

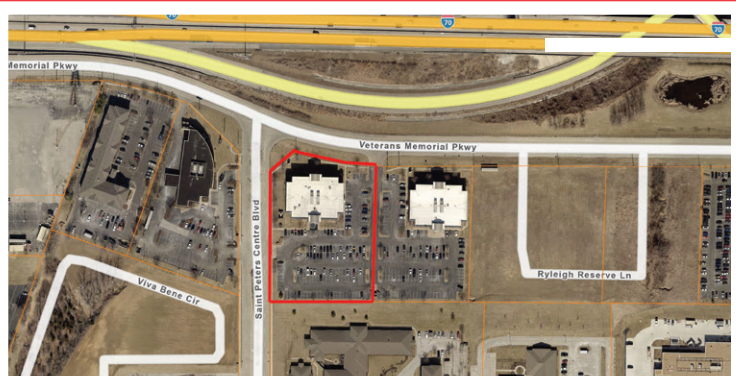
# FOR LEASE

5401 Veterans Memorial Parkway, St. Peters MO



## PROPERTY SUMMARY

- 35,400 sf 2 Story Class A Medical Building
- Newly updated surgery center with two operating rooms plus a procedure room.
- Formerly St. Peters Surgery Center
- Suites Available on the 1st Floor
  - **100 - 5,676 rsf (Surgery Center)**
- Fiber Optics Available, along with Two Passenger Elevators
- Exceptional visibility to I-70
- Join Other Tenants in Building: SSM Heart Institute, Fertility Partnership, Advanced Podiatry
- **LEASE RATE: \$21 - \$26 rsf**  
Full Service minus in-suite janitorial



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 **Agent Trevor Shockley**  
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 **trevor@shockleycommercial.com**

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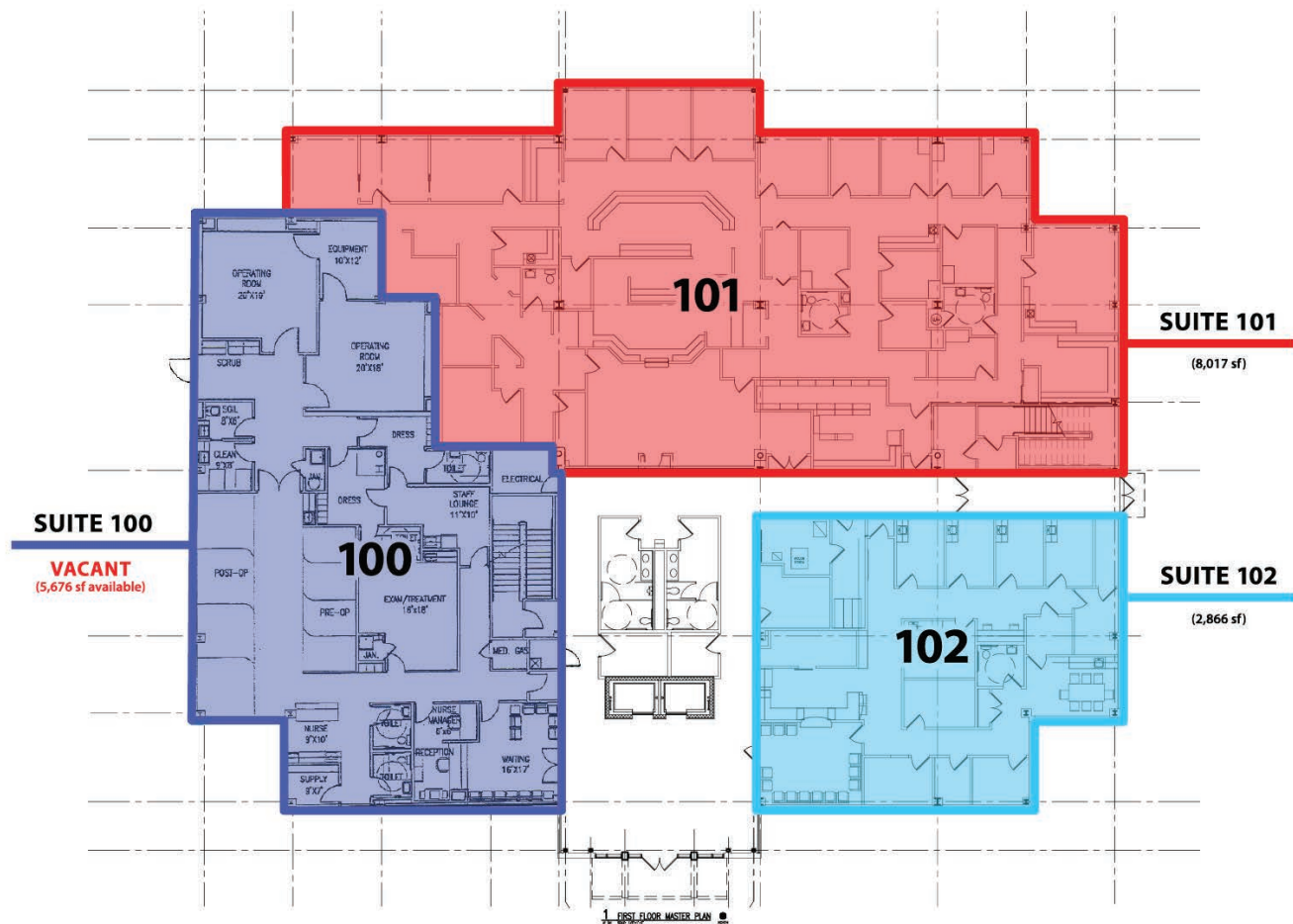


