CARDINAL REALTY GROUP**  
REAL ESTATE & ACQUISITIONS  
WITHOUT LIMITATIONS

For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)





17813 Edison Avenue  
CHESTERFIELD, MO 63005

1,774–5,877 SF +/- AVAILABLE FOR LEASE



## LOCATION HIGHLIGHTS:

- Edison is just 1-2 minutes from I-64/40 which is major E/W road through St. Louis.
- Edison is very well positioned between St. Louis region and St. Charles County with easy access to the new bridges crossing the river, avoiding 30 minutes-one-hour in rush hour traffic and commute.
- Edison provides immediate access to the business and financial corridors of the metropolitan St. Louis Area making Edison an excellent location for your business's operation.

## NEARBY AMENITIES

- Two new very popular outlet malls are convenient to shop.
- Over 50 restaurants.
- New Top Golf coming in 2018
- Close to kids activities in the evenings (Chesterfield baseball/soccer fields)
- Chesterfield Valley is prestigious, home to St. Louis Motorcars, the areas only Rolls Royce, Bugatti, Lamborghini, Aston Martin and Bentley dealership and Spirit of St. Louis Airport, home to over 100 corporate jets and over 150 business employing over 3,000 employees.



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)



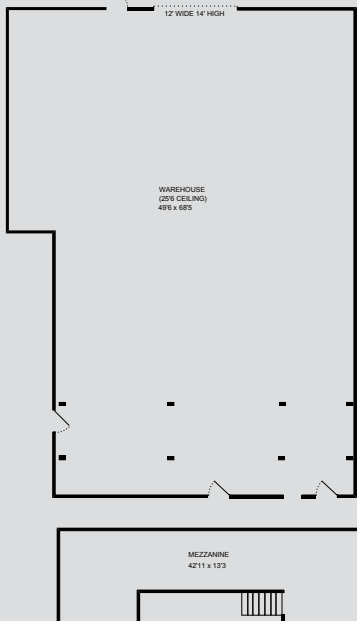


17813 Edison Avenue  
CHESTERFIELD, MO 63005

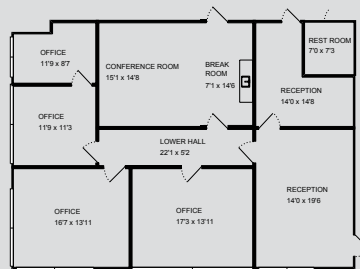
1,774–5,877 SF +/- AVAILABLE FOR LEASE



### SUITE 100 WAREHOUSE



### SUITE 100 OFFICE



## 5,877 SF Available Use-Office/Warehouse

### OFFICE SPACE:

- Finish Office-2101 SF +/-
- 4-Corner Perimeter Private Offices
- Conference Room w/ Kitchenette
- Large Reception

### WAREHOUSE SPACE:

- Warehouse-3776 SF +/-
- 25'6" Ceilings
- 12' X 14" Drive-in Door
- Heated: Natural Gas
- Warehouse Restroom
- Warehouse Offices
- 400 Amp Service



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



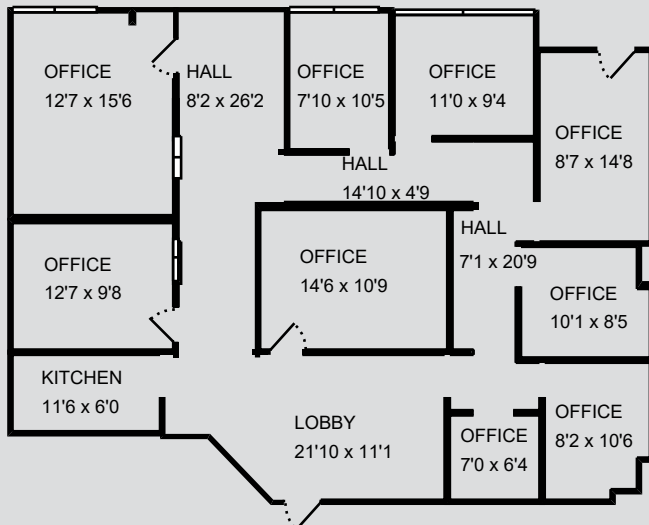


17813 Edison Avenue  
CHESTERFIELD, MO 63005

1,774–5,877 SF +/- AVAILABLE FOR LEASE



## SUITE 101 FLOOR PLAN



### HIGHLIGHTS:

- 2192 Sf Available
- Use-Office
- Contemporary Design- Open Ceiling
- 11' Ceilings
- Exposed Ductwork
- Track-Lighting
- Kitchenette
- Great Window line
- Individual HVAC
- Separately Metered



