

OFFICE | FOR LEASE



2528 Highway K O'Fallon, MO 63368

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com



54-440 SF CO-WORKING SPACE FOR LEASE!





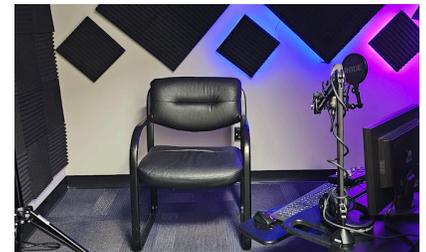
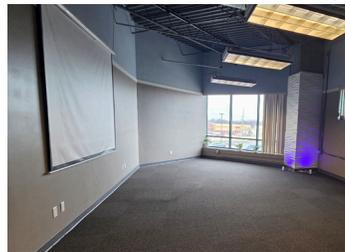
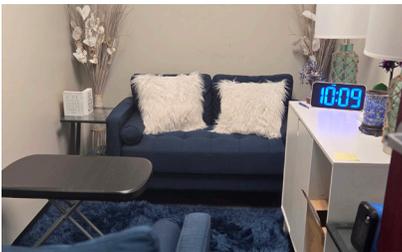
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A flexible, fully serviced coworking space in O'Fallon designed for productivity and comfort.

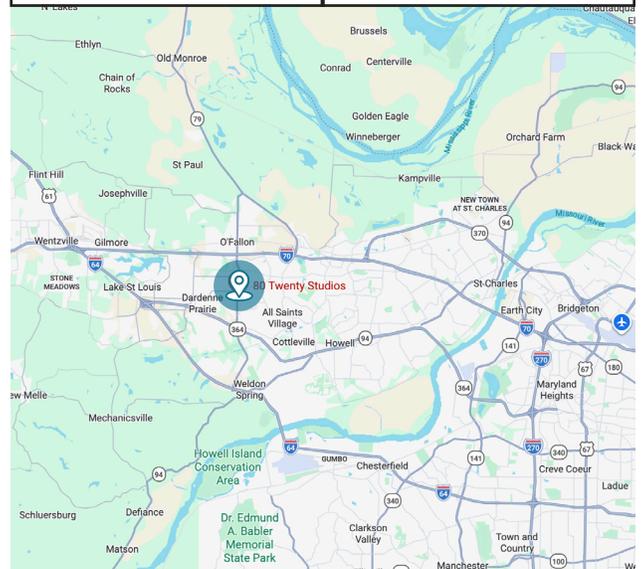
From private offices to collaborative areas, enjoy high-speed WiFi, refreshments, meeting rooms, and community perks like games and lounge spaces.

Suites ranging from 54-440 SF are available for immediate move-in.

AVAILABLE SPACE IN SUITE 201:
STUDIO A - 440 SF - 24X19 - \$3,960
STUDIO C - 100 SF - 10X10 - \$900
STUDIO D - 155 SF - 10X15.5 - \$1,395

AVAILABLE SPACE IN SUITE 204:
STUDIO A - 120 SF - 9X13 - \$1,080
STUDIO C - 66 SF - 6X11 - \$528
STUDIO G - 54 SF - 9X6 - \$432
STUDIO H - 132 SF - 11X12 - \$1,188
STUDIO J - 111 SF - 10X11 - \$999

YEAR BUILT 2004	LEASE TYPE FULL SERVICE
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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



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Suite 201 - Available Spaces



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Suite 204 - Available Spaces



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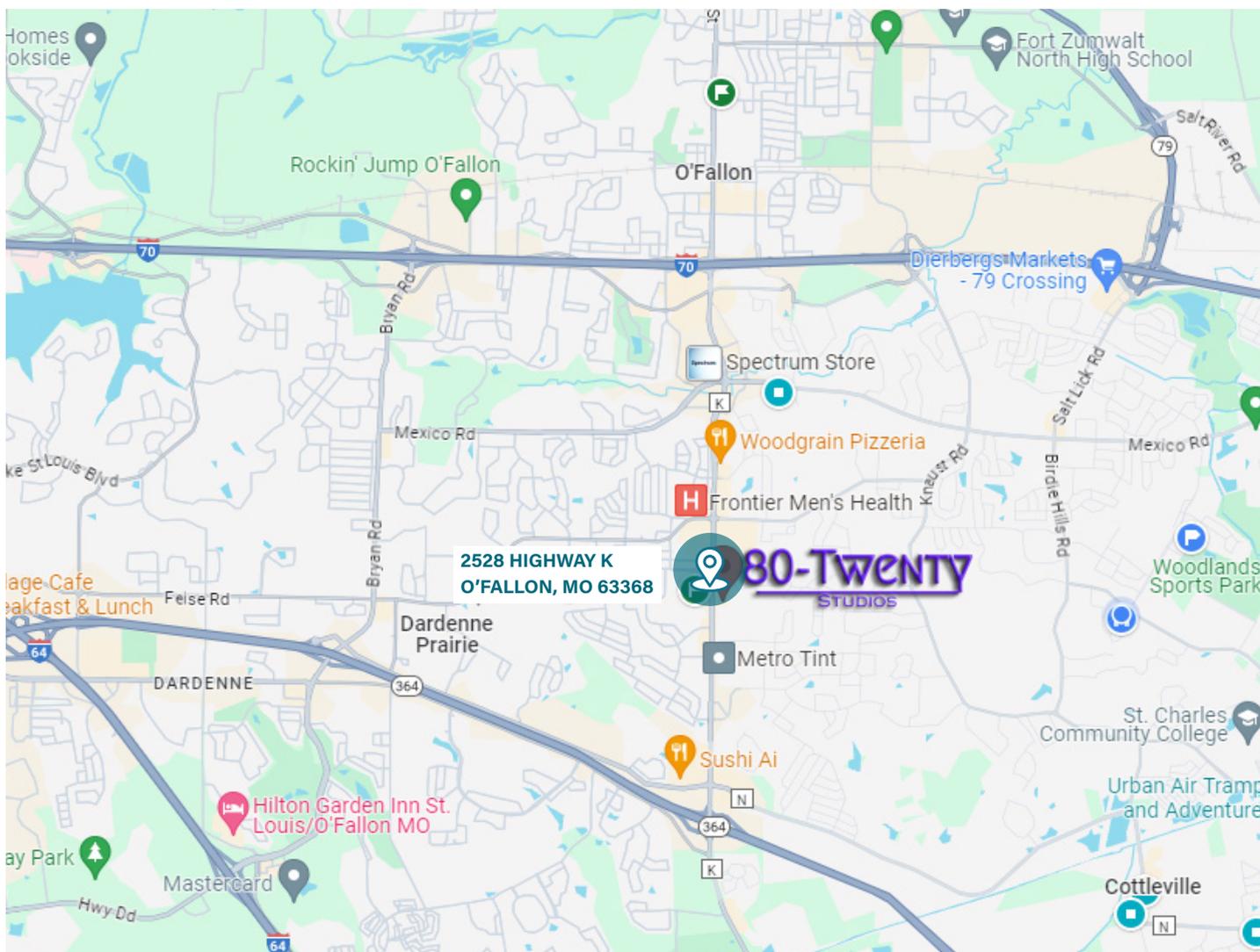
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	14,432	89,190	177,536
HOUSEHOLDS	5,099	32,900	67,873
MEDIAN HH INCOME	\$116,109	\$111,740	\$107,279
MEDIAN HOME VALUE	\$323,428	\$346,453	\$344,243

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