

OFFICE | **FOR LEASE**



2046 Queens Brooke Blvd.  
St. Peters, MO 63376

**CLASS A MEDICAL/PROFESSIONAL OFFICE BUILDING**

Kim Richter - 314.333.9844  
krichter@mckelveyproperties.com

**185- 3,330 SF AVAILABLE FOR LEASE**





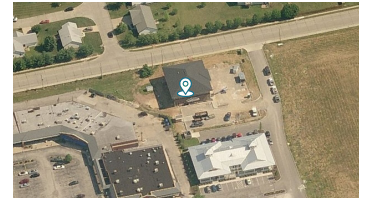


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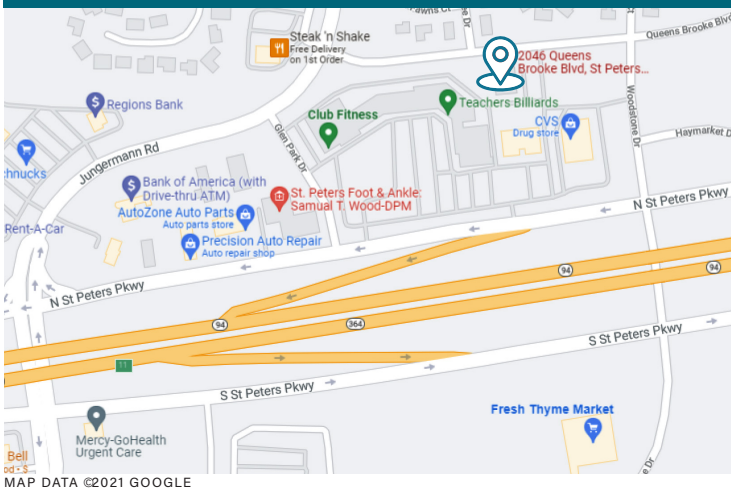


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PROPERTIES**  
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185- 3,330 SF AVAILABLE ON SECOND FLOOR  
\$23.00/SF FULL SERVICE



### Second Floor Space Available!

Suite 200: 2,724 SF  
Suite 220: 185 SF  
Suite 260: 606 SF

Located off 364 and Jungermann Rd in St. Peters.

This property boasts a newly renovated interior.  
Class A Medical/Professional Office Building.

Year built: 2007 | Building SF: 9,920 | Zoning: C-2

**LEASE RATE: \$23.00/SF FULL SERVICE**

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**MP**

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com  
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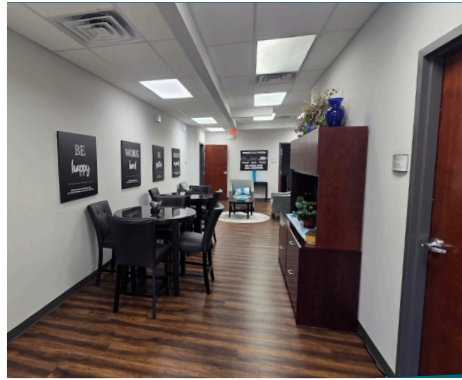
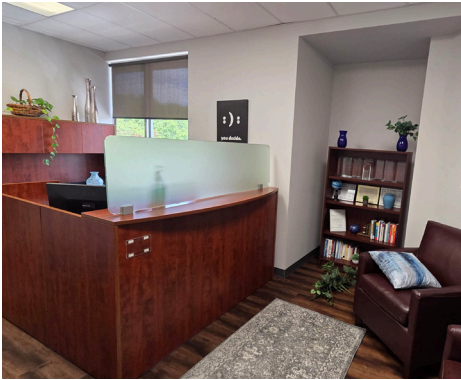
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NEWLY AVAILABLE SPACE FOR LEASE: 270 - 3,289 SF



