



MCKELVEY  
PROPERTIES

**FOR LEASE**

1831 Lake St. Louis Blvd.  
Lake St. Louis, MO 63367

Joi Niedner  
314.304.4900  
[joi@mckelveyproperties.com](mailto:joi@mckelveyproperties.com)



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900 + 1,550 SF  
AVAILABLE  
2,450  
TOTAL



### LEASE PRICE: \$20.00/SF Full Service

PRICE DOES NOT INCLUDE JANITORIAL

Two rare vacancies in Class A, all brick, 2 story office building with high design interiors located off Hwy I-70.

GROUND LEVEL SUITE: 900-2,450SF

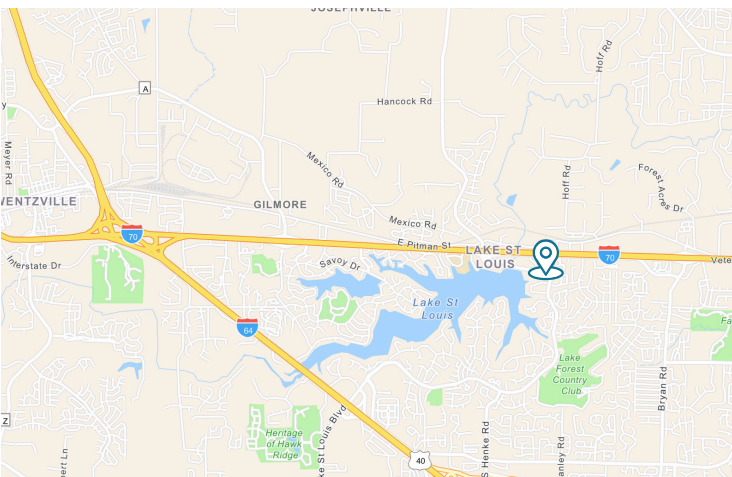
SUITES  
ARE  
DIVISIBLE

On this property you'll find a break room and upscale kitchen on each floor. Lovely trees and lawns surround the property. Ground level suites feature private entrances.

Fully equipped with ADA bathrooms, fully sprinklered, and up to date with Charter and Century Link Fiber, this property is ready for any office need.

High visibility. Easy Access.

Building SF: 11,698    Parking Spaces: 49



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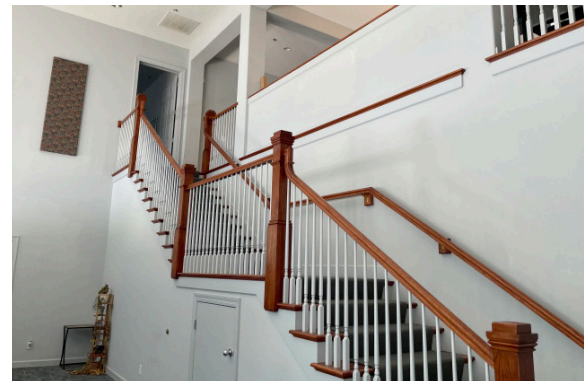
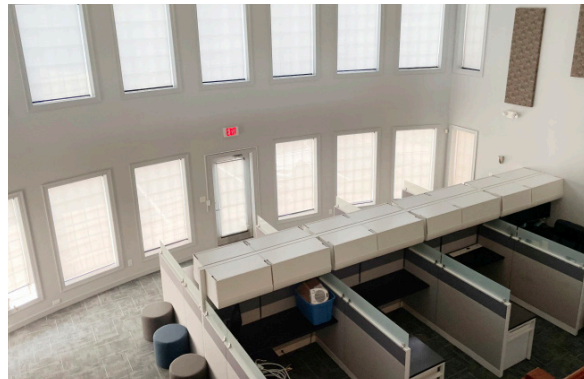
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### COMMON AREAS



