

RETAIL/OFFICE | **FOR LEASE**



1600 Heritage Landing St. Charles, MO 63303

Joi Niedner • 314.304.4900
joi@mckelveyproperties.com

EVENT SPACE AVAILABLE FOR ASSEMBLAGE USER

1,054-8,640 SF AVAILABLE FOR LEASE





FOR LEASE

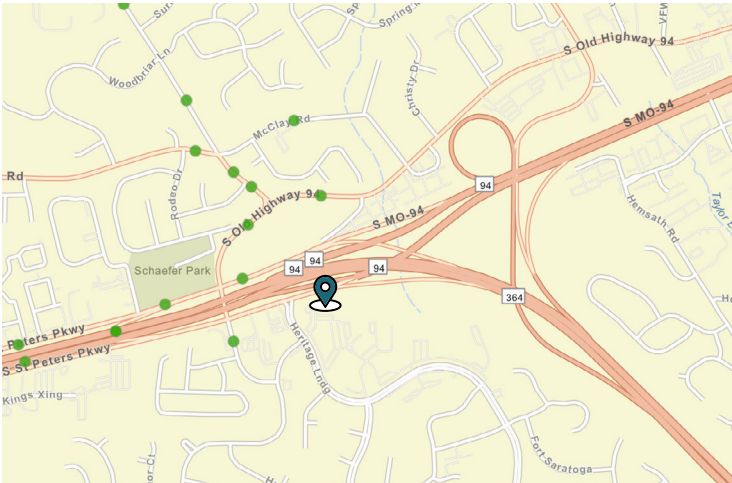
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St. Charles, MO 63303



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PROPERTIES**
building relationships . creating wealth

\$16-\$17/SF FULL SERVICE 1,054-8,640SF

PRE- CONSTRUCTION SPECIAL! OFFERING FREE RENT!



Rehab of the exterior, interior, and lobby.
New parking lot recently completed.

70,000 Cars per day off of Hwy 94. Convenient
location between Page (Hwy 364) and Hwy 94.

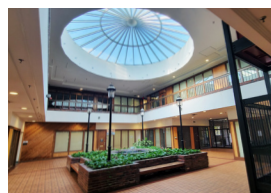
Popular entrance to Centennial Greenway.
Next to the Heritage Museum.

Suites available between 1,054-8,640 SF.

Lovely window lines across all offices
with impressive window in lobby area.

