

# CREVE COEUR MEDICAL OFFICE BUILDING



SCAN HERE!



**BEN CHERRY, CCIM**

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**844 NORTH NEW BALLAS COURT  
CREVE COEUR, MO 63141  
5,377 S.F. | \$25.00/S.F. F.S.G.**

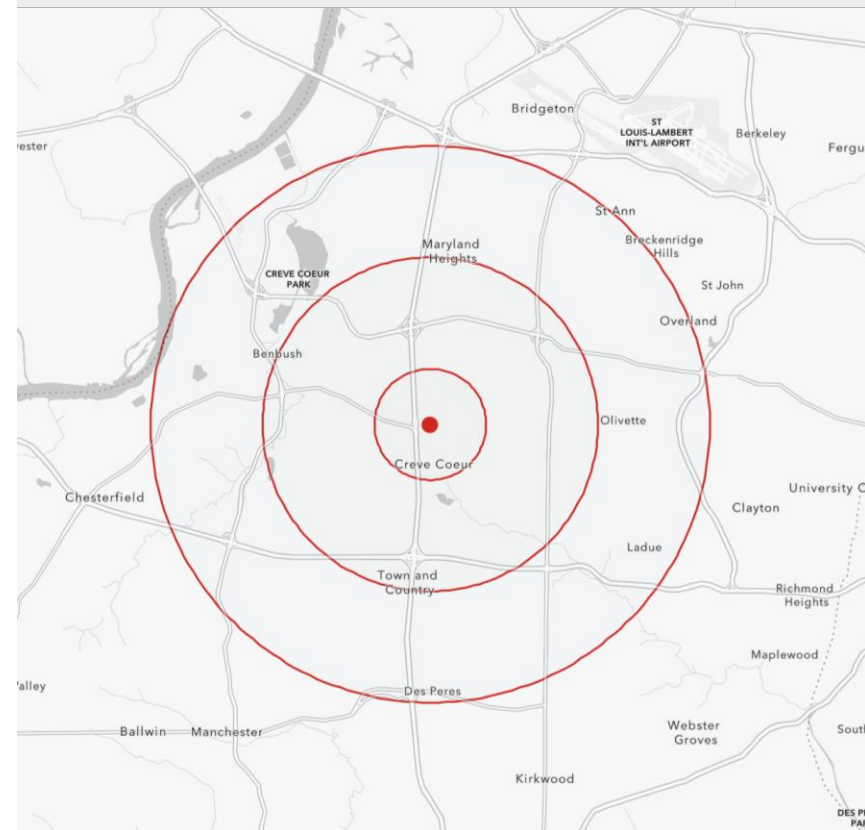
### PROPERTY INFORMATION



- FIRST COMMERCIAL GREEN BUILDING IN CREVE COEUR
- 2018 RECIPIENT OF THE GREEN BUSINESS AWARD
- HIGH-END SPANISH MARBLE LOBBY WITH ACCESS TO THE ELEVATOR AND THE LOWER-LEVEL GARAGE
- ENCLOSED EXECUTIVE PARKING GARAGE, RESERVED FOR TENANTS
- GEOTHERMAL HEATING AND SOLAR PANEL POWER, LED LIGHTS-CARBON NEUTRAL
- ON-SITE OWNERSHIP AND MANAGEMENT
- PYLON SIGN AND STOREFRONT AVAILABLE
- ZONED: C-5 HIGHWAY COMMERCIAL DISTRICT

### DEMOGRAPHICS

|                   |  | 1<br>MILE | 3<br>MILES | 5<br>MILES |
|-------------------|--|-----------|------------|------------|
| POPULATION        |  | 10,037    | 62,294     | 160,265    |
| HOUSEHOLDS        |  | 4,821     | 27,593     | 66,770     |
| AVERAGE HH INCOME |  | \$138,571 | \$141,455  | \$137,158  |



