

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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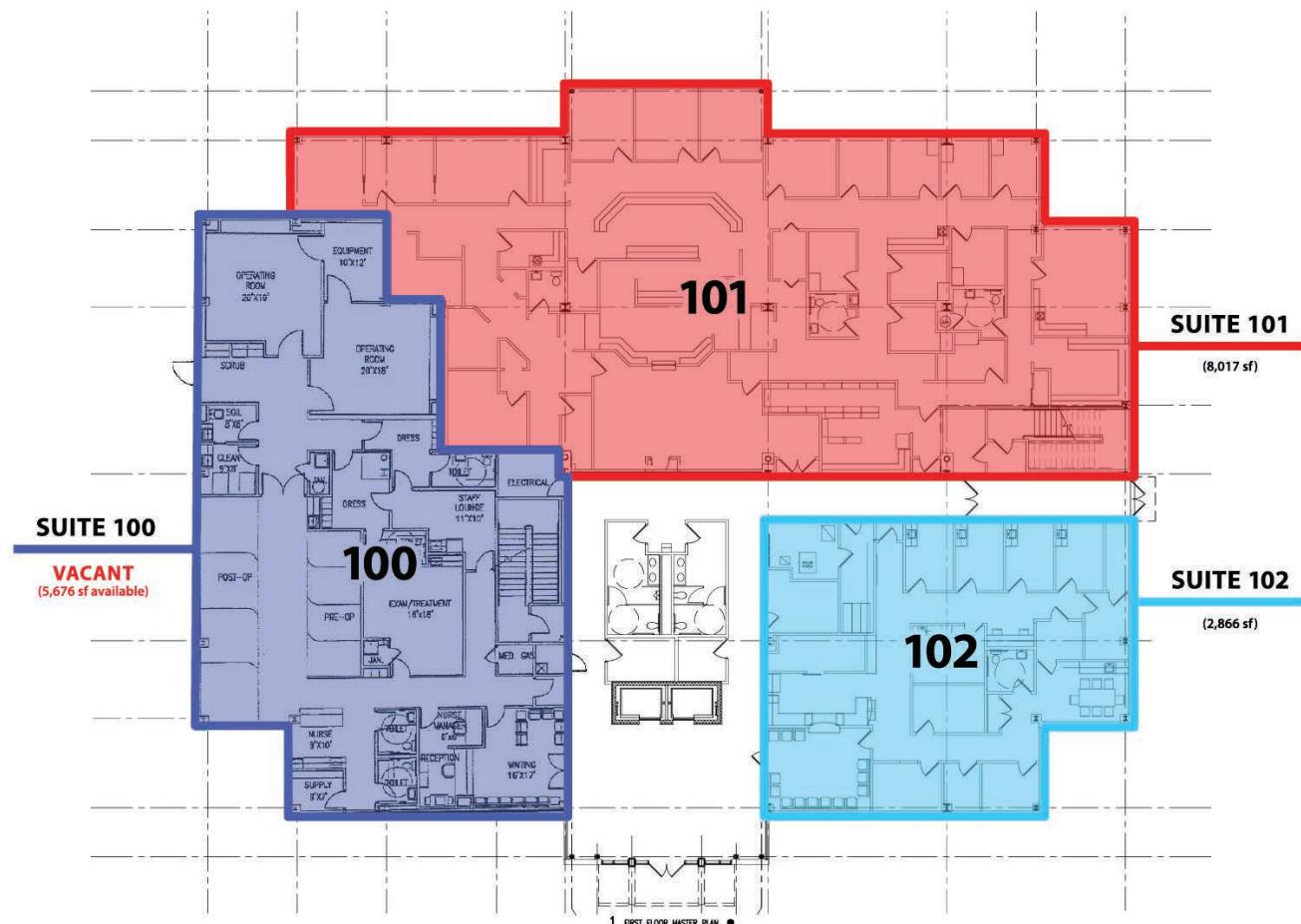