Year built: 1980 Lot Size: 3.48 Acres
Taxes (2023): \$30,553.76

**UNDER NEW
OWNERSHIP!**



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FLOOR PLAN - MAIN FLOOR



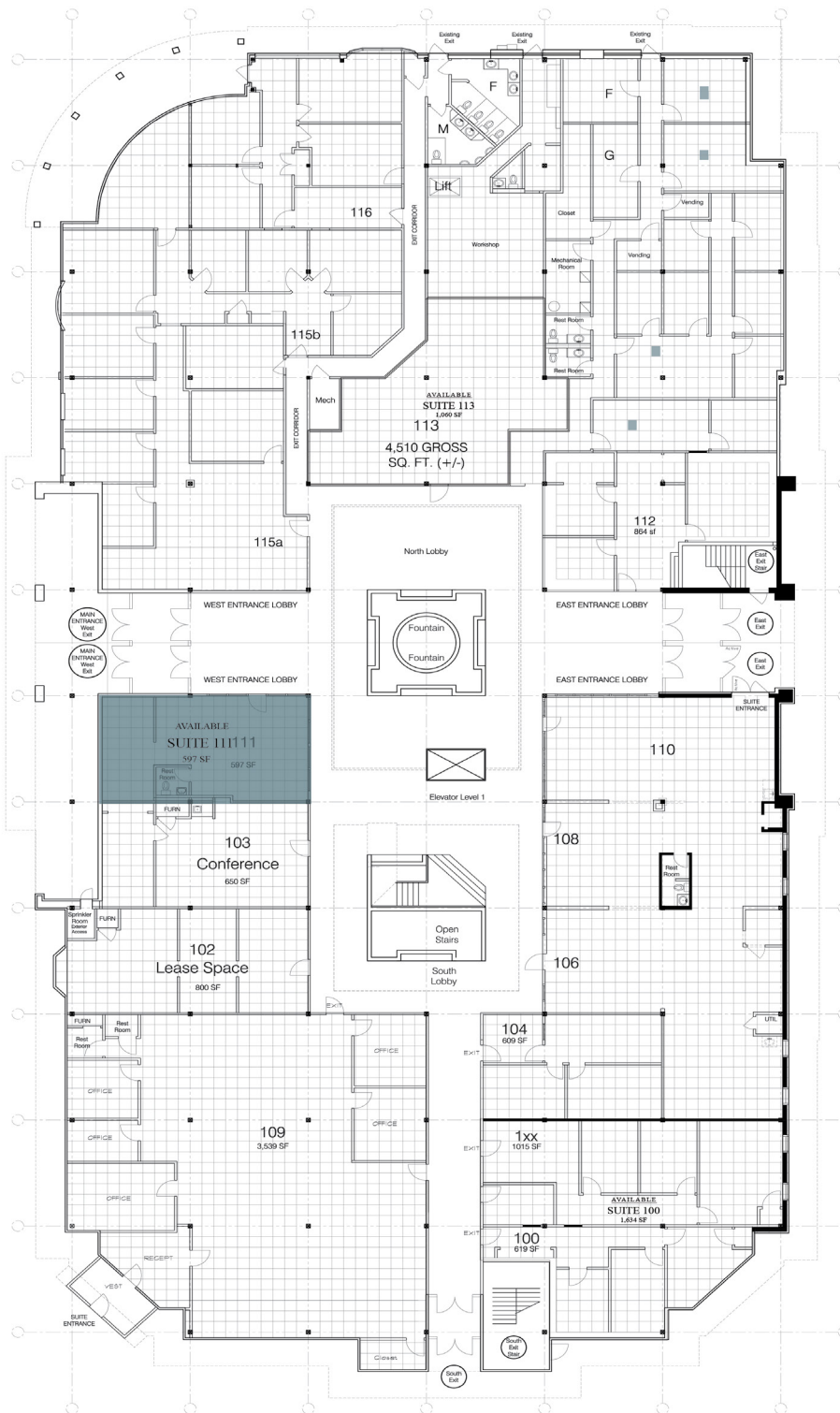
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1ST FLOOR AVAILABLE

111: 597 SF

JUST LEASED

- 100: Able Light Inc.
- 101-103: Pop! Arts Center
- 109: SHARE National
- 111: WorkSafe Technologies
- 112 B: Be By Baby
- 112 C+D: GFS Group
- 112: Lending Precious Hands
- 113: Allstate Heritage Ins.
- 115: Holistic Healing
- 117: The Nest Holistic



