



MCKELVEY  
PROPERTIES

**FOR LEASE**  
5000 Cedar Plaza  
St. Louis, MO 63128

Patricia McKelvey  
636.448.1294  
[pmckelvey@mckelveyproperties.com](mailto:pmckelvey@mckelveyproperties.com)

Kim Richter  
314.333.9844  
[krichter@mckelveyproperties.com](mailto:krichter@mckelveyproperties.com)



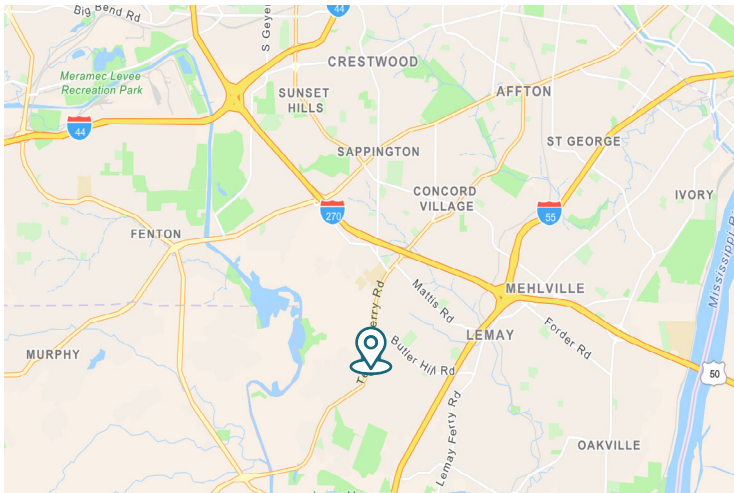
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Lease Rate: \$19.00-\$25.00/SF Full Service



### Suites Available for Medical or Office needs:

- Suite 120B: 5,500 SF
- Suite 120: 3,435 SF
- Suite 200 + 250: 225 - 1,587 SF
- Suite 220: 7,302 SF
- Suite 210: 1,581 SF
- Suite 240: 2,048 SF
- Suite 230: 2,730 SF
- Suite 380: 3,424 SF

Interior common area renovations underway spring 2025.

Flexible suites available to accommodate medical practice needs.

Building square footage 50,901 sf

Less than 2 miles from Mercy Hospital South.