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FIRST FLOOR PLAN

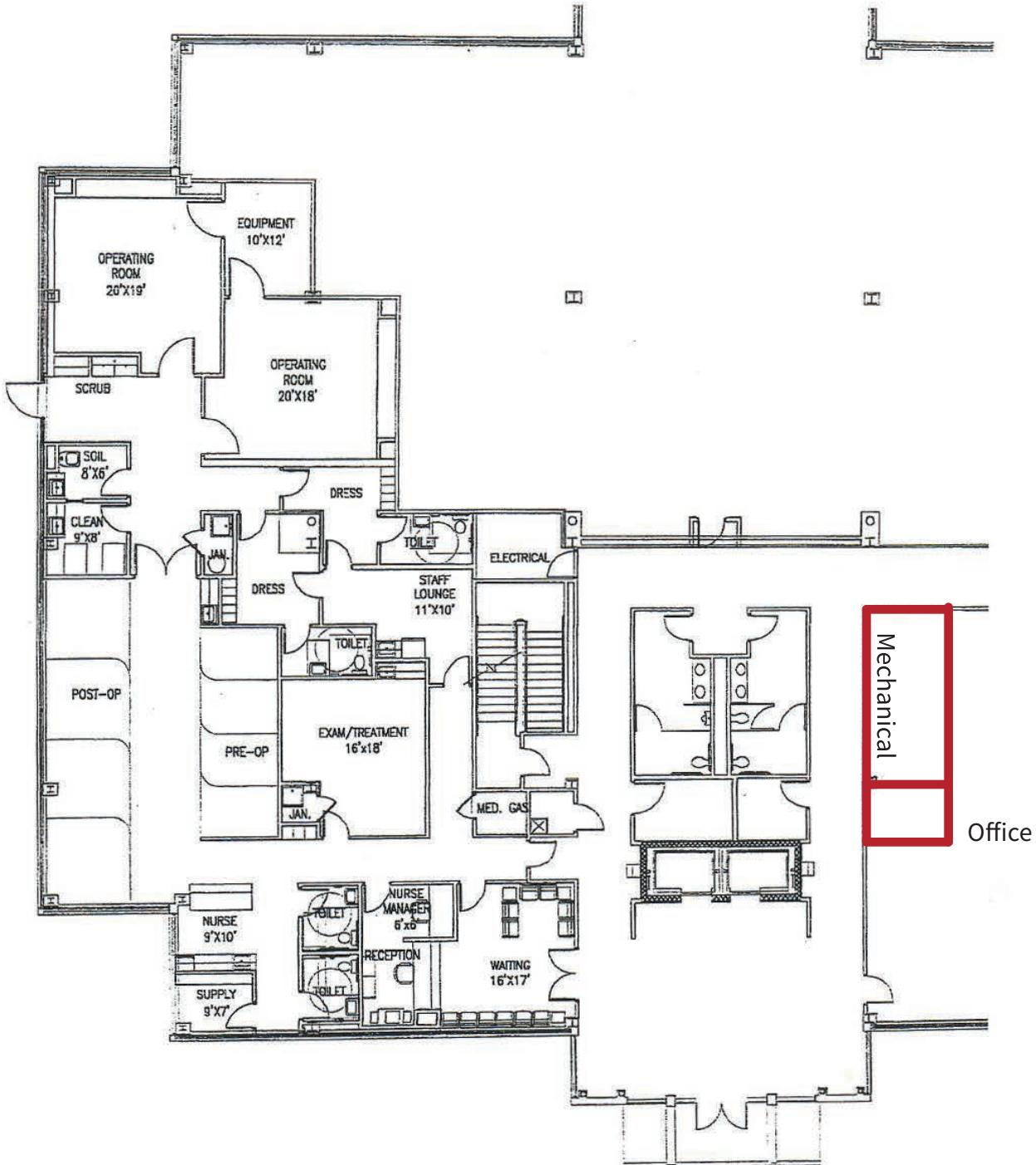
SUITE 100 - 5,676 sf



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



