

H I L A N D
C O M M E R C I A L

13303 Tesson Ferry Rd
St. Louis, MO 63128

SOUTH COUNTY MEDICAL CENTER

Class A
Medical Office
For Lease

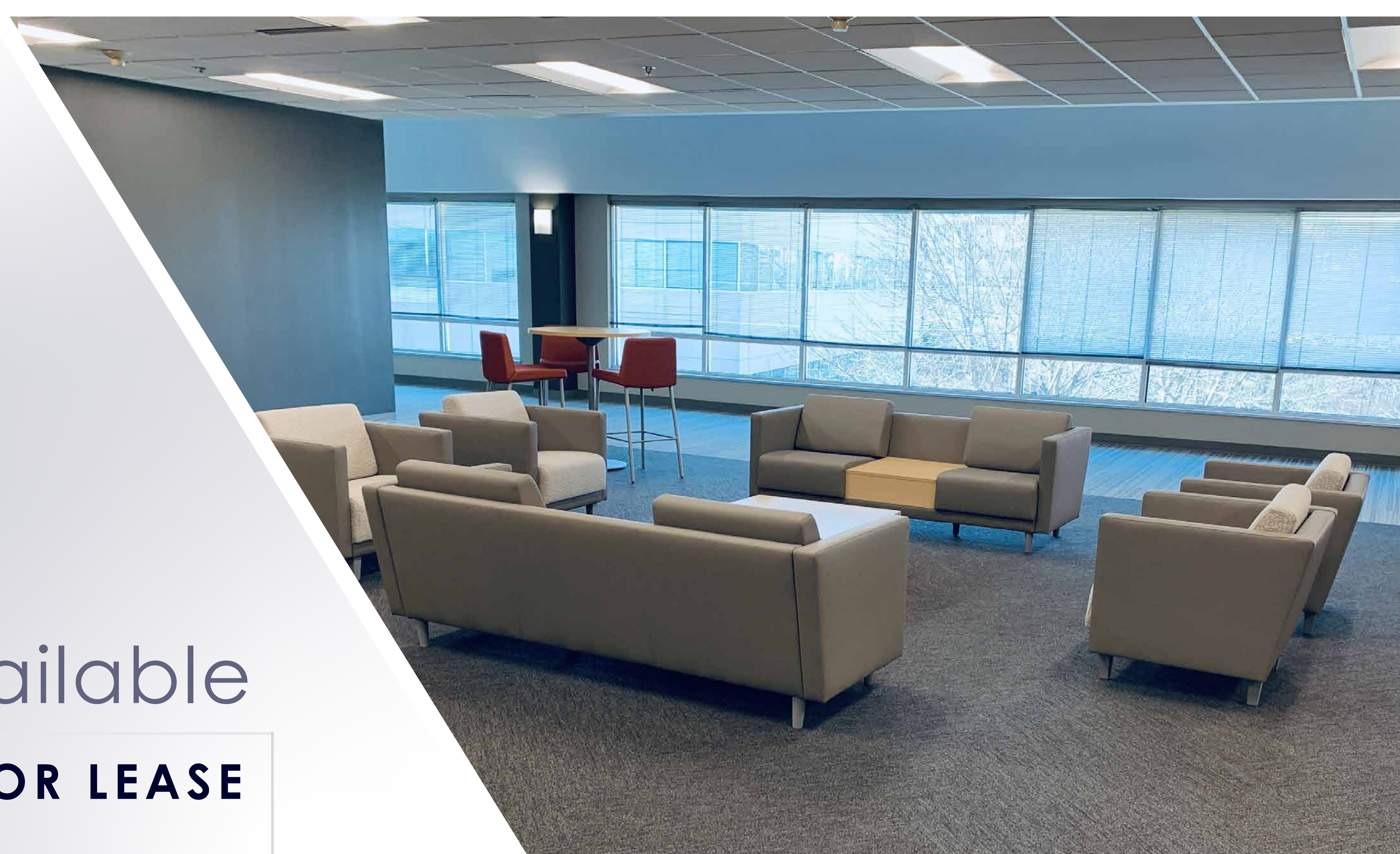
13303



PROPERTY HIGHLIGHTS

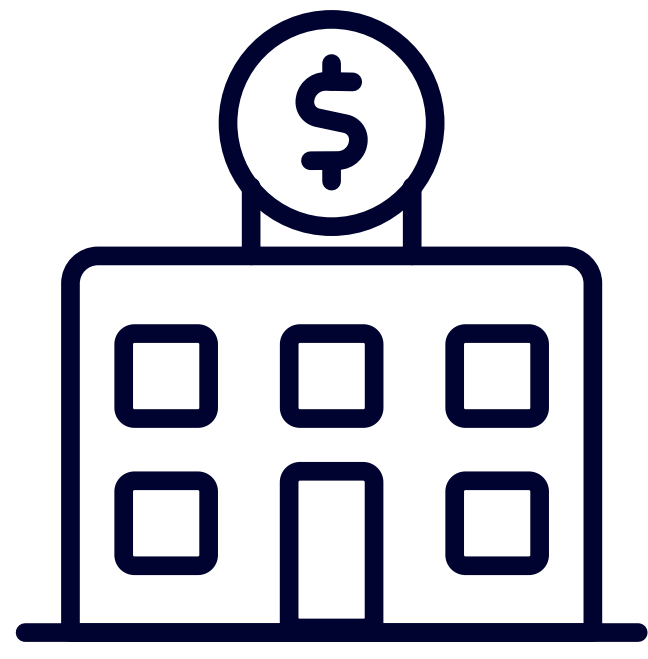
- 8,000 sf in Main Lobby, divisible
 - New improvements underway!
 - Signalized access on Tesson Ferry Road
 - Prominent monument signage at no charge
 - 4.5/1000 unreserved surface parking at no charge
 - Easy access to both I-270 and Hwy 141
 - Finished ceiling height 9'
 - On-site Metro Imaging, Pharmacy, lounges, vending and management office
 - For Lease: \$28.00 psf, Full Service