Easy Access to I-55 and I-70

Year built: 1982      Lot Size: 3.14 AC



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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | [www.McKelveyProperties.com](http://www.McKelveyProperties.com)  
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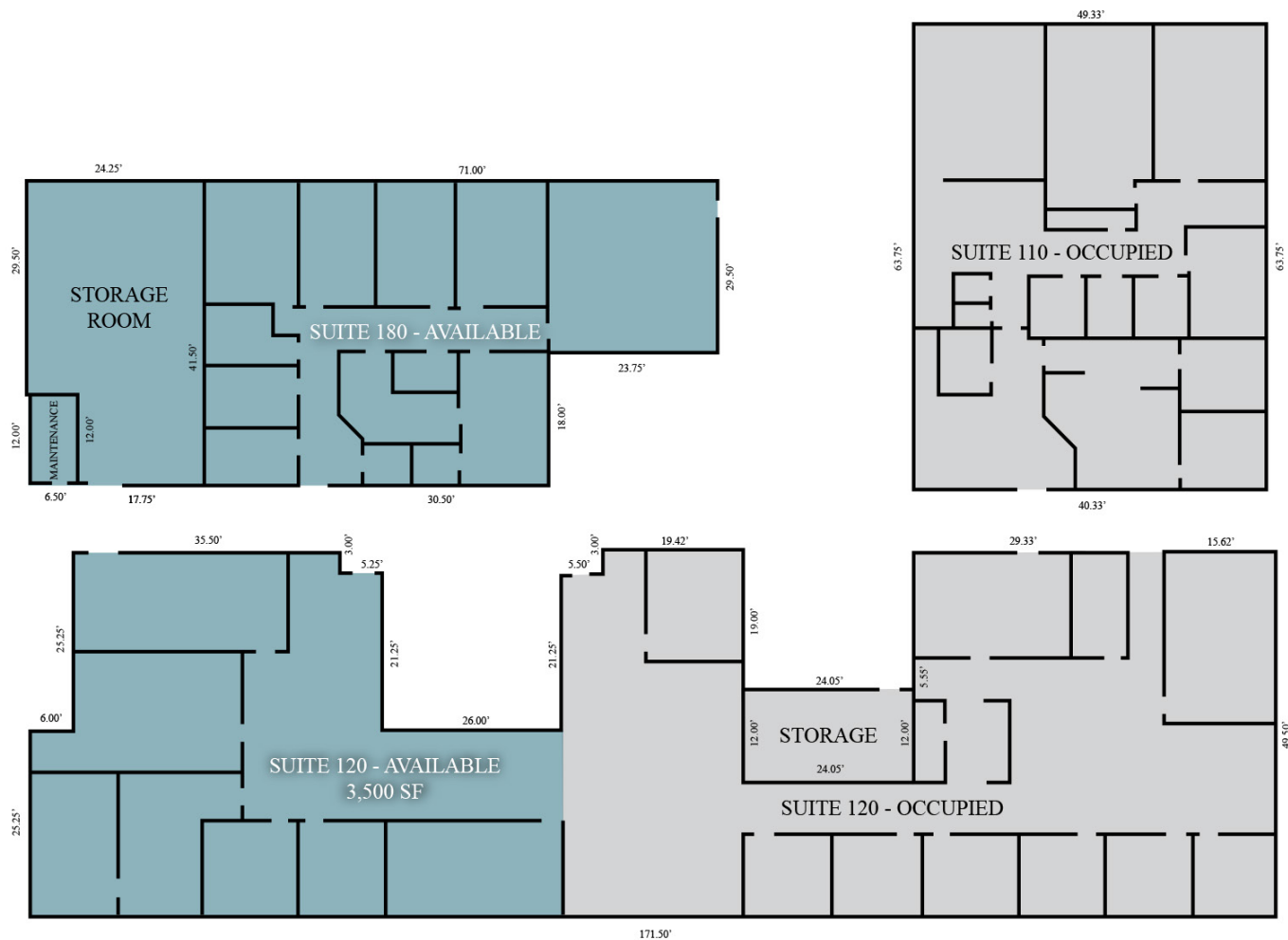
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### FLOOR PLAN - FIRST FLOOR