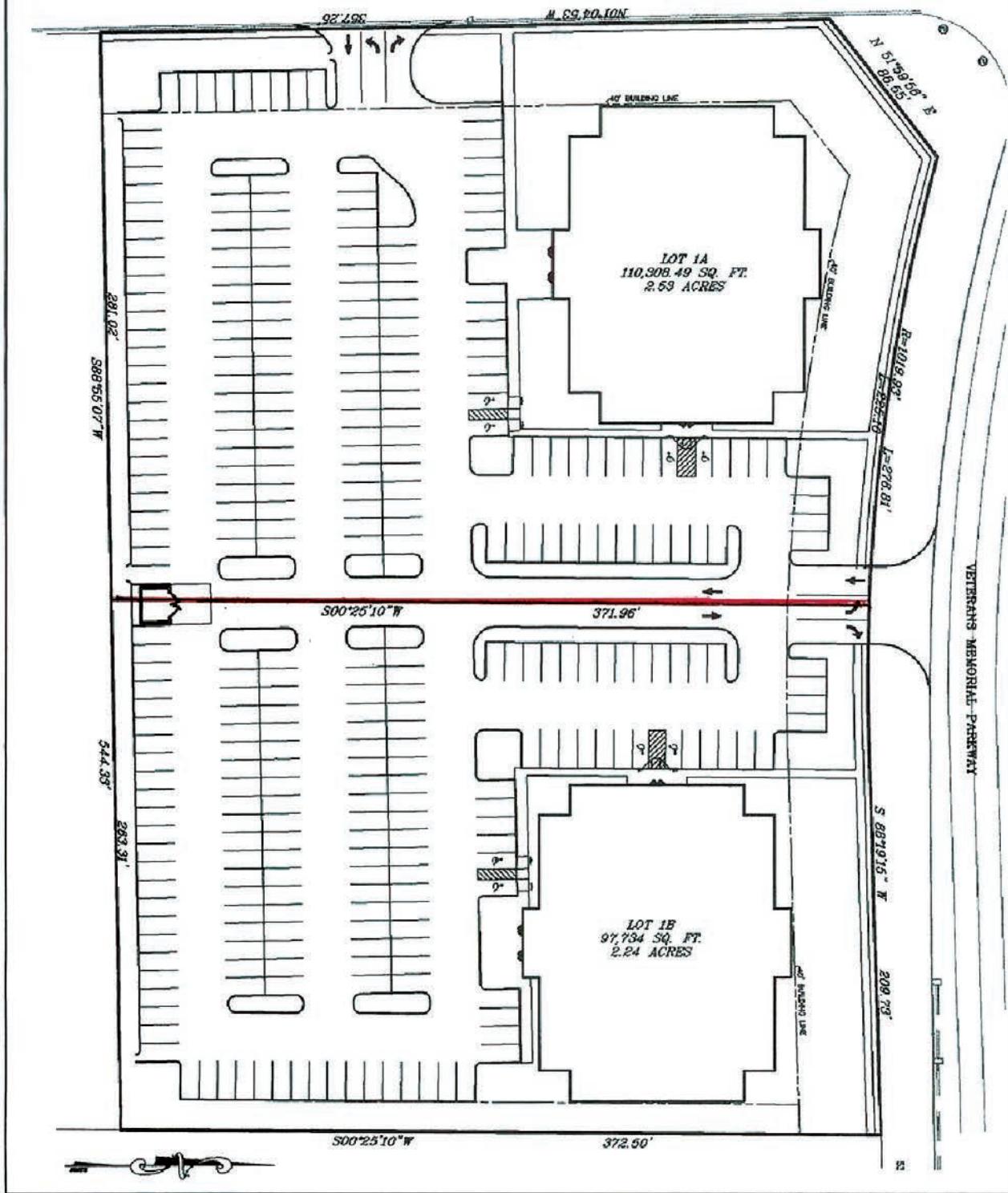
INTERIOR SURGERY CENTER



SITE PLAN

ST. PETERS
CORPORATE CENTRE

ST. PETERS CENTRE BOULEVARD
(80' R.O.W. - PUBLIC)



AERIAL MAP



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.