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

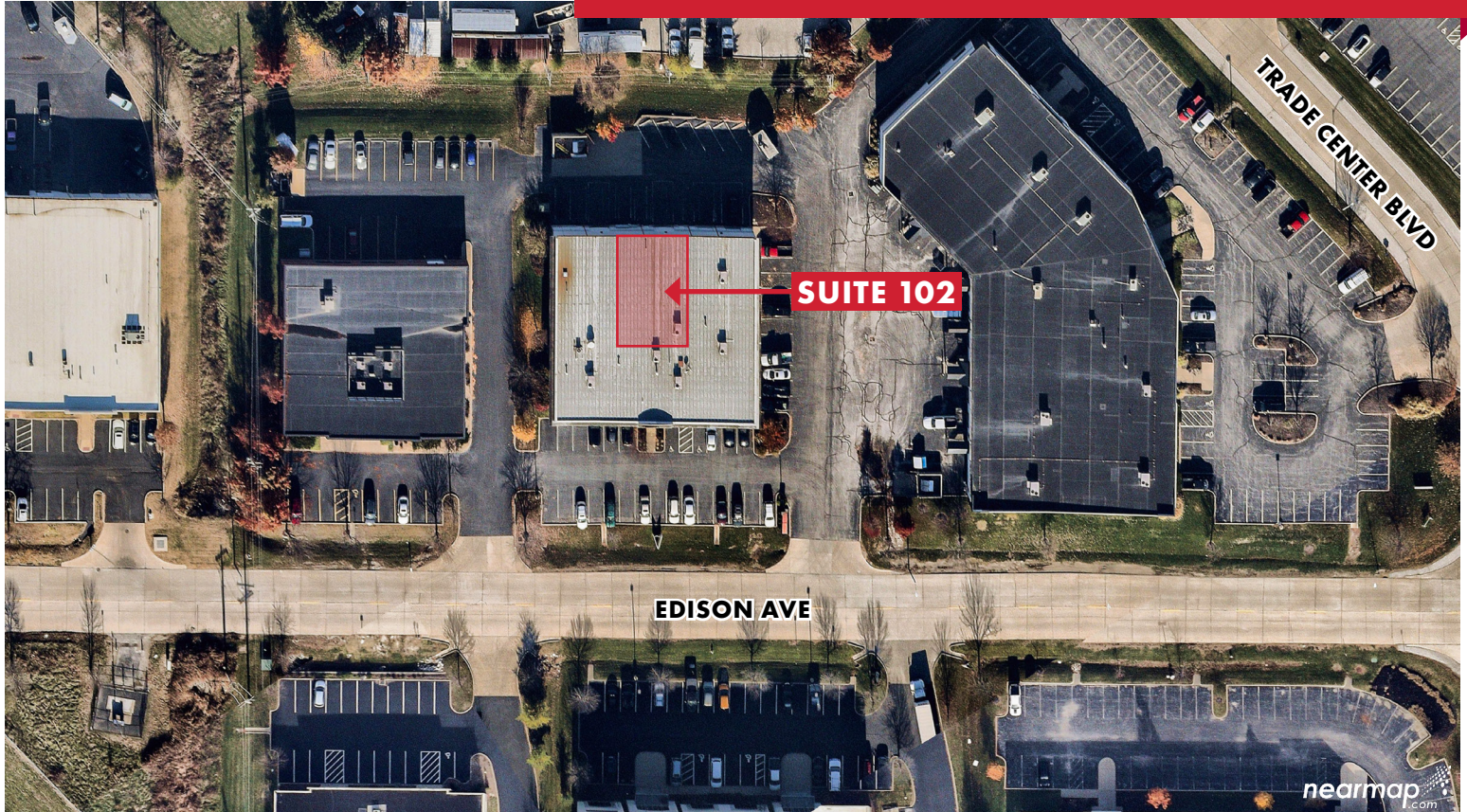
Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)



