

3555 SUNSET OFFICE DRIVE

ST. LOUIS, MO 63127



Contact Information

Matt Hirsch
(314) 646-3305
mhirsch@mdrea.com

Michael Cozad
(314) 646-3307
mcozad@cozadgroup.com



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

PROPERTY HIGHLIGHTS

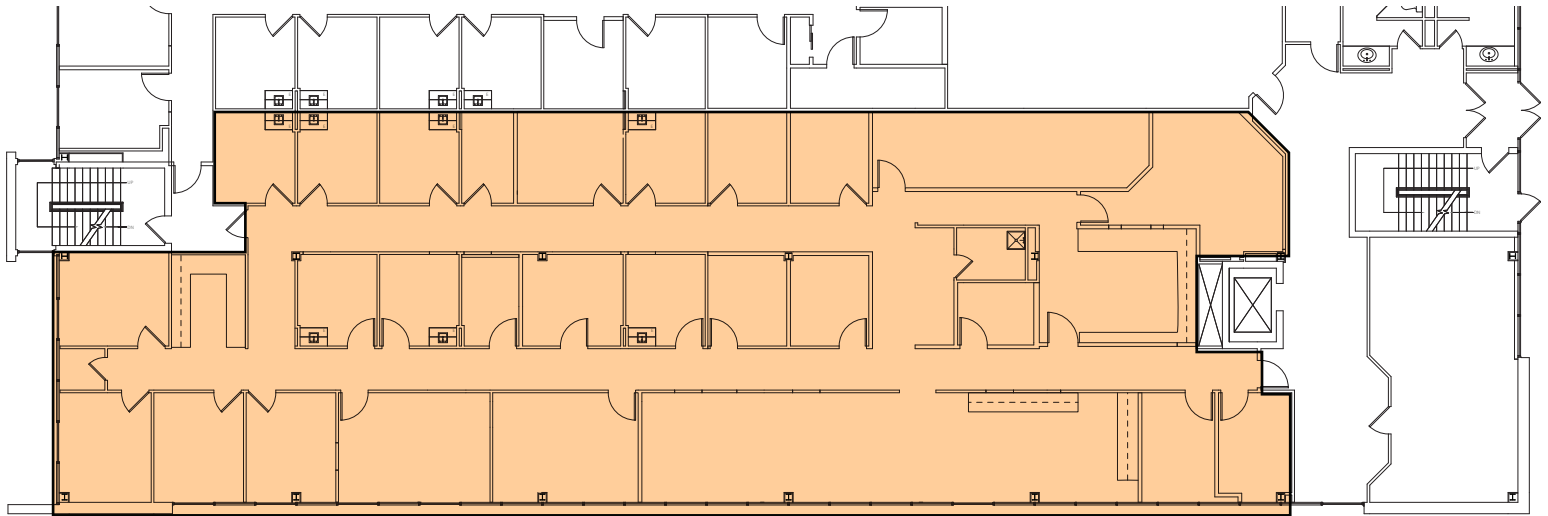
- ▶ Medical Office space available
- ▶ Abundant parking
- ▶ Multiple canopy-covered entrances with patient drop-off lanes
- ▶ Ideally located with easy access to I-44 and I-270
- ▶ Close to many area hospitals
- ▶ **Lease Rate: \$29.00/sf FS**

AVAILABILITY

- Suite 101: 6,450 SF
– 1st Floor at main building entrance
- Suite 200: 1,600 SF
– 2nd Floor across from elevator
– Former dental office

3555 SUNSET OFFICE DRIVE

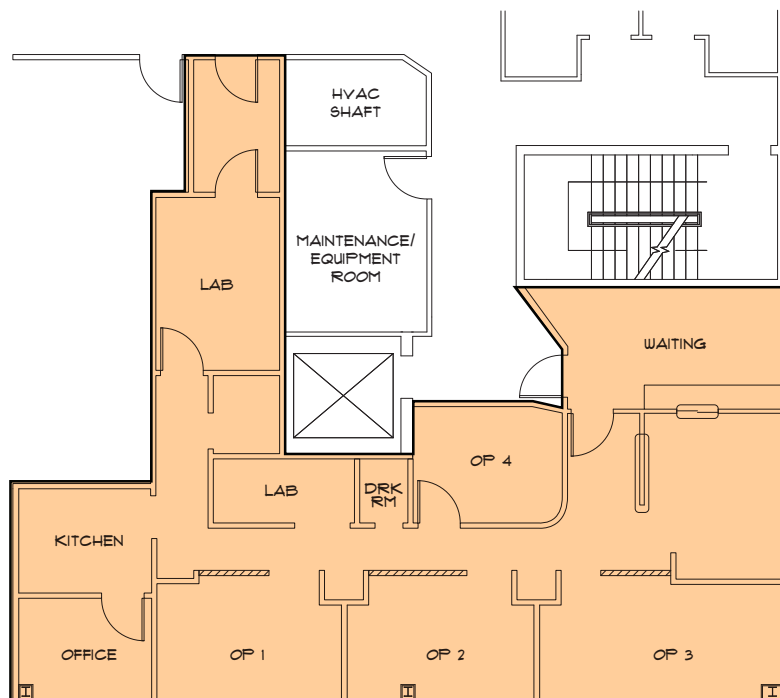
ST. LOUIS, MO 63127



Suite 101: 6,450 SF

Main floor entrances with east drop off lane close to waiting room

10 wet exam rooms, 7 dry exam rooms, 3 offices, 4 restrooms + 2 two-stalled restrooms, 1 large kitchen with group room or open therapy area, 1 nurses station, and 2 large supply closets



Suite 200: 1,600 SF

Located immediately off elevator with a lot of walk-by traffic; close to public restroom
4 operationals, 2 lab areas, 1 private office restroom, kitchenette, 1 large supply closet, reception and waiting room,