

**1000 DES PERES ROAD**  
ST. LOUIS, MO 63131



## Contact Information

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**Cozad Commercial Real Estate**  
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## PROPERTY HIGHLIGHTS

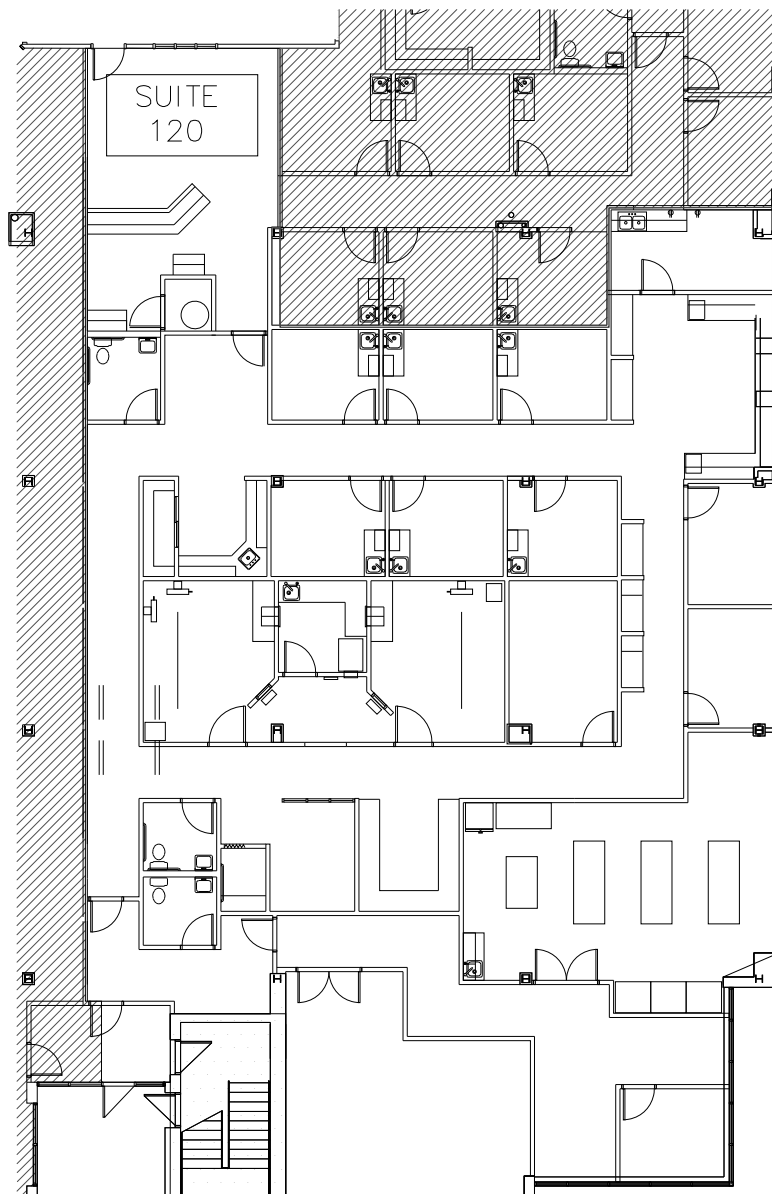
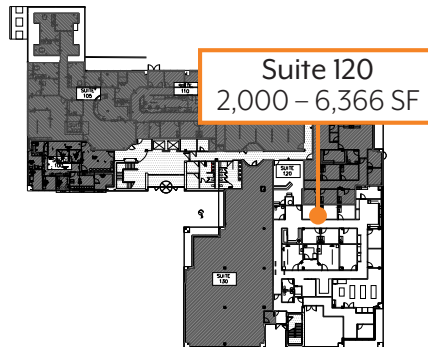
- ▶ Medical Office available
- ▶ 75,000 SF medical office building
- ▶ Ample parking available
- ▶ Strong location at I-270 and Manchester Road; directly across from The Lodge at Des Peres
- ▶ Building is visible to 92,466 VPD on I-270
- ▶ 1.4 miles from Des Peres Hospital; 3.4 miles from Mercy Hospital
- ▶ **Lease Rate: \$26.00/sf FS**