501 First Capital Dr. Suite 5,  
St. Charles MO 63301

 **Office 636-946-9753**  
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# FIRST FLOOR PLAN

SUITE 100 - 5,676 sf



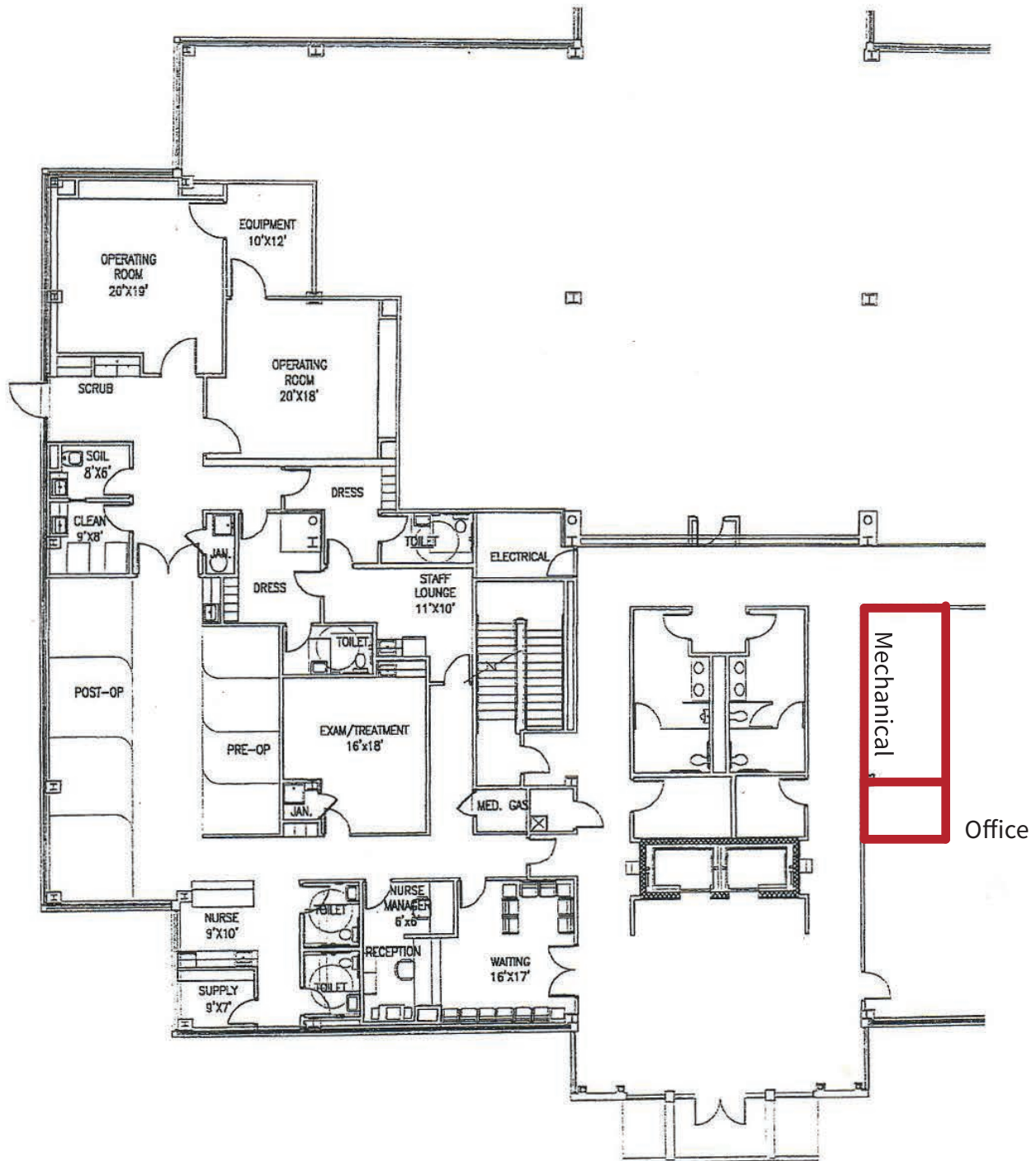
5401 Veterans Memorial Parkway | FIRST FLOOR

