

3555 SUNSET OFFICE DRIVE

ST. LOUIS, MO 63127



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

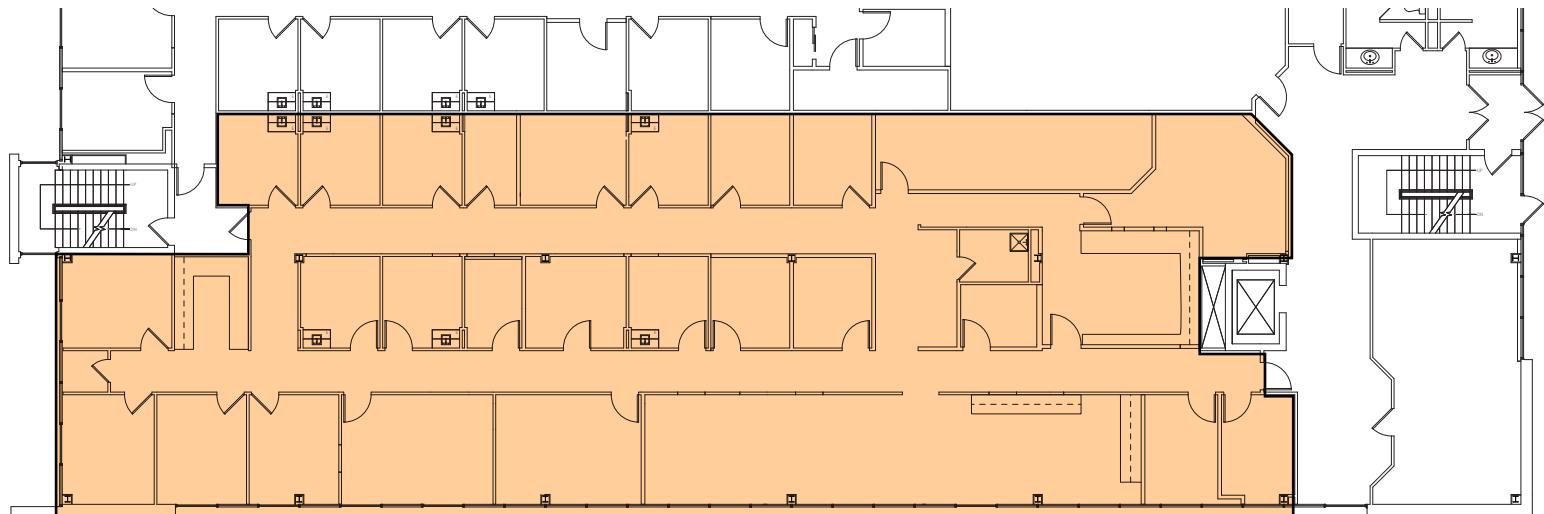
- Suite 101: 6,450 SF
 - 1st Floor at main building entrance
- Suite 200: 1,600 SF
 - 2nd Floor across from elevator
 - Former dental office



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

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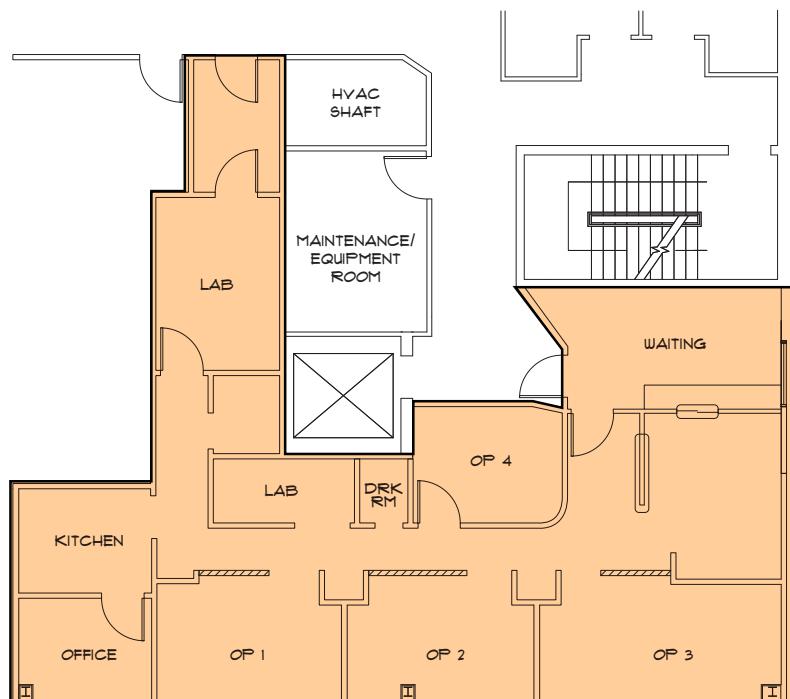
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Suite 101: 6,450 SF

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,

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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