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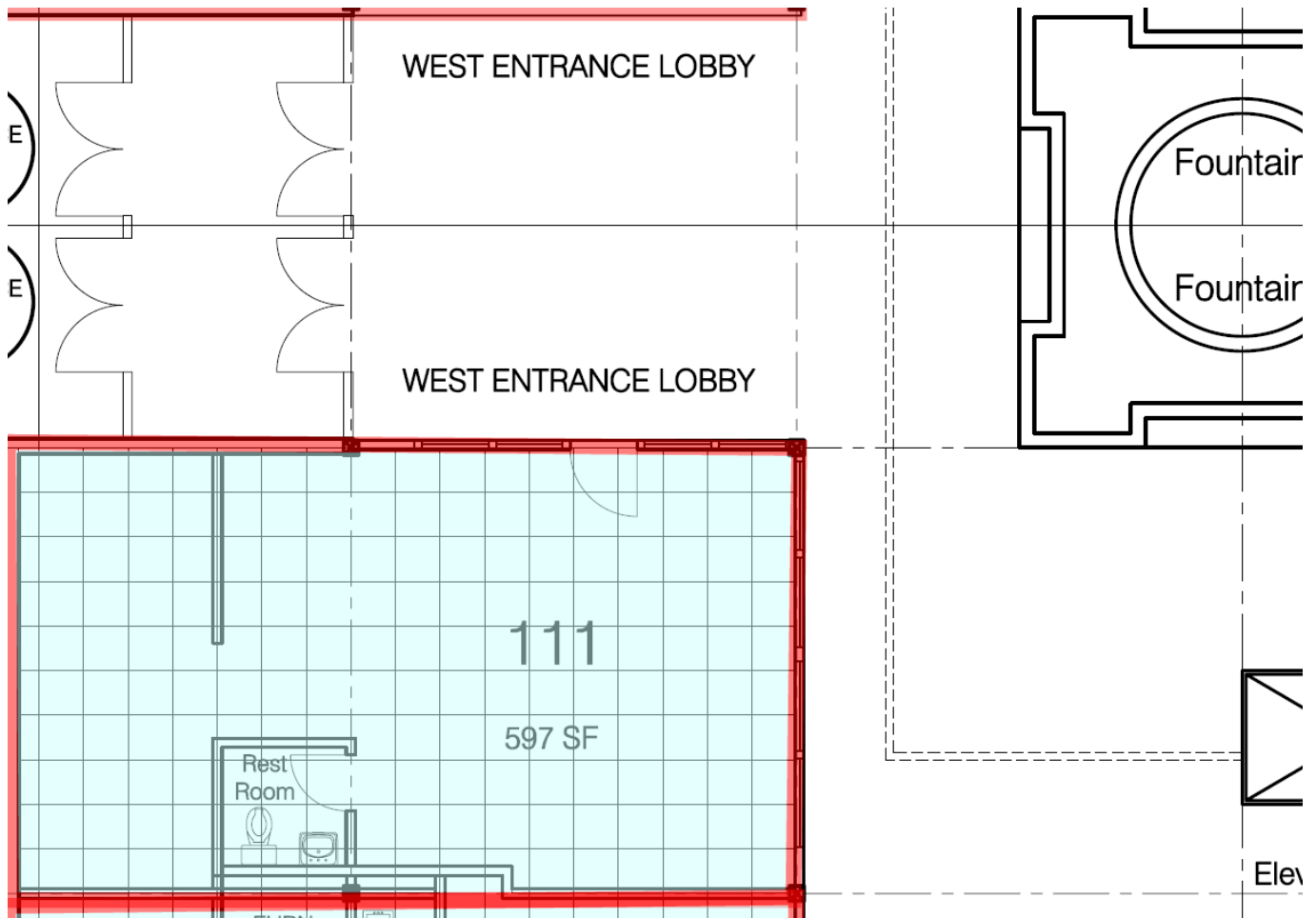
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FLOOR PLAN: SUITE 111