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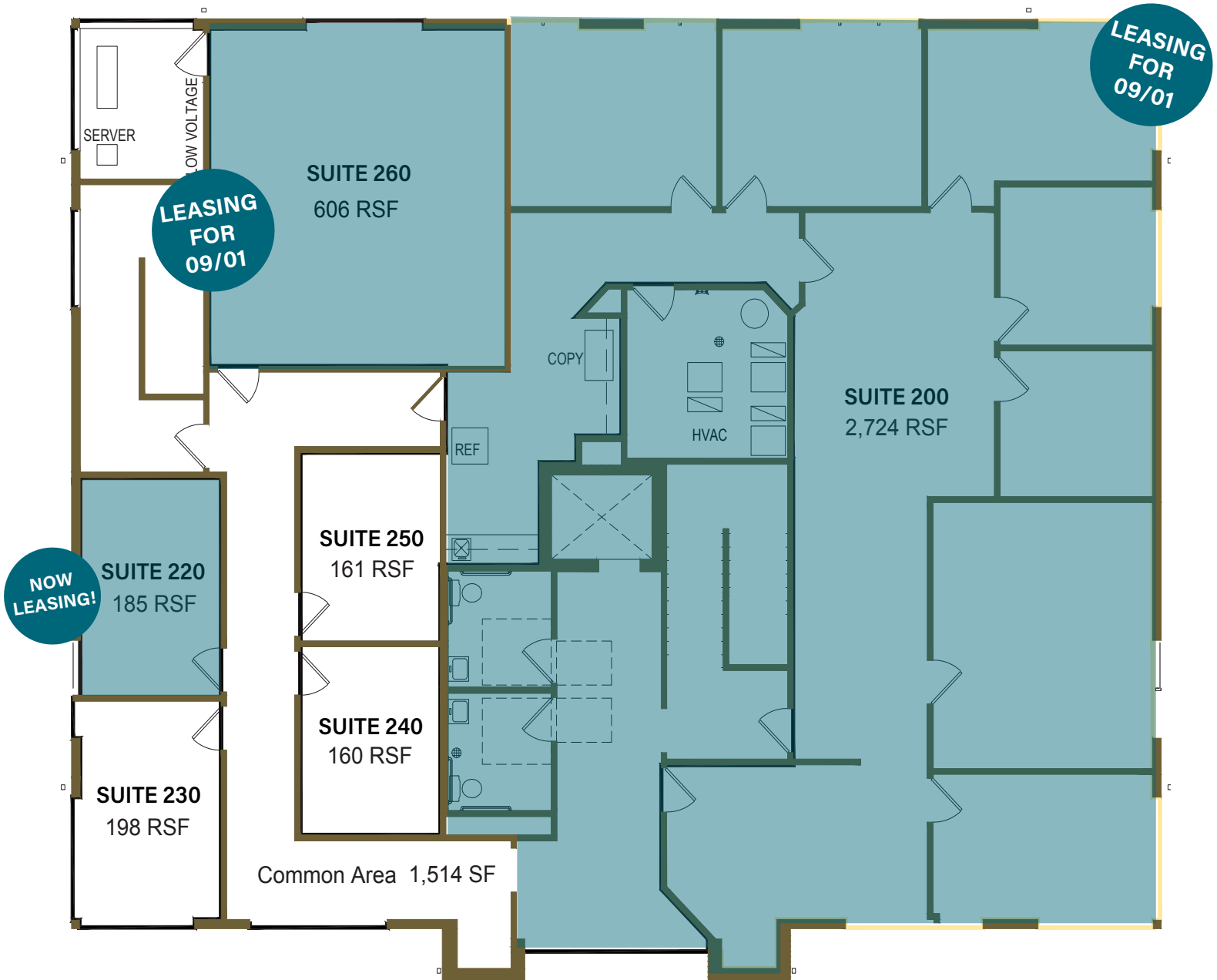
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### FLOOR PLAN: SECOND FLOOR



