

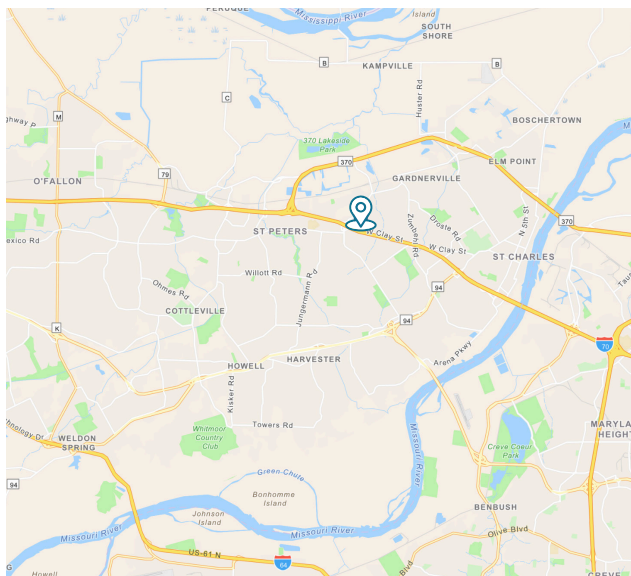


FOR LEASE

1 Point West Blvd.
St. Charles, MO 63301



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building relationships . creating wealth



3,060 SF For Lease in aesthetically pleasing office building.

Quick access to and great visibility from Hwy 70 and West Clay.

Ample Parking: 4.9/1,000

Year Built: 2005 Building Class: B

LEASE RATE:
\$16.00/SF + \$3.50 NNN



CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
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EXTERIOR



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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
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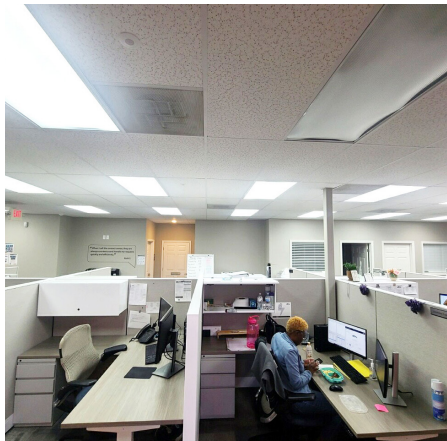
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INTERIOR IMAGES



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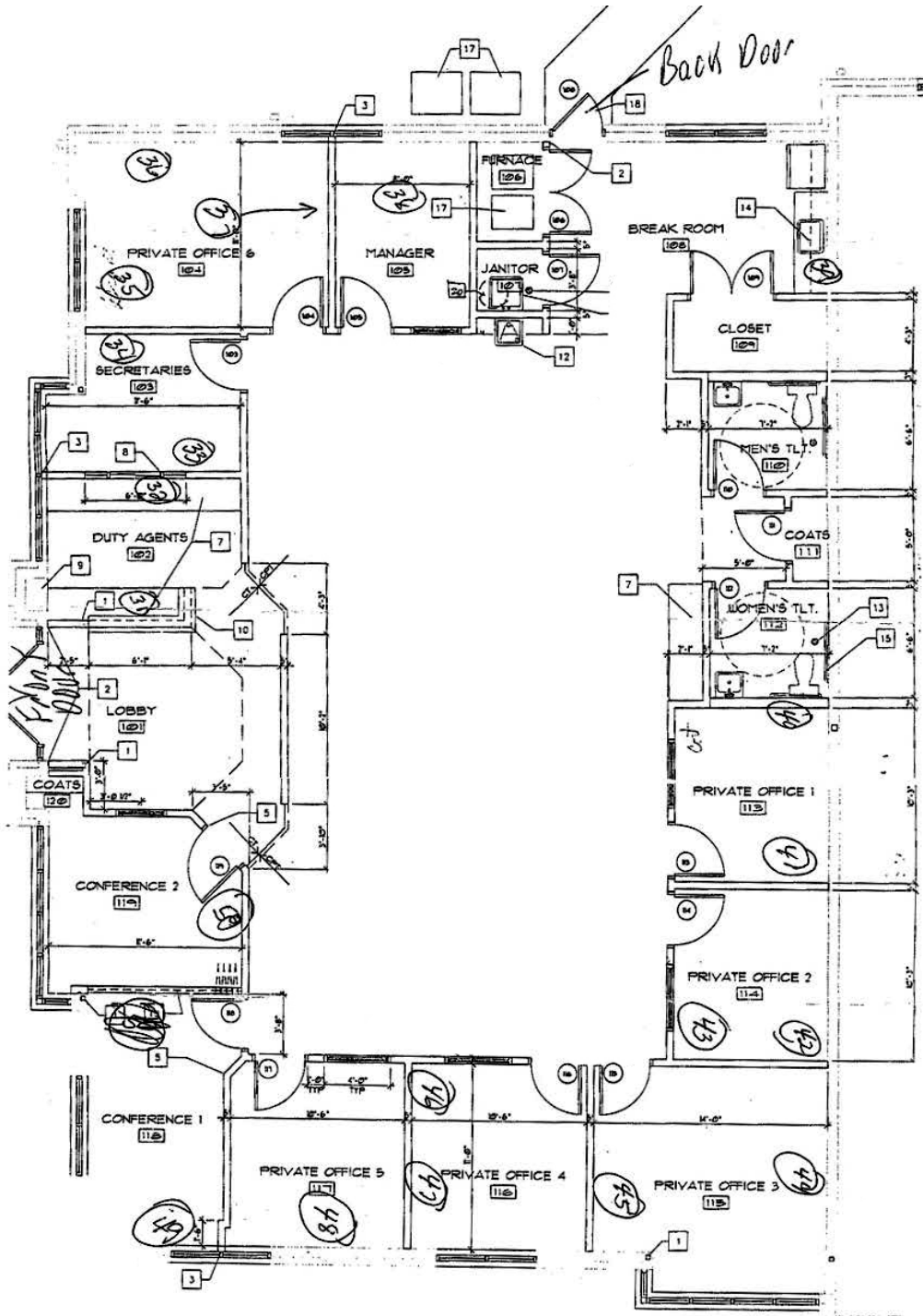
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FLOOR PLAN



