

# FOR SALE | LEASE



## 830-850 Horan Drive

Fenton, MO 63026





# 830-850 Horan Drive



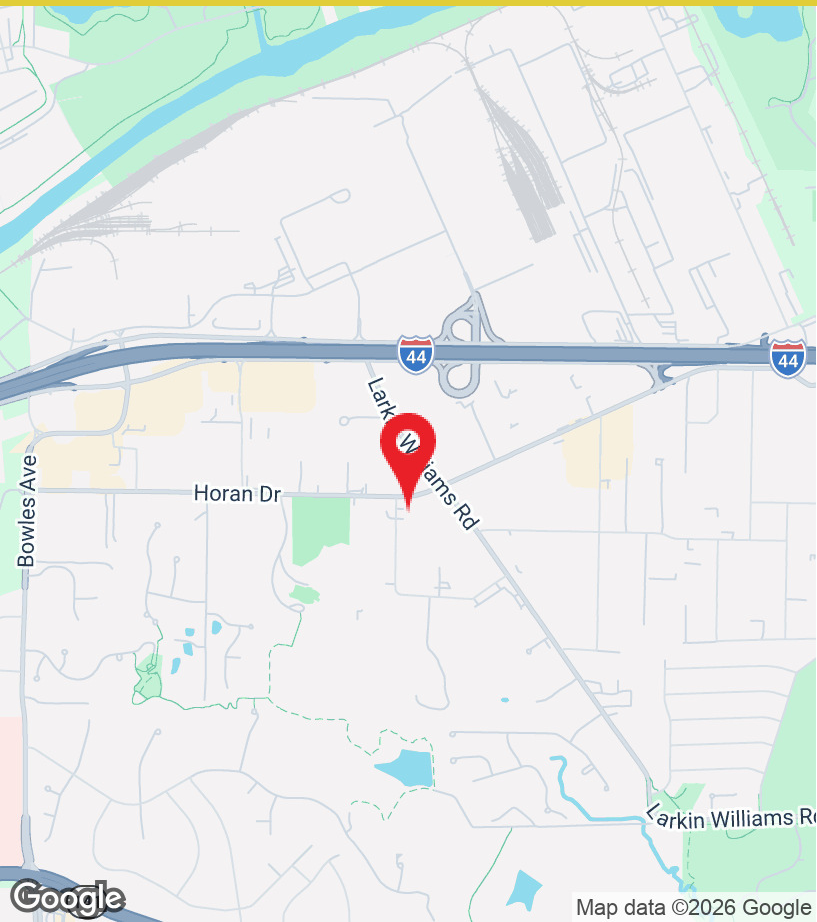
Office/Medical Building For Sale in Fenton

**830-850 Horan Drive | Fenton, MO 63026**

6,127 SF Tenant Open To Leaving Early | Off Market

**FOR LEASE:**  
**\$12.00 SF/YR NNN**

**FOR SALE:**  
**\$1,850,000.00**



## Property Highlights

- Office/Medical Building For Sale or Lease
- 9,658 SF Building On ± 1.33 Acre Site
- Suite 850: 6,127 SF
- Suite 830-832: 3,531 SF contiguous
- Built in 1996
- 6/1,000 Parking Ratio
- Easy Access to I-44 and I-270
- Located Less Than 1 Mile From SSM St. Clare Hospital & Medical Campus
- Building and Pylon Signage
- Contact Broker For Additional Details

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.





## Tenant Information



### 830 Horan Drive

Size | 1,560 SF

Status | **Available**



### 832 Horan Drive

Size | 1,971 SF

Status | **Available**



### 850 Horan Drive

Size | 6,127 SF

Status | **Available**

# Additional Photos

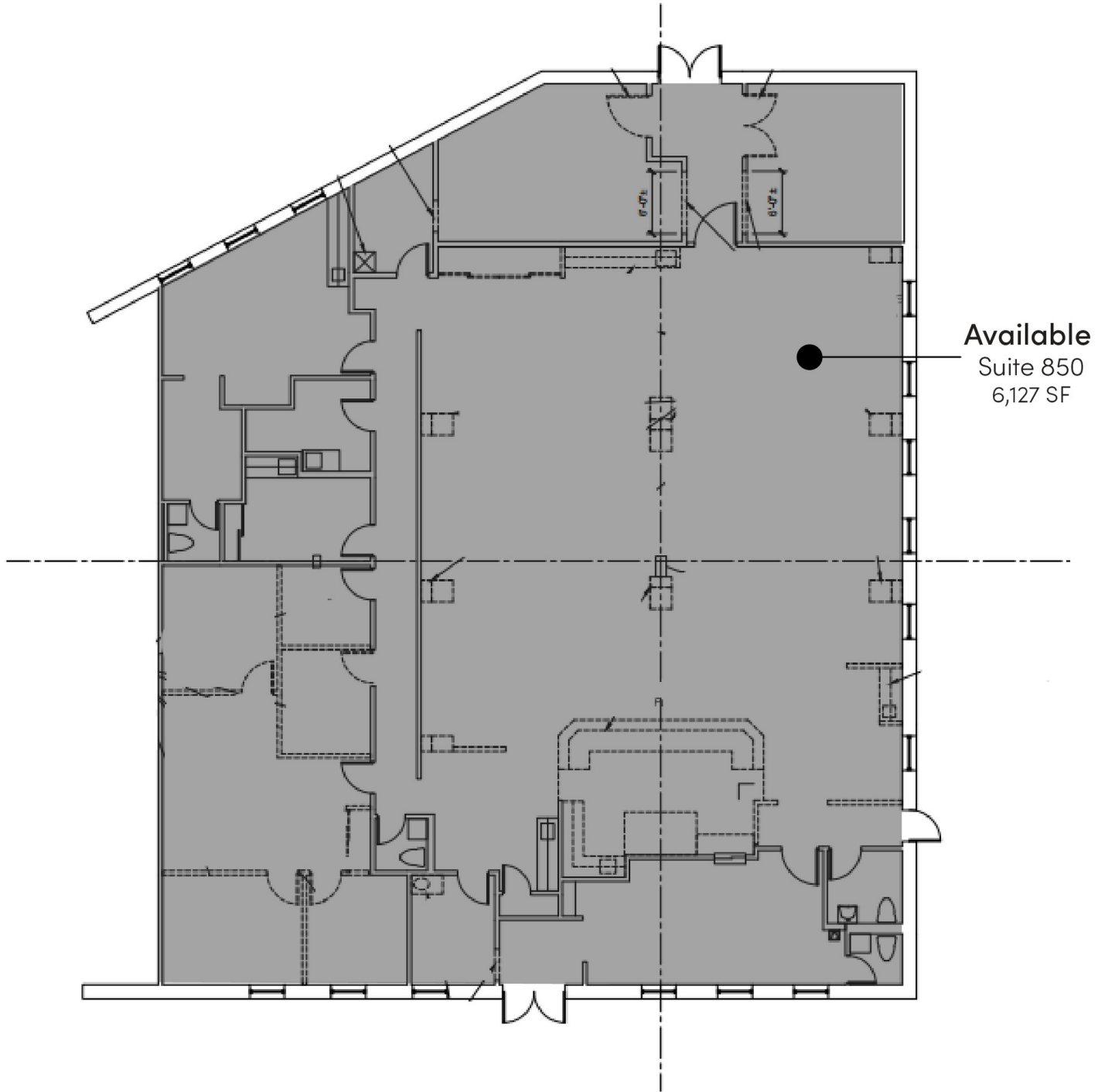
830-850 Horan Drive





# Additional Photos

830-850 Horan Drive



# Broker Contacts



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