9/2/2025

USPI updated the space in February 2024 with specialized HVAC and Clean Air Systems for Surgery. New flooring, paint and ect. Includes a Back Up Generator. Surgery Center has met all requirements needed by the state and accreditation agencies.

# FIRST FLOOR PLAN

## ENLARGED SURGERY CENTER





# INTERIOR SURGERY CENTER

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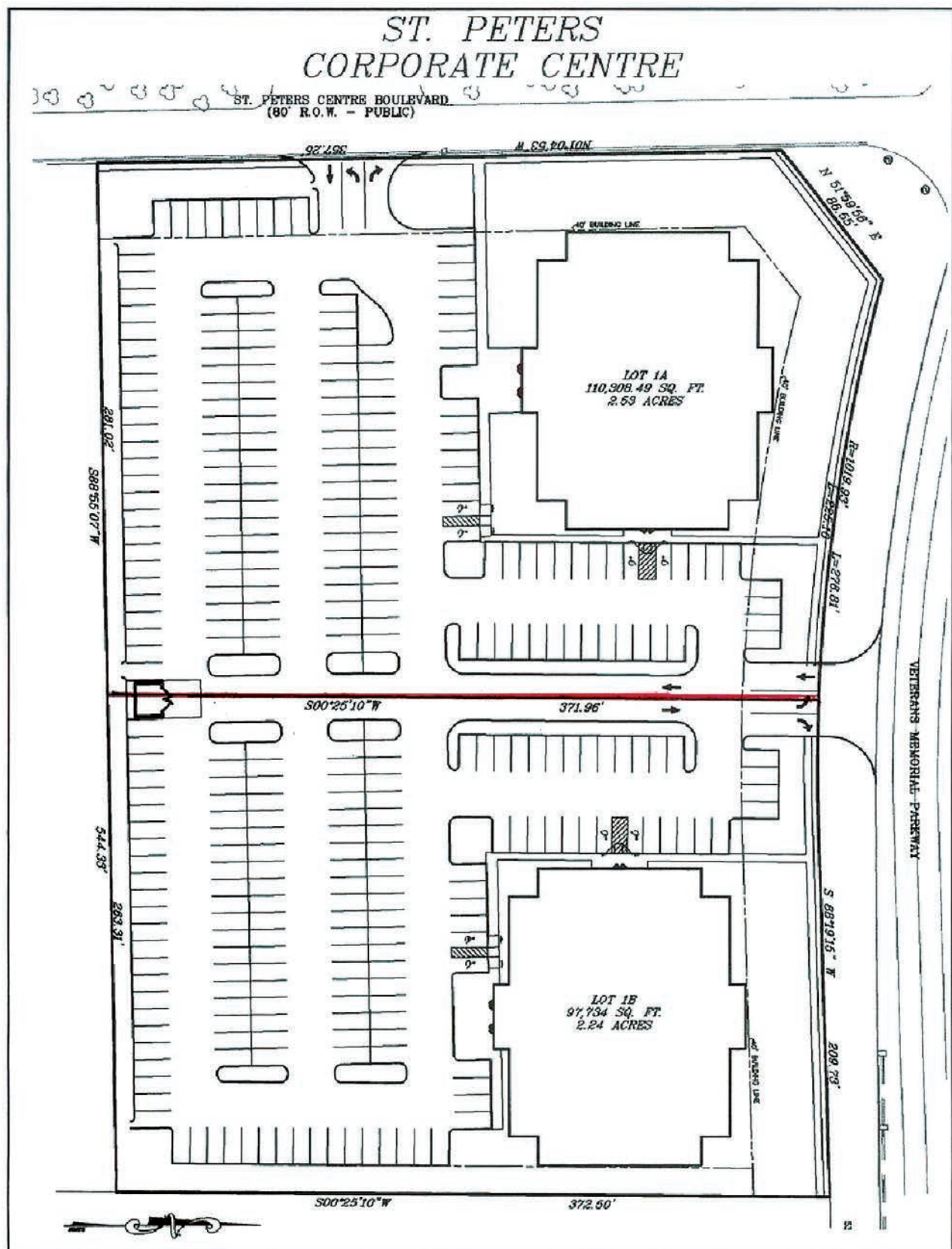