## AVAILABILITY

- Suite 120: 2,000 – 6,366 SF
- Suite 240: 2,966 SF

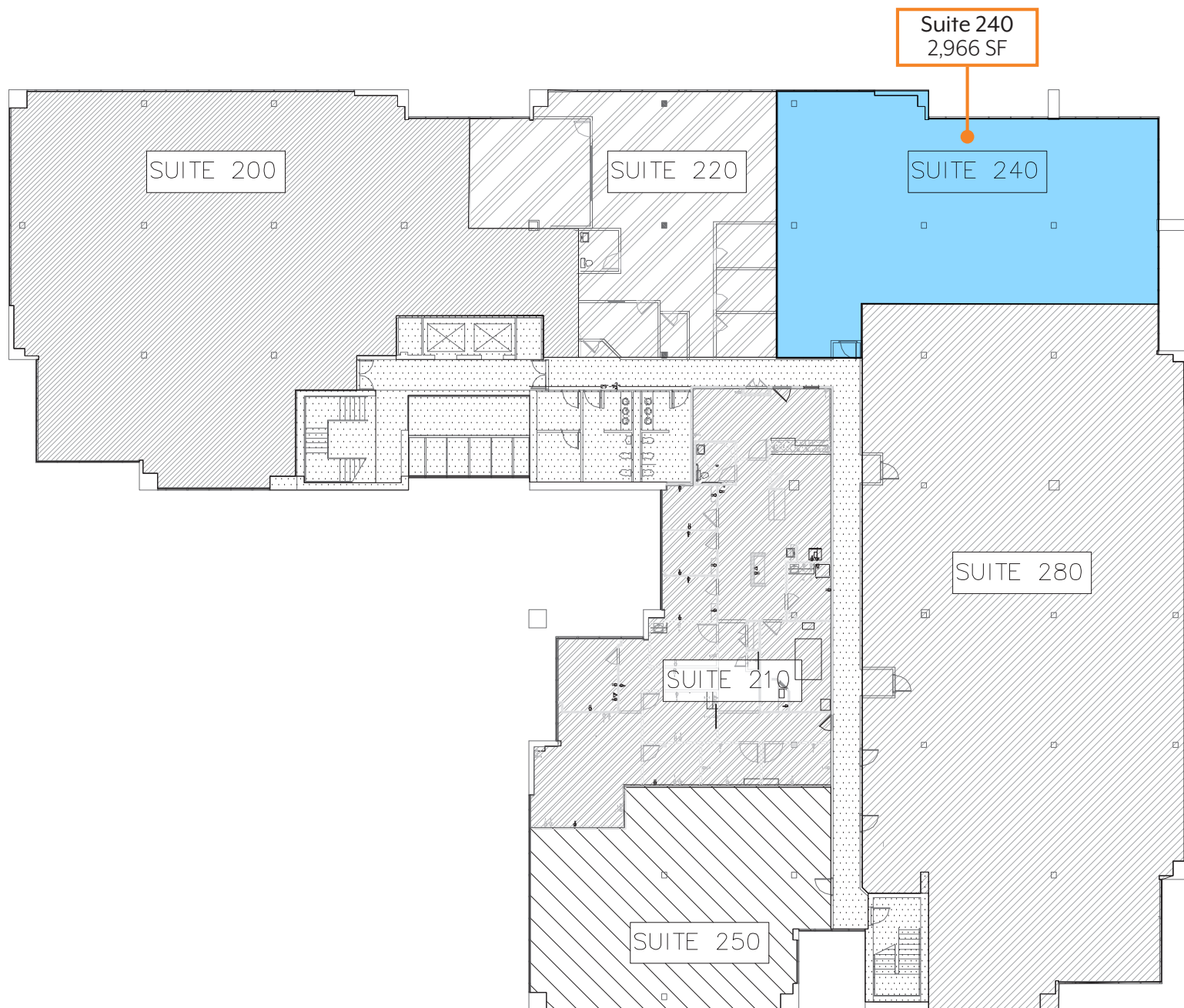
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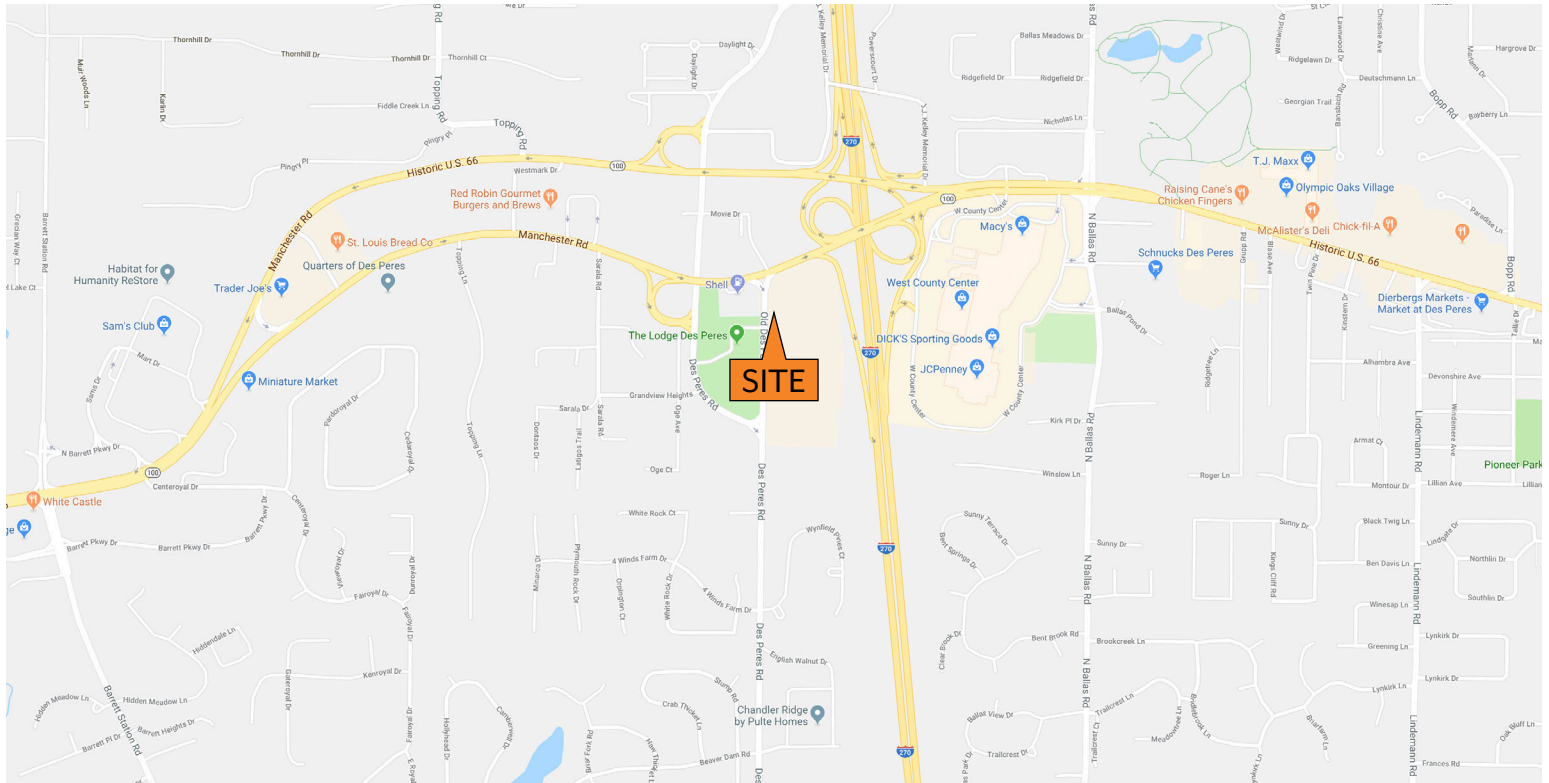
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## VIEW FROM I-270



*Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.*

**COZAD COMMERCIAL REAL ESTATE**  
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