

OFFICE | **FOR LEASE**



1 Mid Rivers Mall Drive St. Peters, MO 63376

Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

603-5,307 SF OFFICE SPACE AVAILABLE!





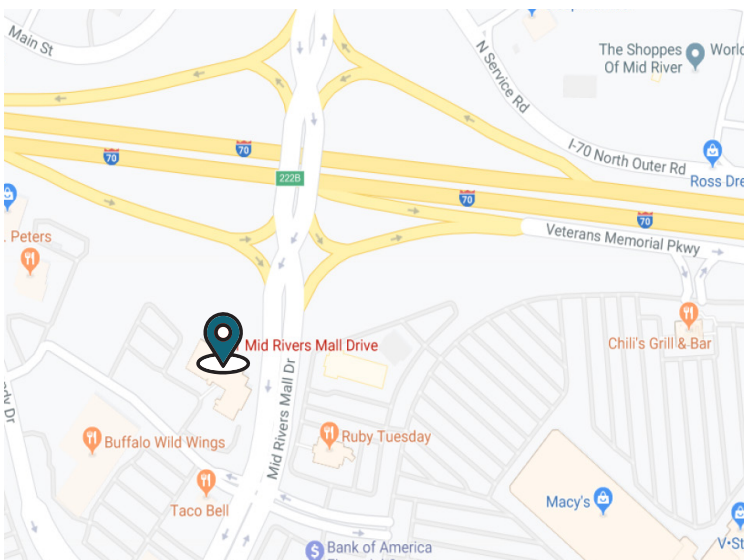
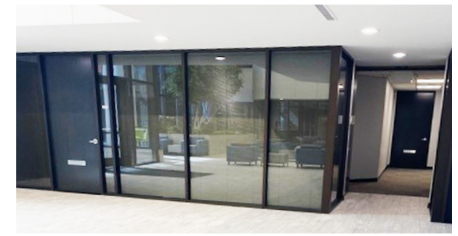
FOR LEASE

1 Mid Rivers Mall Drive
St. Peters, MO 63376

603-4,000 SF OFFICE SPACE



**McKELVEY
PROPERTIES**
building relationships . creating wealth



603-5,307 SF OFFICE SPACE FOR LEASE
 TURNKEY SUITES AVAILABLE
 NEWLY RENOVATED ATRIUM LOBBY
 FEATURES DUAL STAIRCASES
 THREE-STORY BUILDING WITH
 ELEVATOR SERVICE
 HIGH TRAFFIC AREA WITH
 IMMEDIATE ACCESS TO I-70
 OVER 32,000 VPD ON MID RIVERS MALL DR
 LOCATED ACROSS FROM MID RIVERS MALL

LEASE RATE: \$21.00-\$23.00/SF FULL SERVICE

CONTACT: Patricia McKelvey - 636.448.1294
 pmckelvey@mckelveyproperties.com

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.