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FLOOR PLAN - SECOND FLOOR



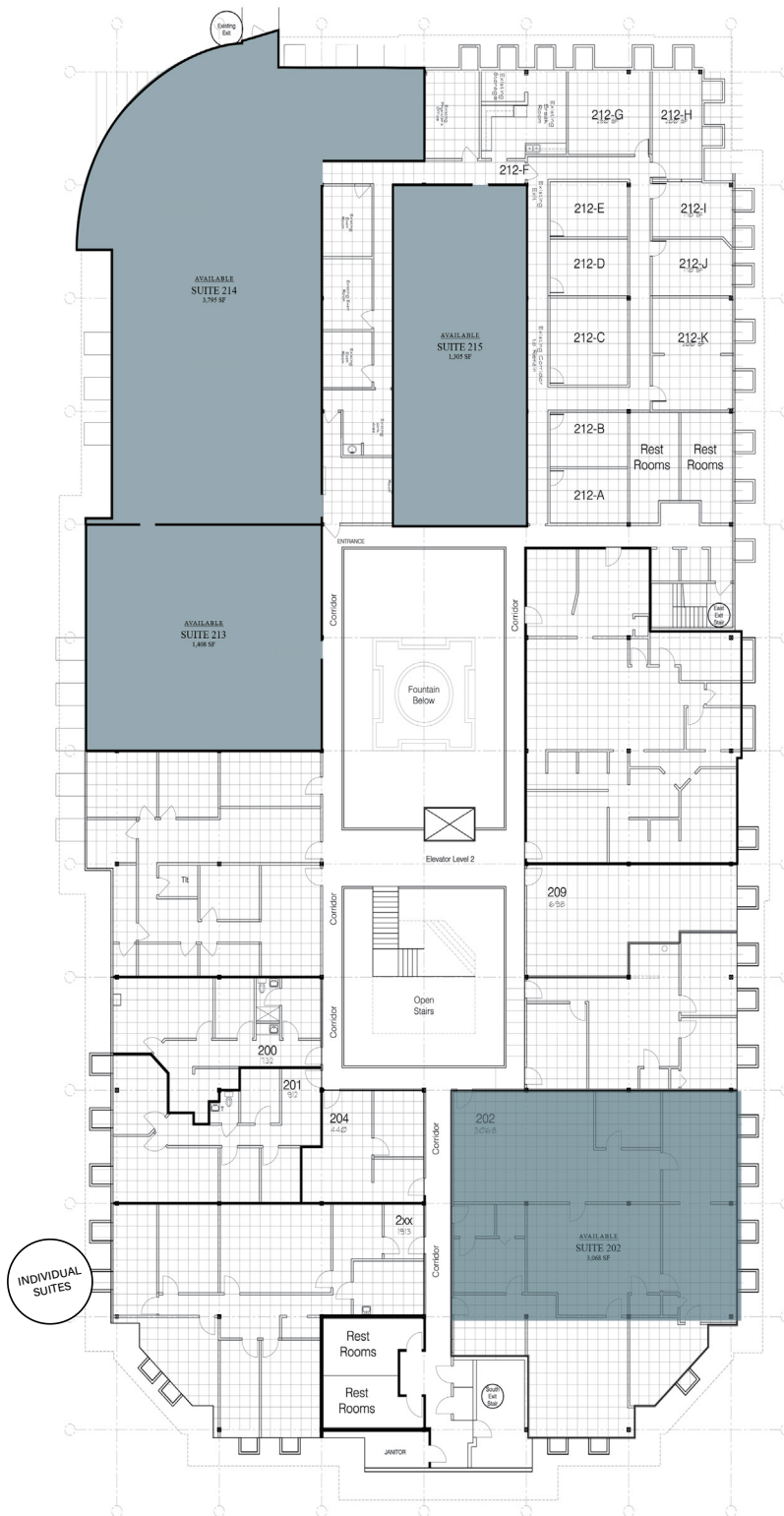
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AVAILABLE

- 202: 3,068 SF -**WILL
DIVIDE QUICKLY**
- A 1,160 SF
B 1,054 SF
- 210: 2,130 SF
213: 1,408 SF
W/2 back offices
- 213: 1,228 SF
W/ 1 back office
- 214: 3,795 SF
215: 2,125 SF

JUST LEASED

- 201: Flourishing Kids
Therapy & Lactation
- 202 C: Sarah Meritt
- 203: Wellness Way
Chiropractors
- 207 A: Integrated Vitality
- 207 B: Jennifer Ostmann &
Keri Tremple
- 207 C: Eclipsed Insights
- 208 A: Therapist
- 208 D/C: RaeLax Massage
- 209: St. Charles County
Business Record
- 210: True Grace Church
- 212 B: Steadfast Home
Healthcare
- 212 I: Ethio Dash