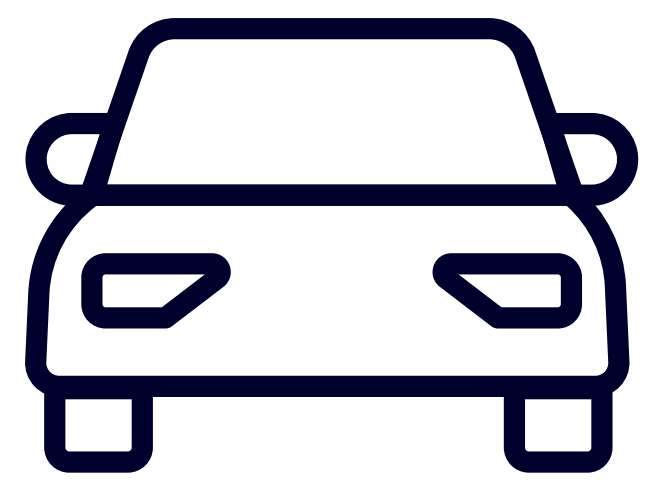
Up to 8,000 SF Available

FOR LEASE



\$28.00

PSF FULL-SERVICE

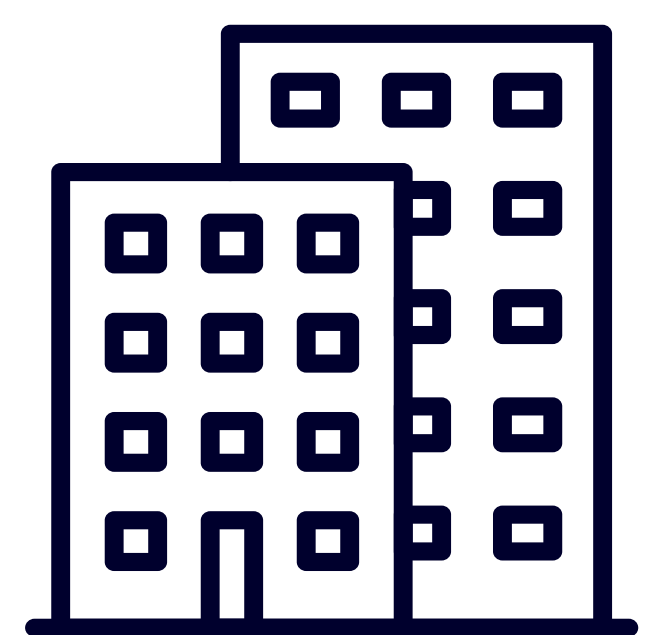


4.5/1,000

PARKING RATIO

2

STORY BUILDING

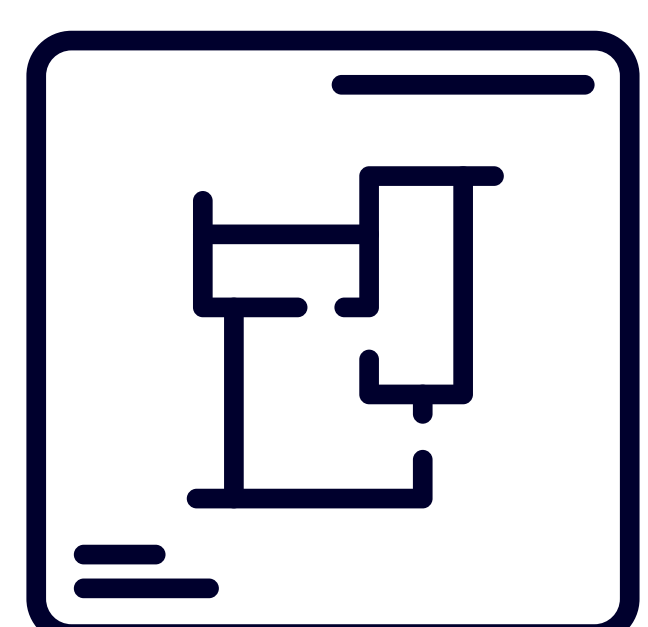


A

CLASS BUILDING

1994

YEAR BUILT



4,000

SF MIN AVAILABLE