FOR LEASE

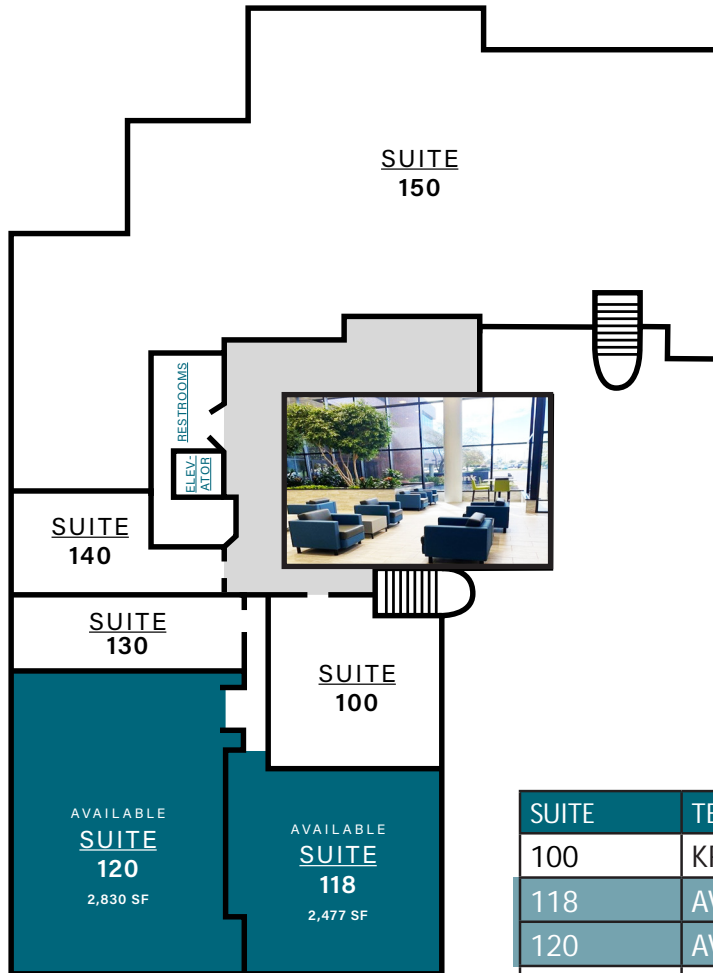
1 Mid Rivers Mall Drive
St. Peters, MO 63376

603-4,000 SF OFFICE SPACE



**McKELVEY
PROPERTIES**
building relationships . creating wealth

FLOOR PLAN - 1ST FLOOR



SUITE	TENANT	SF
100	KRILOGY ADVISORS	1,500
118	AVAILABLE	2,477
120	AVAILABLE	2,830
130	EXPRESS EMPLOYMENT PROFESSIONALS	1,140
140	EDWARD JONES 6272	1,040
150	US BANK	10,636

CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com





FOR LEASE

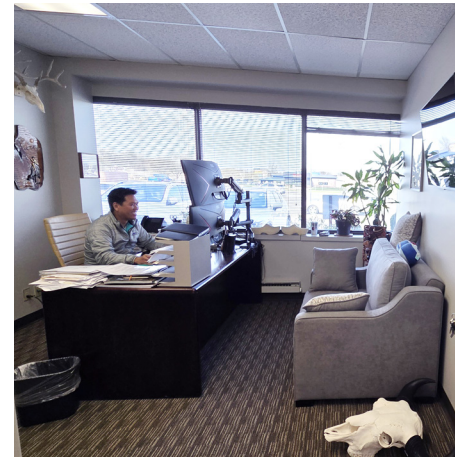
1 Mid Rivers Mall Drive
St. Peters, MO 63376

603-4,000 SF OFFICE SPACE



McKELVEY
PROPERTIES
building relationships . creating wealth

SUITE 118



CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

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.