SUITE	TENANT	SF
110	ST. LOUIS IMAGING	3,144
120	REIMBURSEMENT SOLUTION	5,443
120B	AVAILABLE	1,500
180	AVAILABLE	2,507

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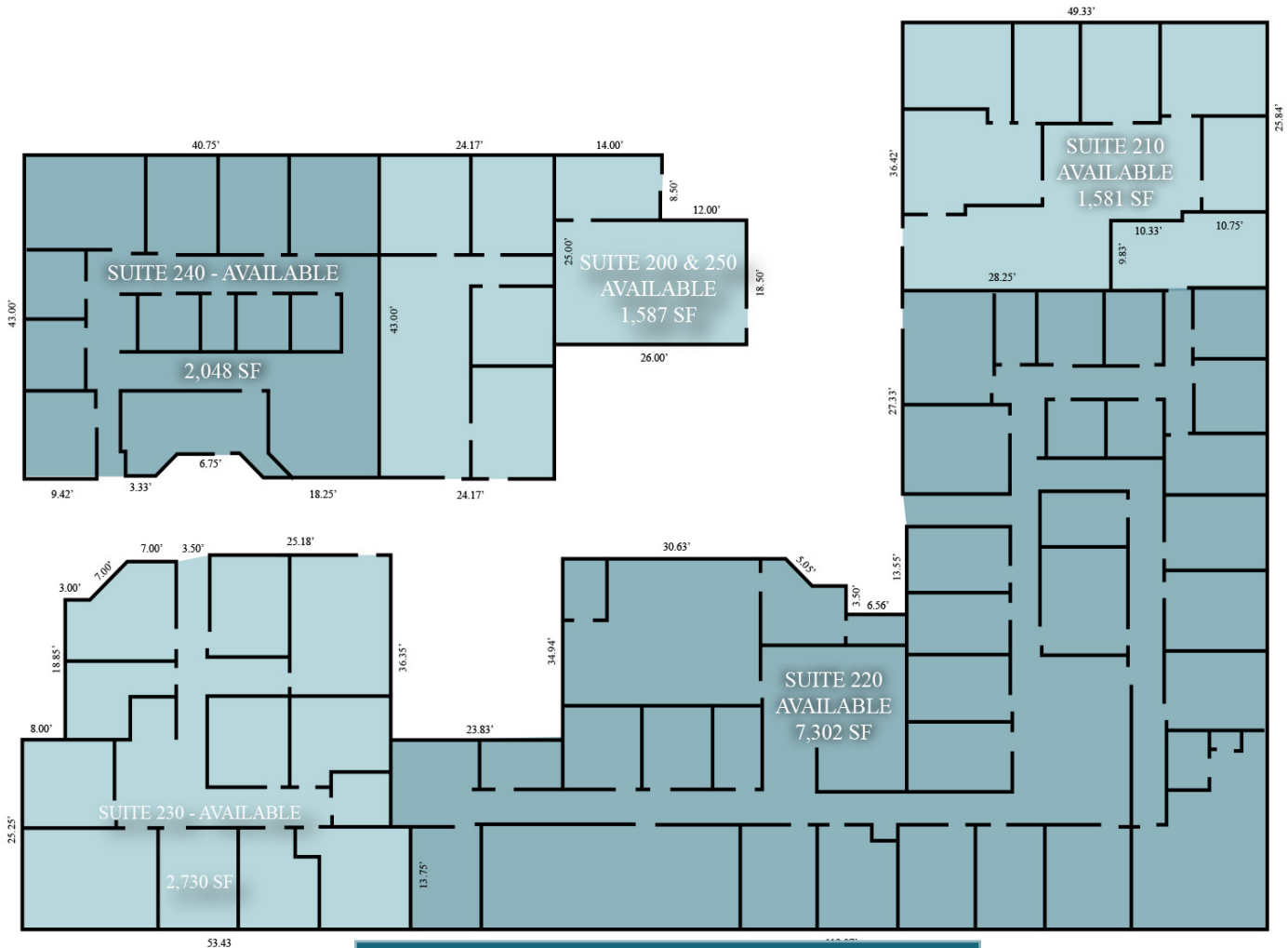
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### FLOOR PLAN - SECOND FLOOR



**2nd Floor has 1,581sf - 15,000 sf of contiguous space available**

SUITE	TENANT	SF
200 & 250	AVAILABLE	1,587
210	AVAILABLE	1,581
220	AVAILABLE	7,302
230	AVAILABLE	2,730
240	AVAILABLE	2,048