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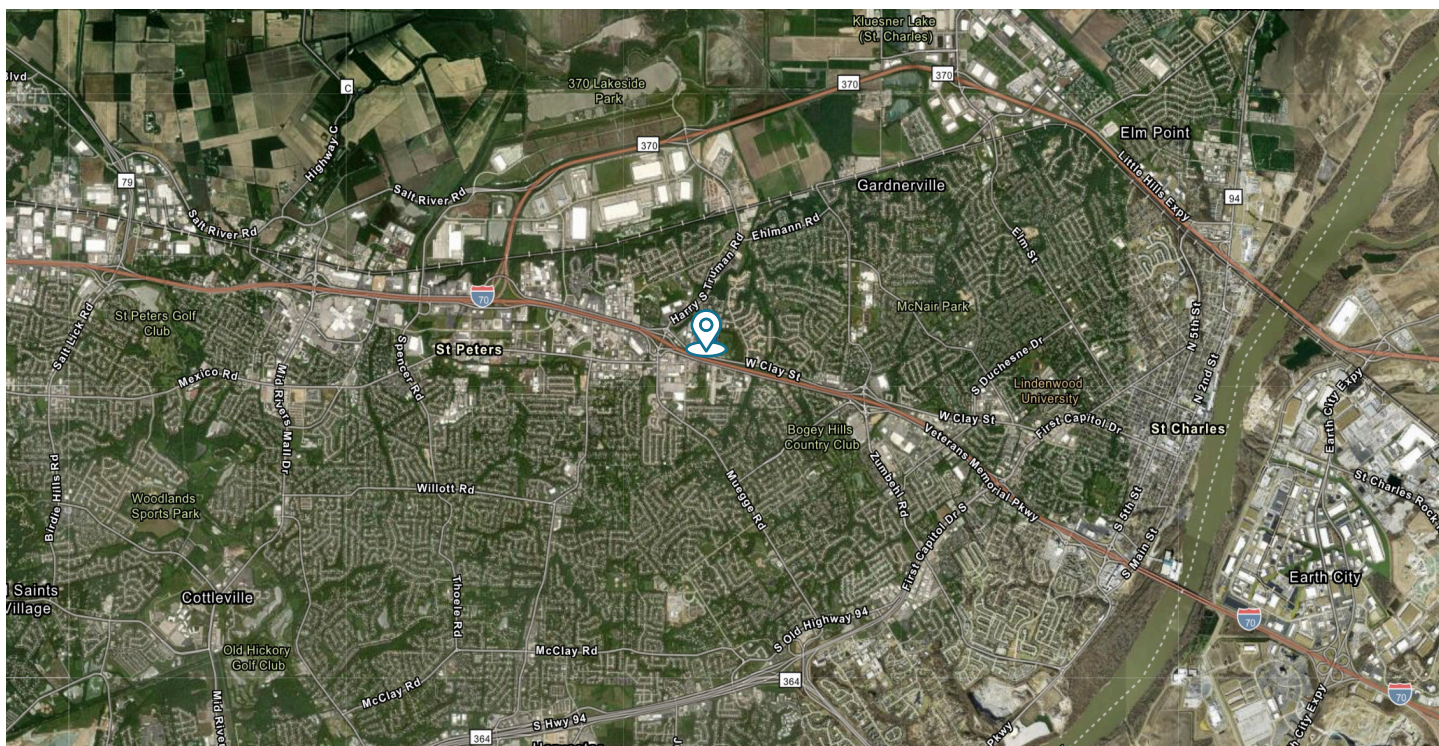
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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Located in the popular St. Charles area.</p> <p>High Visibility.</p> <p>Easy Access.</p>	<p>This space would be great for a bank, insurance, customer service, brokerage, or any other office/retail space.</p>	<p>114,371 VPD within one mile</p> <p>up to 146,293 VPD within 3 miles</p>	<p>Hampton Inn</p> <p>Five Star Auto Plaza</p> <p>All Occasion Banquet Center</p> <p>Big St. Charles Motorsports</p> <p>Phillips 66</p> <p>No Leash Needed</p> <p>Dollar General</p> <p>Mattingly's</p>



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,539	74,535	164,216
HOUSEHOLDS	4,270	31,044	67,916
AVERAGE HH INCOME	\$106,201	\$106,266	\$107,197

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