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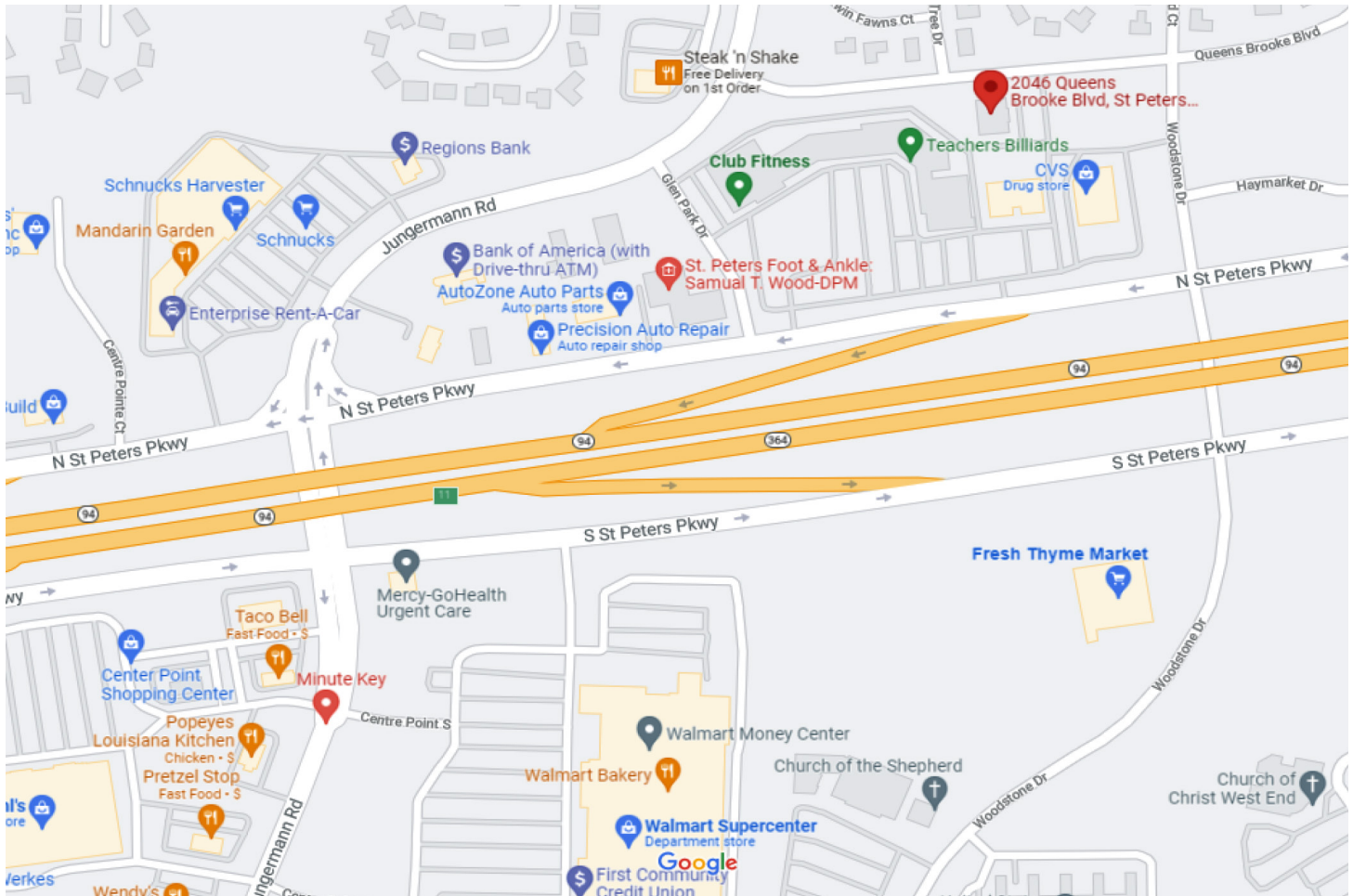
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### AERIAL VIEW



| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 10,429    | 88,448    | 162,952   |
| HOUSEHOLDS        | 4,189     | 33,245    | 63,123    |
| AVERAGE HH INCOME | \$99,427  | \$114,225 | \$110,194 |
| MEDIAN HOME VALUE | \$222,705 | \$240,210 | \$239,180 |

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