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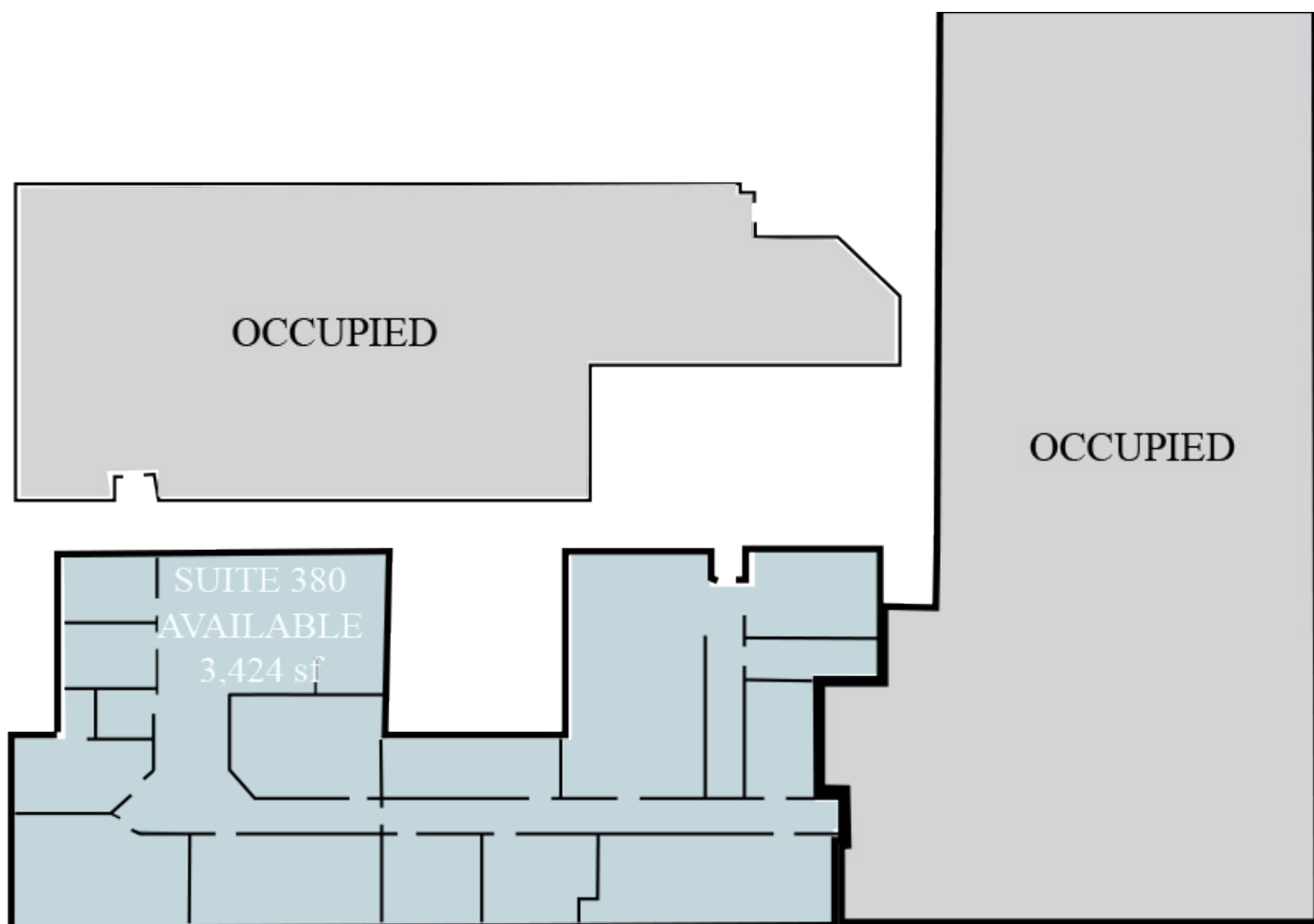
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### FLOOR PLAN - THIRD FLOOR