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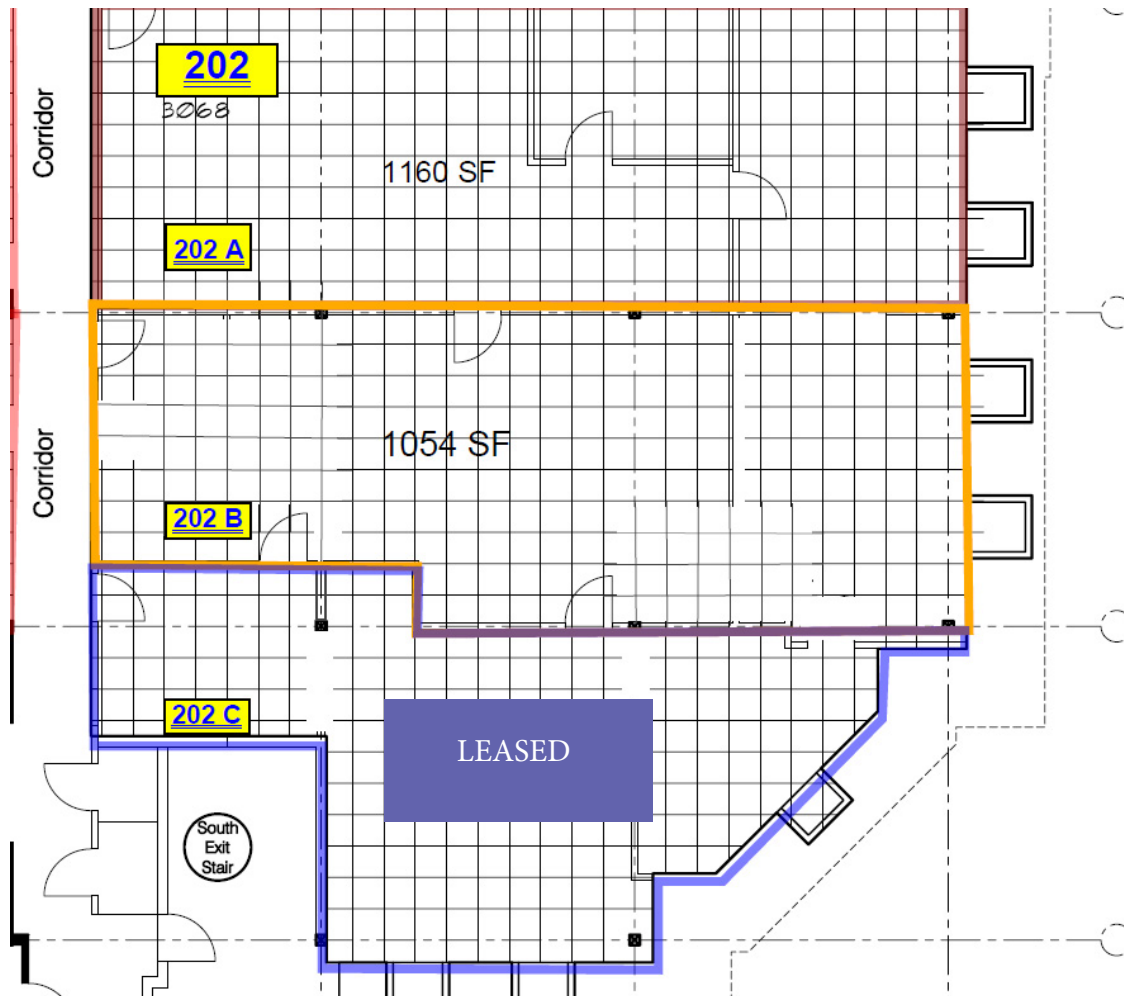
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FLOOR PLAN: SUITE 202



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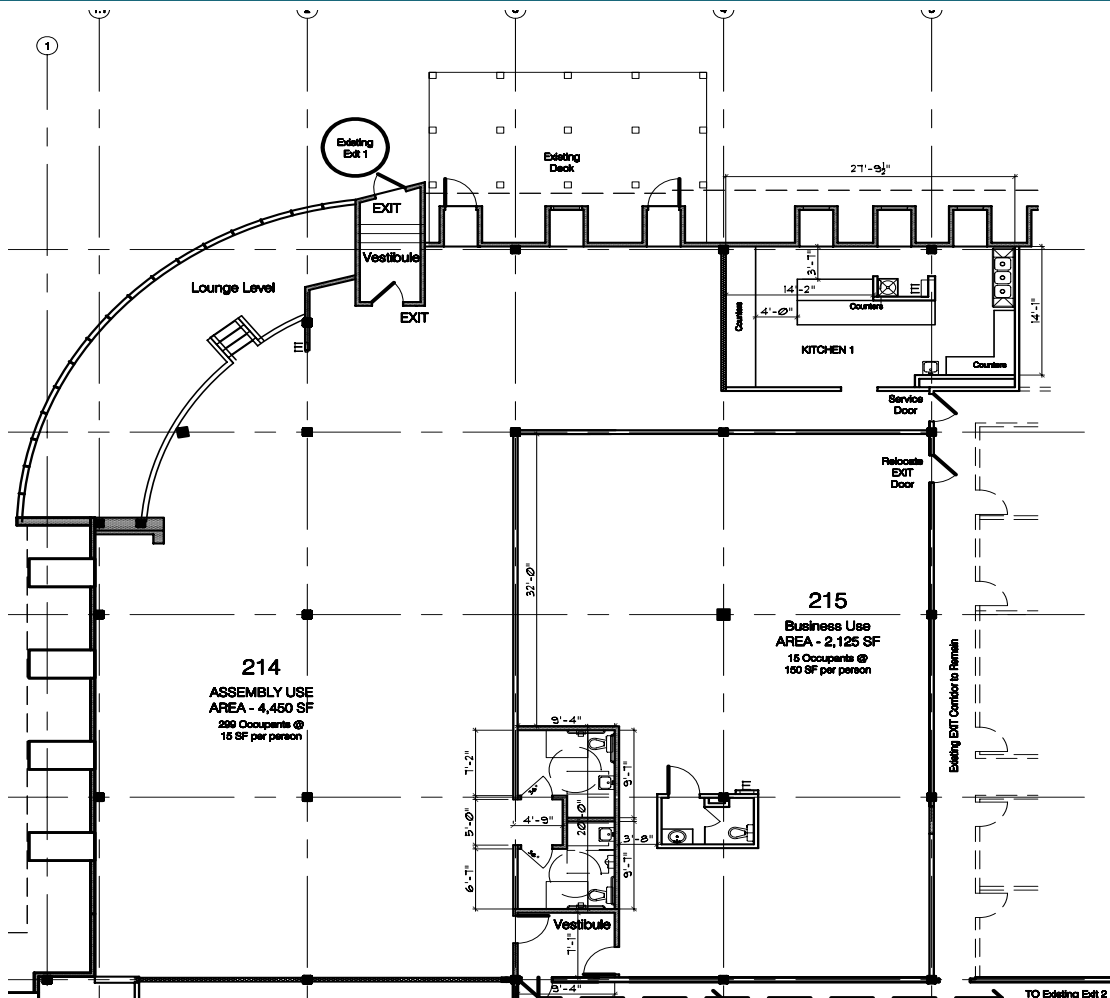