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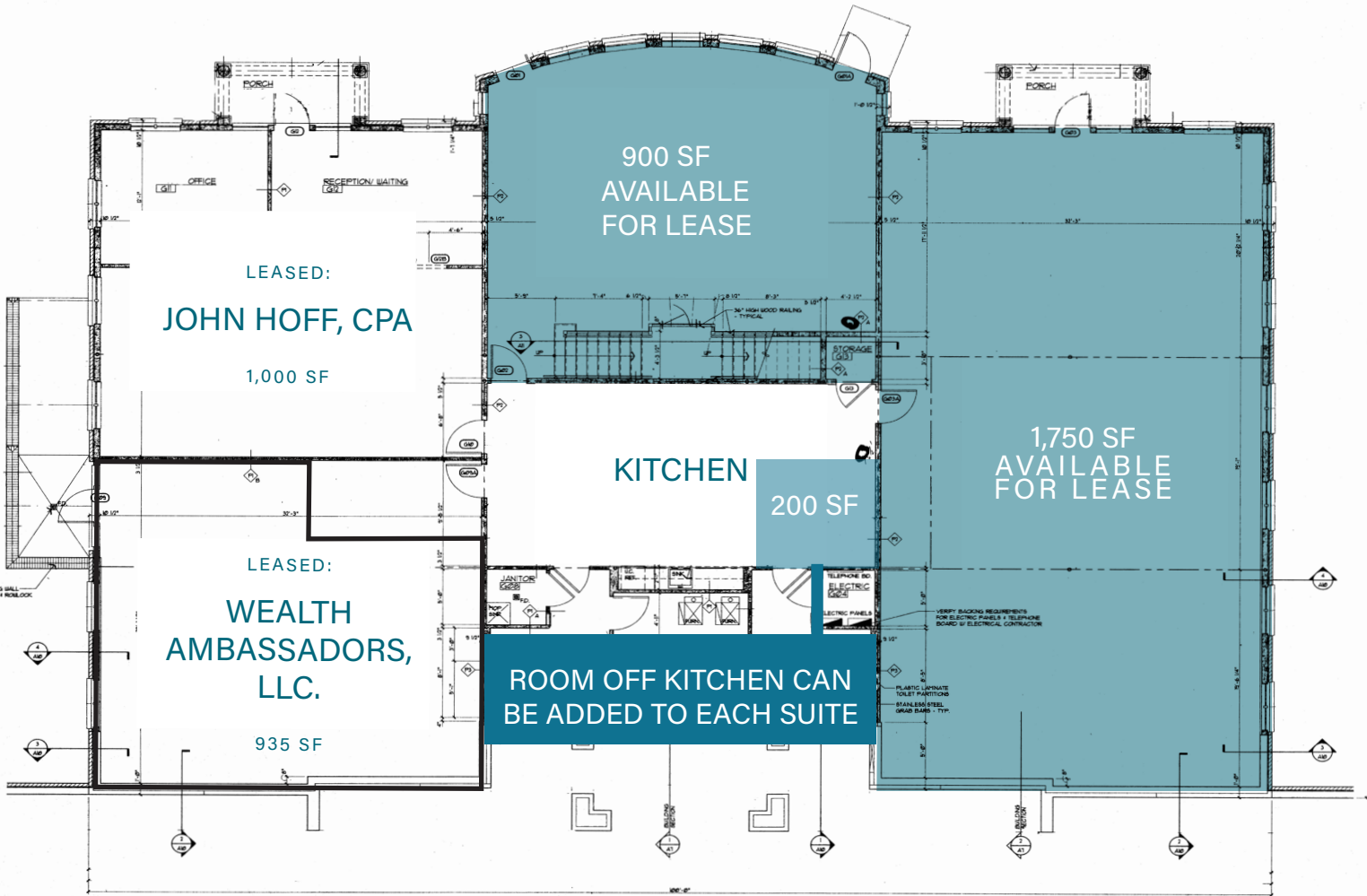
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## FLOOR PLAN: GROUND FLOOR