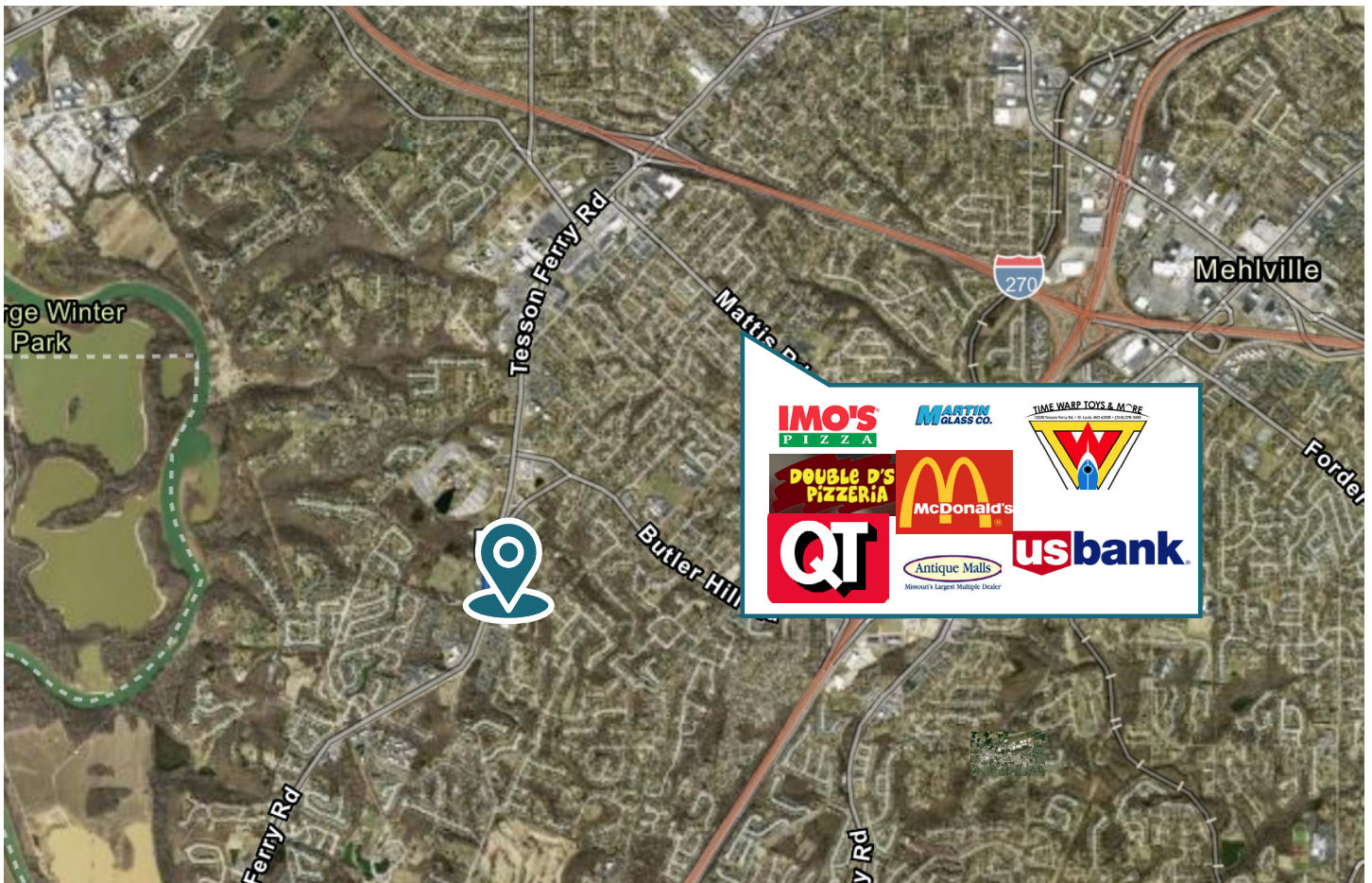
SUITE	TENANT	SF
300	MIDWEST MEDICAL	4,005
350	SERENITY HEALTH	8,023
380	AVAILABLE	3,424

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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT
<p>Ample Parking</p> <p>Flexible square footage to fit any need</p> <p>Easy Access to I-55 and I-70</p>	<p>Medical Practice</p> <p>Med Spa</p> <p>Office Space</p> <p>Private Practice</p> <p>Medical Office</p>	<p>37,917 VPD within one mile</p> <p>up to 95,786 VPD within 3 miles.</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,926	54,918	166,682
HOUSEHOLDS	3,535	23,453	69,899
MEDIAN INCOME	\$86,934	\$81,654	\$78,391

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