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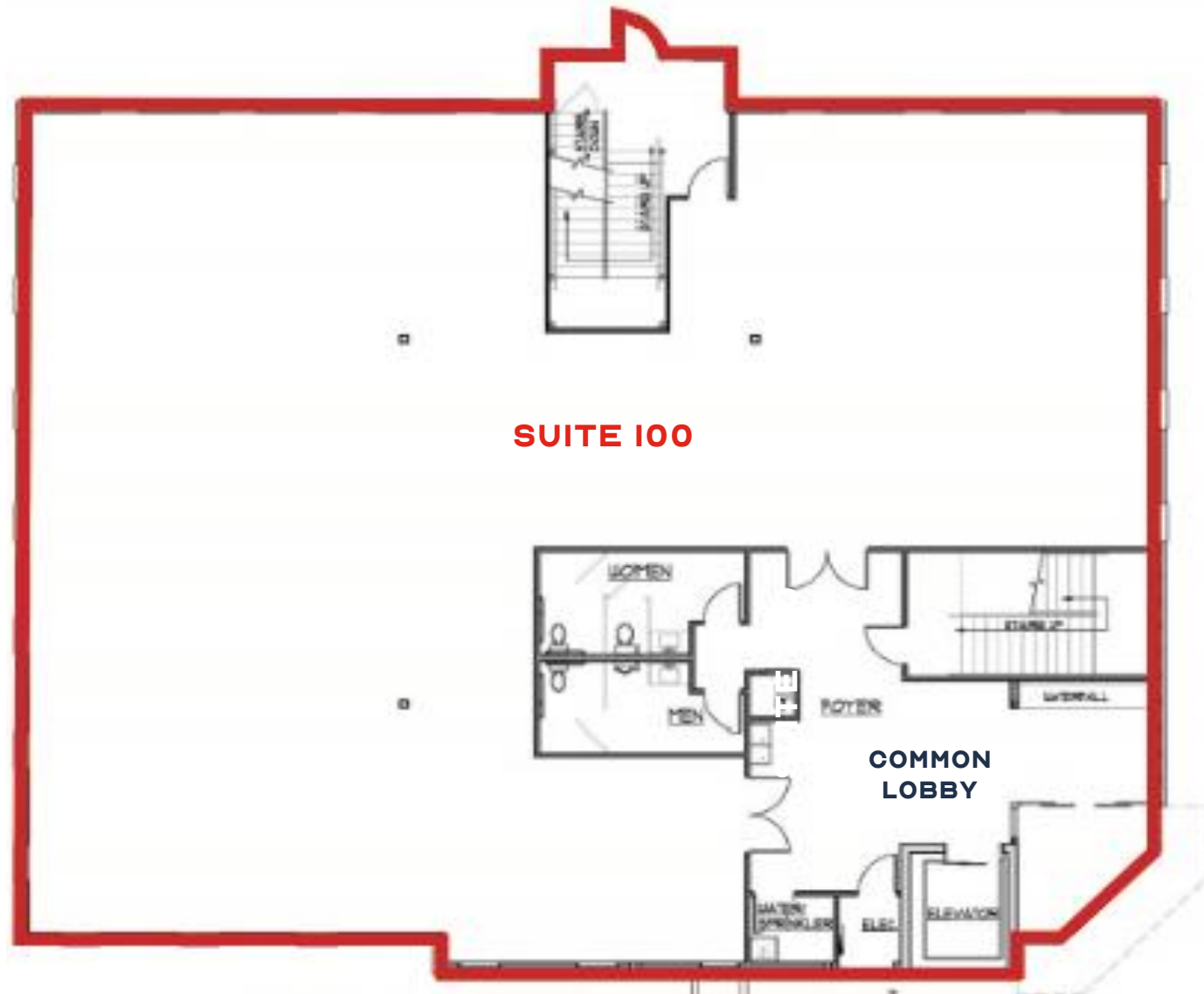
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### SITE PLAN



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AERIAL



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