

Dellwood Medical Building

9845 W Florissant Ave

St. Louis, MO 63136

**URGENT
CARE**

OPEN

ALWAYS
TREATED
BY A
PHYSICIAN

FAST
FAST
WALK-IN

SUPPORT
SMALL
BUSINESSES

**4,658 SF
Medical Office
For Lease or Sale**

FOR ADDITIONAL INFO, CONTACT:

Joseph Lampe, Director - Healthcare

314-728-6007 / jlampe@ccr-stl.com

Jared Stone, Associate

314-604-8466 / jstone@ccr-stl.com

Leased By:



8000 Maryland Avenue, Suite 1120

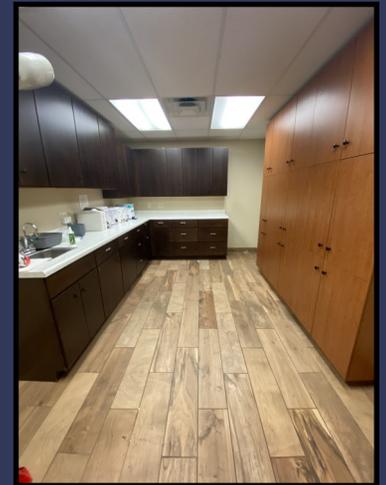
St. Louis, MO 63105

www.ccr-stl.com

Building Highlights:

- ◆ Modern medical office design flexible for many uses: Primary Care, Pain Management, Urgent Care, Oral Surgery, MRI Clinic, Veterinarian, and more
- ◆ Prominent building and pylon signage
- ◆ High parking ratio of 7 spaces per 1,000 SF
- ◆ Well maintained interior featuring: waiting room, restroom in waiting room, reception / manager office, data / storage room, four exam rooms, one procedure room, admin room, large X-Ray room, and a consultation room (2,778 SF first-floor clinical & 1,880 SF LL admin)
- ◆ Dense residential demographics: 244,792 residents within a 5-mile radius
- ◆ Prime Dellwood location with excellent visibility and frontage along W Florissant Ave

Floor Plan Coming Soon



FOR ADDITIONAL INFO, CONTACT:

Joseph Lampe, Director - Healthcare
314-728-6007 / ilampe@ccr-stl.com

Jared Stone, Associate
314-604-8466 / jstone@ccr-stl.com

Leased By:



8000 Maryland Avenue, Suite 1120
St. Louis, MO 63105
www.ccr-stl.com

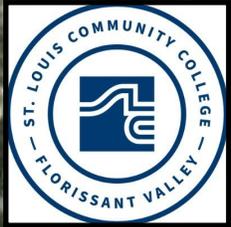
Ferguson
Community
Center

Dellwood
City Hall

Urban League
Senior Living

9845 W
Florissant Ave

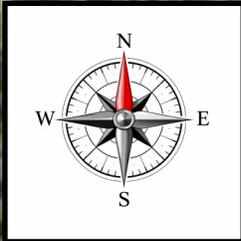
W Florissant Ave



Chambers Road

Urban League
Plaza Development

(Click here for more info)



FOR ADDITIONAL INFO, CONTACT:

Joseph Lampe, Director - Healthcare
314-728-6007 / jlampe@ccr-stl.com

Jared Stone, Associate
314-604-8466 / jstone@ccr-stl.com

Leased By:
 **Cornerstone**
Commercial Realty, Inc.
8000 Maryland Avenue, Suite 1120
St. Louis, MO 63105
www.ccr-stl.com

The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.