

**12855 N. FORTY DRIVE**  
ST. LOUIS, MO 63141



## Contact Information

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Cozad Commercial Real Estate  
MD Real Estate Advisors, LLC  
16 Sunnen Drive, Ste. 164  
St. Louis, Missouri 63143

## PROPERTY HIGHLIGHTS

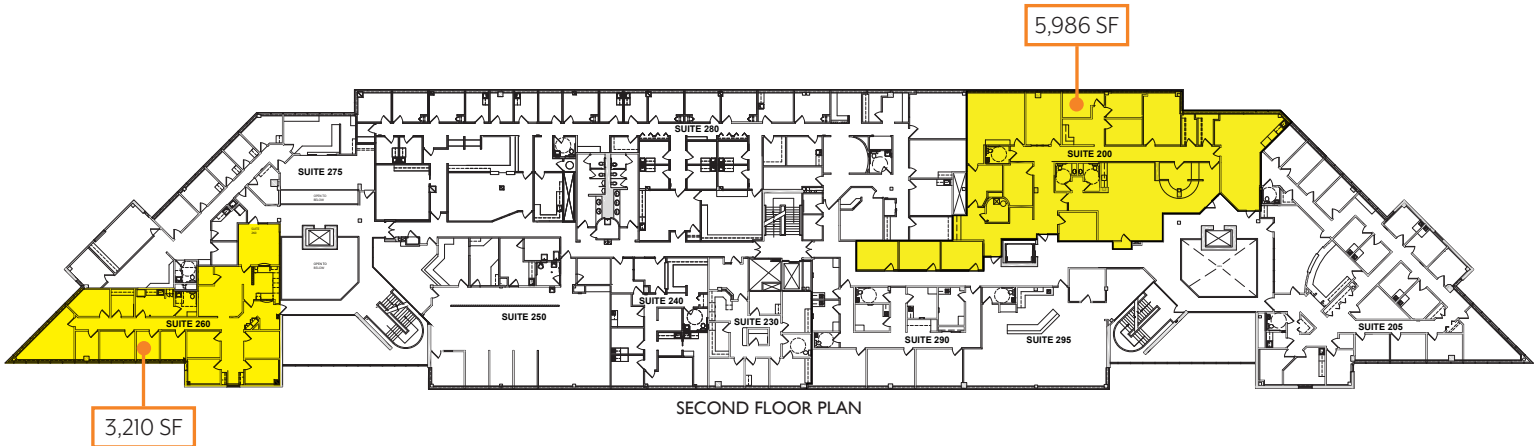
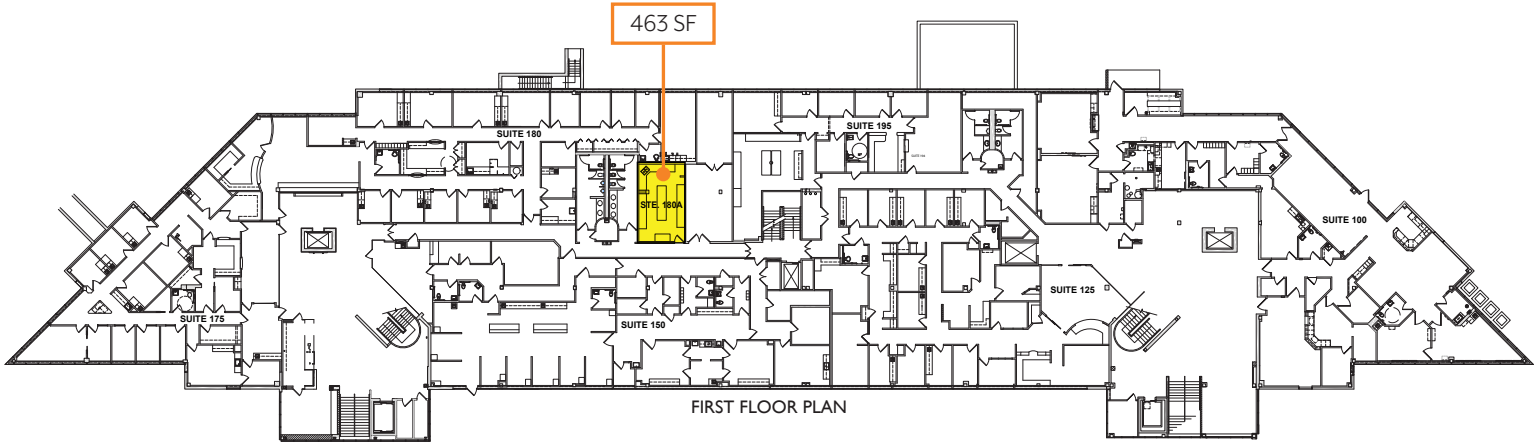
- ▶ Up to 5,986 SF Medical Office Suites available
- ▶ Great highway visibility and access from I-64/40, I-270 and Hwy. 141
- ▶ Close to 3 major hospitals
- ▶ 2-level parking garage
- ▶ ADA accessible
- ▶ Backup generator available
- ▶ **Lease Rate: \$30.00/sf FS**

## AVAILABILITY

- Suite 180A: 463 SF
- Suite 200: 5,986 SF
- Suite 260: 3,210 SF

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Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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