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FLOOR PLAN: SUITE 214 & 215

USES:

Event space, restaurant, lounge & bar, school, church, religious group center,
physical therapy, and banquet center.



Suite 214: Separate restroom in space.
Suite 215: Kitchen area, large window line

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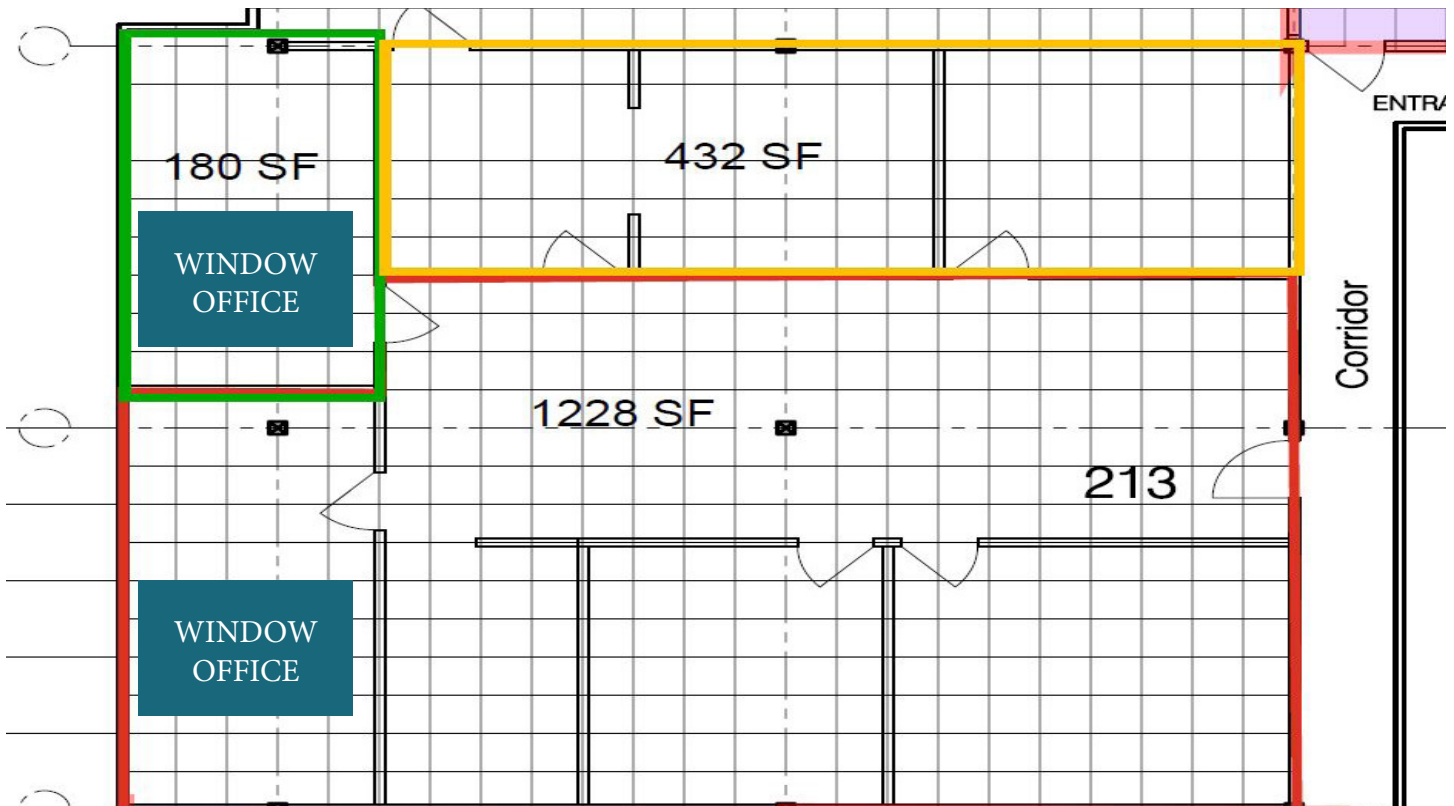