FOR LEASE

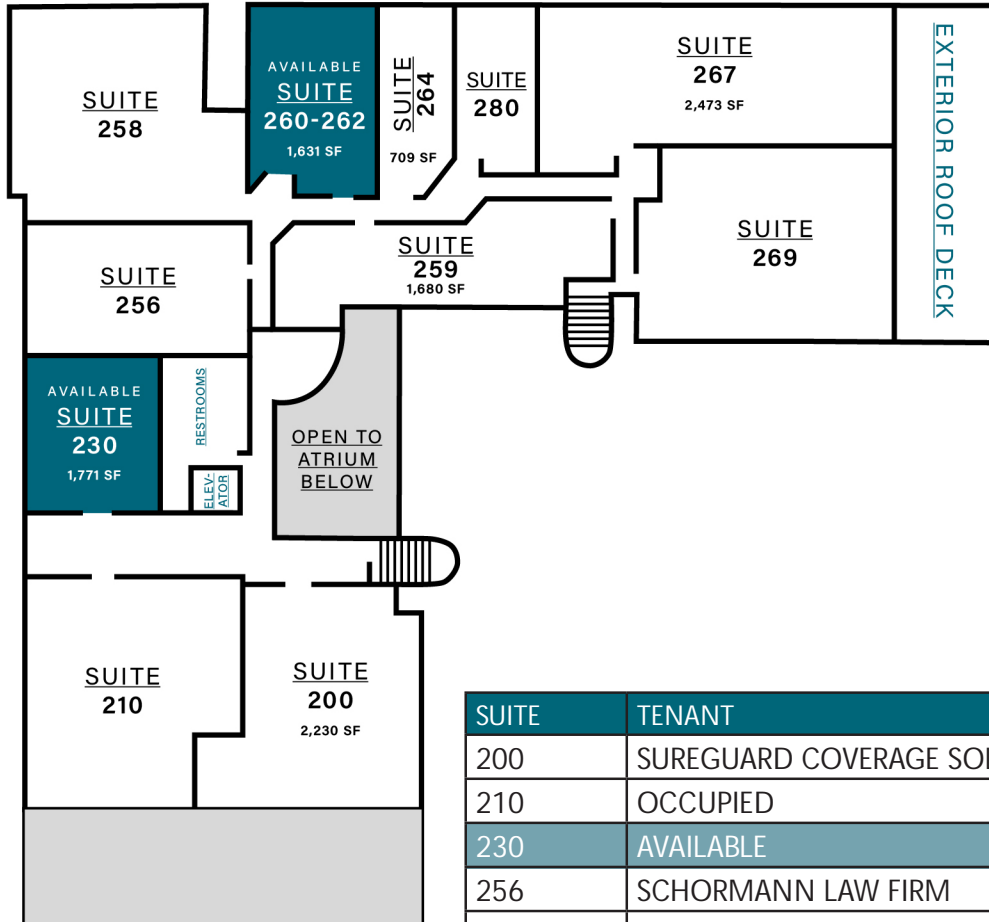
1 Mid Rivers Mall Drive
St. Peters, MO 63376

603-4,000 SF OFFICE SPACE



**McKELVEY
PROPERTIES**
building relationships . creating wealth

FLOOR PLAN - 2ND FLOOR



SUITE	TENANT	SF
200	SUREGUARD COVERAGE SOLUTIONS	2,230
210	OCCUPIED	2,903
230	AVAILABLE	1,771
256	SCHORMANN LAW FIRM	1,638
258	DEWEY MUNDWILLER	819
259	SUREGUARD COVERAGE SOLUTIONS	1,635
260-262	AVAILABLE	1,631
264	ARCHWORKS QUALITY INSTALL	709
267	SUREGUARD COVERAGE SOLUTIONS	3,387
269	EDWARD JONES 16520	1,958
280	LOU HOROWITZ	1,065

CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com





FOR LEASE

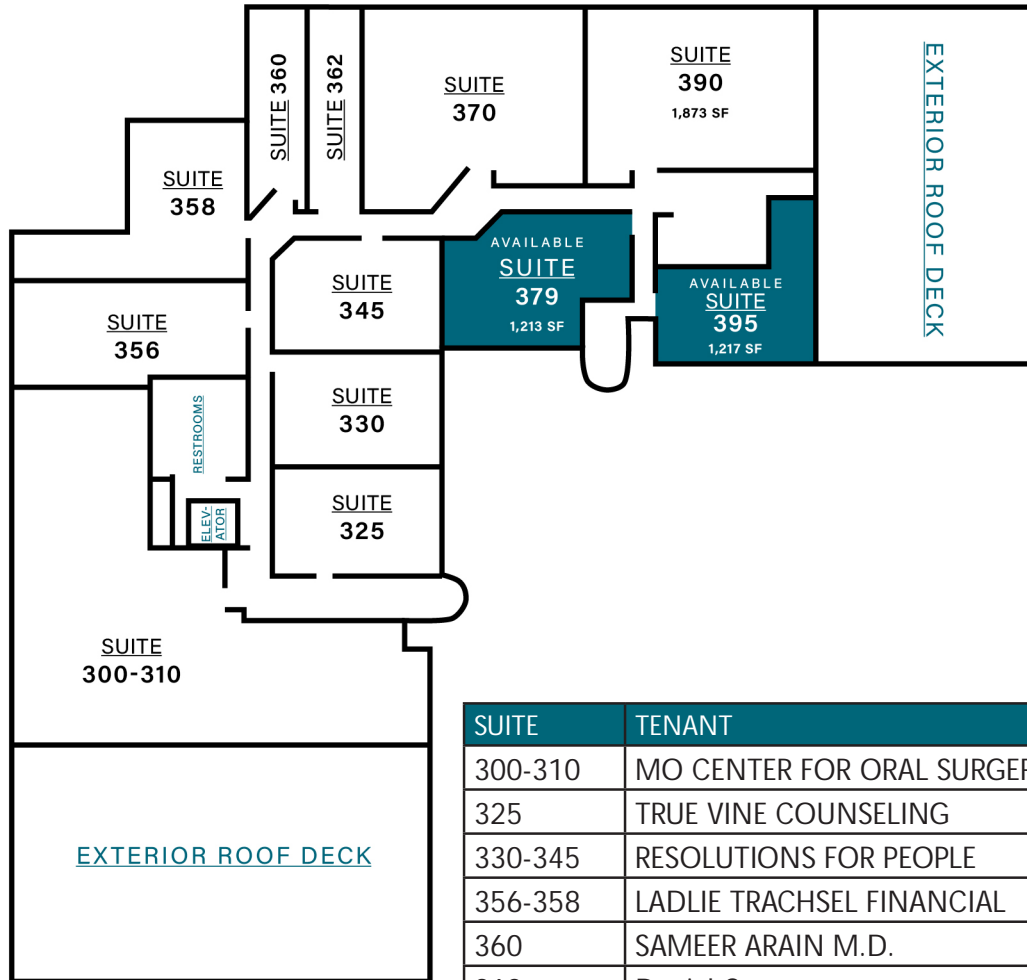
1 Mid Rivers Mall Drive
St. Peters, MO 63376

603-4,000 SF OFFICE SPACE



**McKELVEY
PROPERTIES**
building relationships . creating wealth

FLOOR PLAN - 3RD FLOOR



SUITE	TENANT	SF
300-310	MO CENTER FOR ORAL SURGERY	5,266
325	TRUE VINE COUNSELING	777
330-345	RESOLUTIONS FOR PEOPLE	1,898
356-358	LADLIE TRACHSEL FINANCIAL	1,939
360	SAMEER ARAIN M.D.	648
362	Daniel Carver	603
370	DR. MARK MANGELS	2,098
379	AVAILABLE	1,213
390	PET SCRIPT INC.	1,873
395	AVAILABLE	1,217

CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com





FOR LEASE

1 Mid Rivers Mall Drive
St. Peters, MO 63376

603-4,000 SF OFFICE SPACE



**McKELVEY
PROPERTIES**
building relationships . creating wealth



- ULTA BEAUTY
- ROSS DRESS FOR LESS
- Marshall's
- Burlington
- COOPERS HAWK SPORTS & OUTDOORS
- HomeGoods
- Academy SPORTS+OUTDOORS

- Mid Rivers MALL
- COSTCO WHOLESALE
- BEST BUY
- JO-ANN
- DRURY HOTELS
- HOODS SPORTS CENTER
- Ruby Tuesday
- chili's

PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Located directly across Mid Rivers Mall Drive from Mid Rivers Mall!</p> <p>High VPD and easy access.</p> <p>Located near many large name retailers and restaurants.</p>	<p>This space would suit a wide variety of needs for office, retail, and medical space including insurance, finance, law offices, storefront, doctors offices, medical spas, podiatry, and more!</p>	<p>146,293 VPD within one mile.</p> <p>116,496 VPD within three miles.</p>	<p>Sybergs</p> <p>Buffalo Wild Wings</p> <p>Bob's Furniture</p> <p>Mattress Firm</p> <p>Coopers Hawk</p> <p>The Vitamin Shop</p> <p>in addition to the retailers on the map</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,757	55,608	154,581
HOUSEHOLDS	3,027	21,871	60,685
AVERAGE INCOME	\$75,696	\$112,814	\$114,090

CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

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.