

1 Solutions Parkway

1 Solutions Pkwy | Chesterfield, MO | US | St. Louis County

Available SF: 156,000



Building Type:	Office
Available SF:	156,000
Total SF:	156,000
Last Updated:	Apr 25, 2025

Realtor/Owner Contact

David Kelpé

| david.kelpe@cbre.com

Property and Area Description

Unique Single Tenant Headquarter Opportunity | For Lease or Purchase in Premier West County Sub-Market Originally constructed in 1998 as a global Headquarters for Brooks Fiber, 1 Solutions Parkway is one of the most widely recognized and renowned assets in St. Louis premier West County submarket. The 156,000 rentable square foot building is situated on a 1.41-acre lot. Featuring timeless architecture and design, the five-story tower is constructed primarily of concrete, steel and glass with accents of brick and stone. The Property is supremely located with frontage along Interstate-64 at State Road 141 interchange, providing immediate access onto two of St. Louis primary roadways and enjoy superior visibility with annual average daily traffic counts of 144,970 and 70,125, respectively. Adding to the superior accessibility, Interstate-64 allows for an immediate connection to Interstate-270 and Interstate-170. The building is ideally located close to both Lambert International as well as Spirit of St. Louis airports. Property Features: ADDRESS: 1 Solutions Parkway CITY, STATE: Town and Country, Missouri GROSS BUILDING AREA: 164,958 Square Feet NET RENTABLE AREA: 156,000 Square Feet PROPERTY SITE SIZE: 1.41 Acres YEAR BUILT: 1998 AVERAGE FLOOR PLATE: 39,000 Square Feet STORIES: 5 Stories (North Wing) 4 stories (South Wing) CEILING HEIGHT: 9 - 12 PARKING SPACES: 613 (total) 593 Surface Spaces 20 Subsurface Spaces PARKING RATIO (PER 1,000 RSF): 3.93 FIRE PROTECTION: Wet-Sprinkler 1 Solutions Parkway is located in Town and Country, MO in West St. Louis County. West County is a collection of cities, including Town and Country, Chesterfield, Creve Coeur, Des Peres, Ballwin, Manchester, Ellisville and Wildwood. The area is only 10 minutes west of the suburban CBD of Clayton, St. Louis County Seat, and approximately 20 minutes west of Downtown St. Louis. West County is considered to have some of the strongest demographics in the St. Louis MSA, with many affluent and upper middle-class neighborhoods.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No

Rail Accessible: No

Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren

Property Images



Joe Dickerson | Director, Business Attraction | Greater St. Louis, Inc.
One Metropolitan Square, Ste. 220 | St. Louis, MO 63102 | (314) 444-1118 | Joe@GreaterSTLinc.com