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FEATURED
SUITE!

SUITE 213

AVAILABLE FOR LEASE: 1,228 SF



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NEARBY HERITAGE LANDING: CENTENNIAL GREENWAY

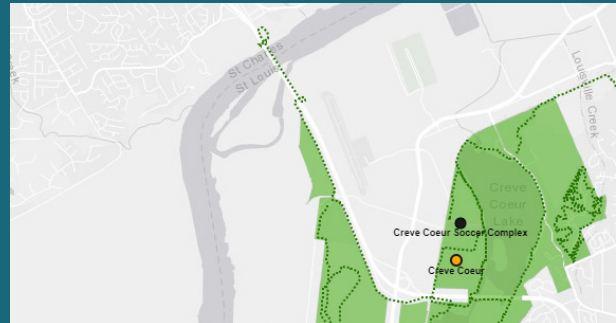


This segment of the Centennial Greenway stretches from the Katy Trail near the Page Avenue extension to the Heritage Museum in St. Charles County. There is also a .7 mile extension over Highways 364 and 94 so people can safely walk or ride a bike across these busy highways; connecting schools, neighborhoods,

parks, and businesses to each other as well as other area attractions. They also connect the existing trail system to Wapelhorst Park in the City of St. Charles and Laurel Park in St. Peters.

This greenway offers a direct connection to the paved Creve Coeur Connector trail that takes you across the Missouri River and links up with the paved trails and other attractions in Creve Coeur County Park. You can use the Katy Trail to travel to Historic Downtown St. Charles and Frontier Park. You can also exit the KATY Trail at Olive Street and ride on the street to connect to the Boschert Greenway!

INFORMATION FROM: <https://greatriversgreenway.org>



Money Magazine's
#13 BEST Place to
Live in Missouri

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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	BUILDING TENANTS
<p>Lovely window lines across all units.</p> <p>Rehabbed exterior, interior, and lobby.</p> <p>Newly sealed parking lot.</p> <p>Large event space available</p>	<p>Insurance Office</p> <p>Massage Therapist</p> <p>Chiropractor</p> <p>Personal Office Space</p> <p>CPA</p> <p>Financial Advisor</p> <p>Attorney Office Space</p>	<p>54,341 VPD within 1 mile.</p> <p>114,371 VPD within 3 miles.</p>	<p>You've Got Maids</p> <p>Assets Protection</p> <p>Red Realty</p> <p>Collaborative Counselors</p> <p>State Farm</p> <p>PoP ! Arts Center</p> <p>SHARE National</p> <p>RaeLax Massage</p> <p><i>and more</i></p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,597	84,289	160,400
HOUSEHOLDS	5,046	35,402	65,861
MEDIAN INCOME	\$99,607	\$86,102	\$84,717

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