# INTERIOR SURGERY CENTER



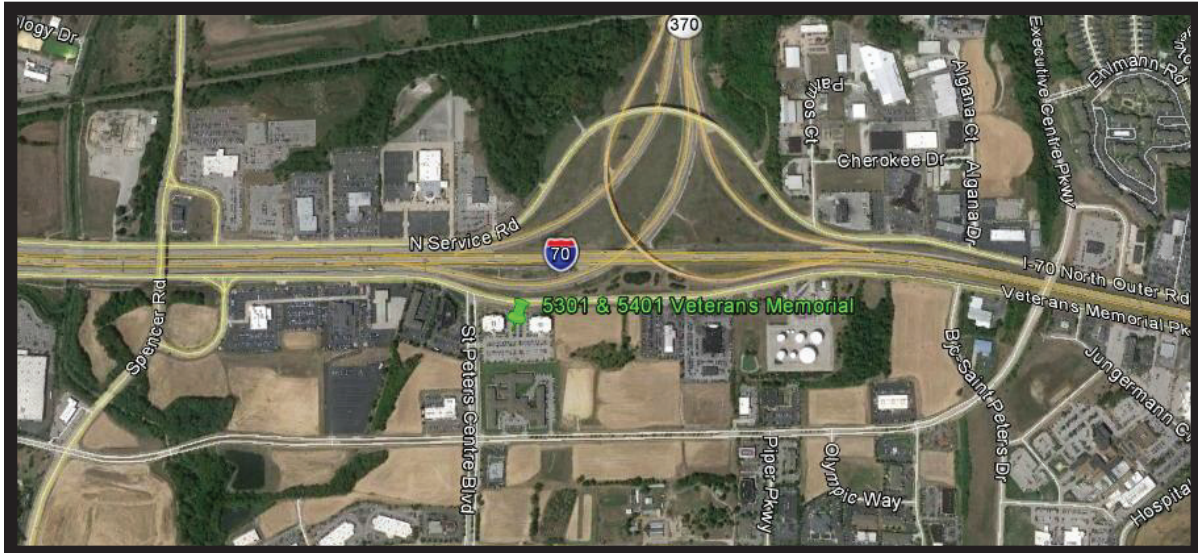


ST. PETERS  
CORPORATE CENTRE



# AERIAL MAP

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St. Peters Corporate Centre is located in the most desirable area of St. Peters. Fronting I-70, this Class A office building is in the middle of corporate and commercial growth, just minutes from Lambert St. Louis International Airport.