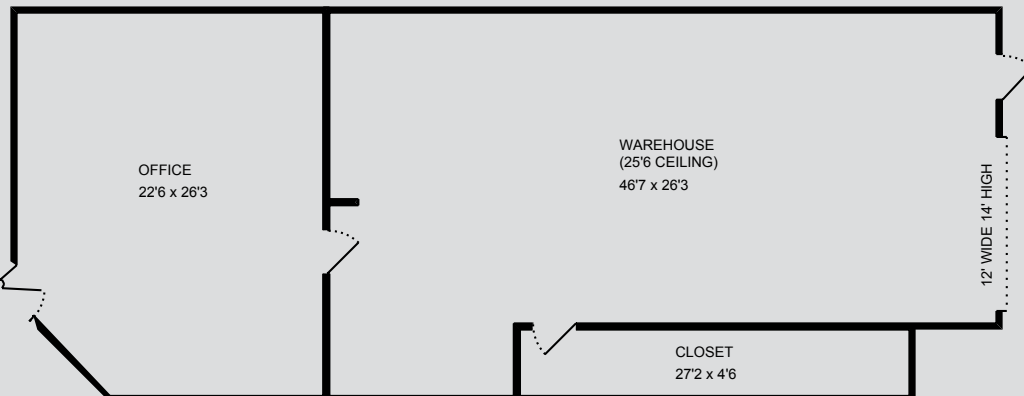


17813 Edison Avenue  
CHESTERFIELD, MO 63005

1,774—5,877 SF +/- AVAILABLE FOR LEASE



## SUITE 102 FLOOR PLAN 1,774 SF AVAILABLE



### HIGHLIGHTS:

- Use-Warehouse
- 25'6" Ceiling Height
- 12' X 14' Drive-in Door
- Heated-Natural Gas
- Individually Metered
- 400 Amp Service



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)



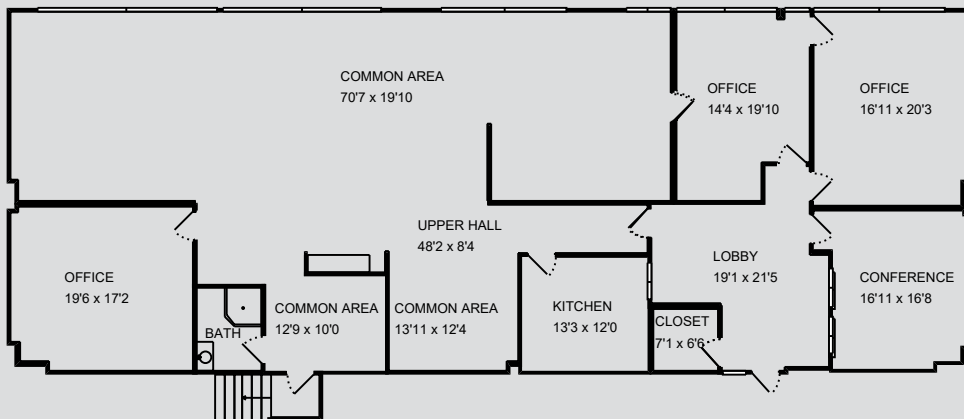


17813 Edison Avenue  
CHESTERFIELD, MO 63005

1,774–5,877 SF +/- AVAILABLE FOR LEASE



## SUITE 201 FLOOR PLAN



### HIGHLIGHTS:

- 4764 SF Available
- Use Office
- 2-Executive Offices
- Full Kitchen
- Large open Bullpen Area
- File Room
- Private Bath w/shower
- 8' Ceilings
- Florescent Lighting
- Great Window Line
- 400AMP Electrical Service
- Stairway to rear Lot



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)