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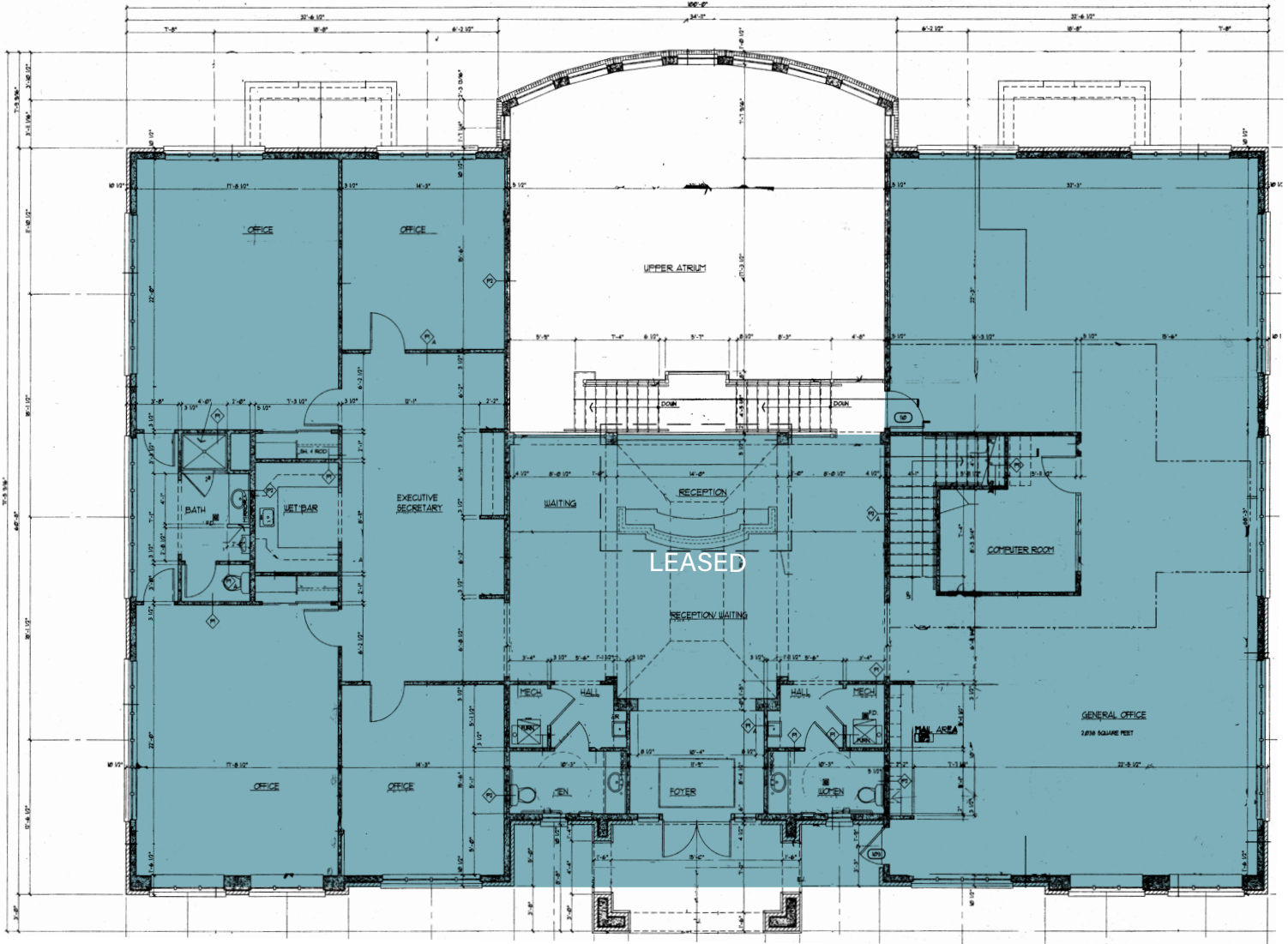
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## NEWLY LEASED: BRODY ALLEN EXTERIOR



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,832	52,627	138,181
HOUSEHOLDS	2,298	19,737	49,937
AVERAGE HH INCOME	\$82,550	\$91,445	\$95,359

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