8,000

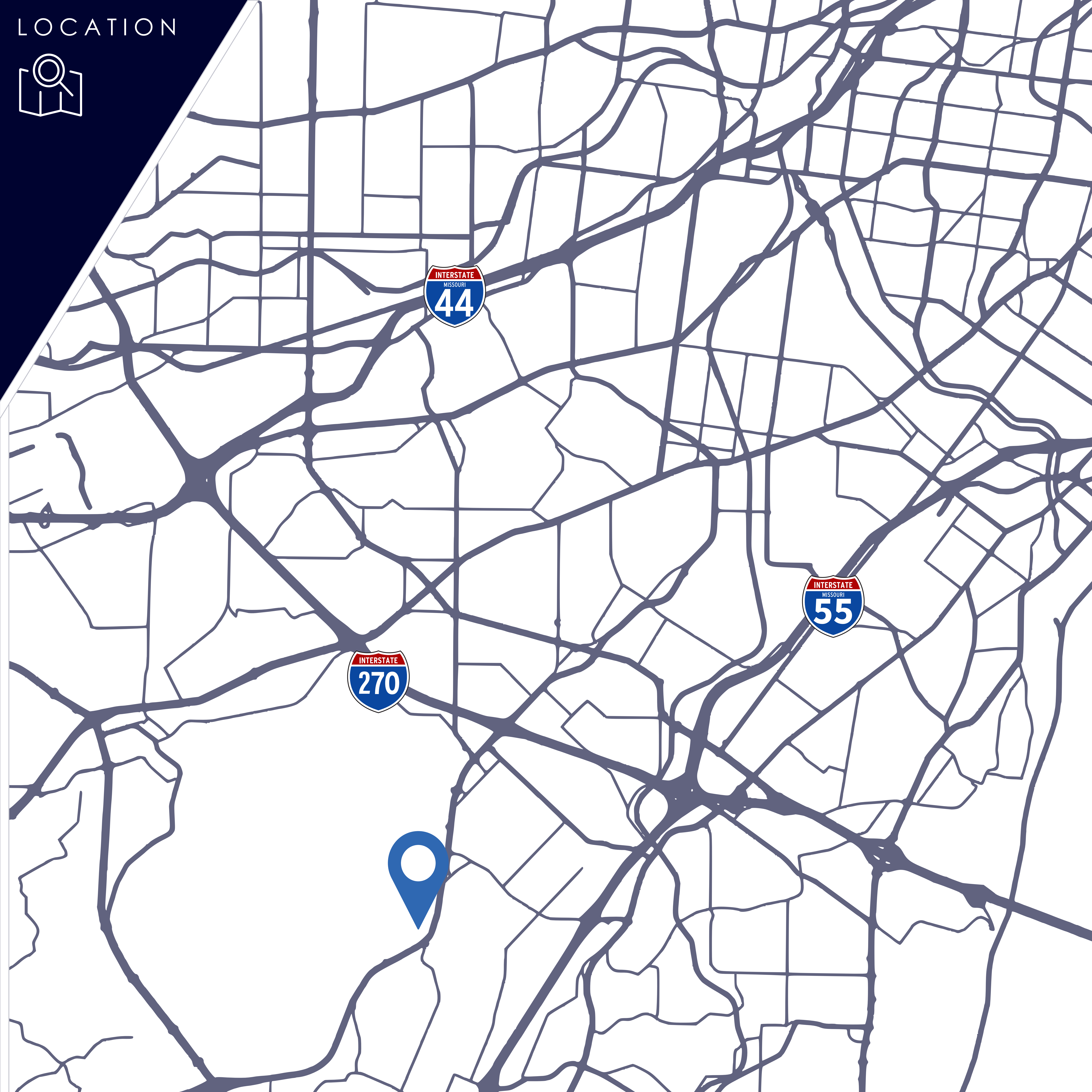
SF MAX COMBINED



SMW
Restroom
Changing

First Floor
PCA Lab
and
Drug TST

LOCATION





A E R I A L



**13303 Tesson Ferry Rd
St. Louis, MO 63128**

For Additional Information, Please Contact

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