

# 1585 WOODLAKE DRIVE

TOWN & COUNTRY, MO 63017



## Contact Information

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Cozad Commercial Real Estate  
MD Real Estate Advisors, LLC  
16 Sunnen Drive, Ste. 164  
St. Louis, Missouri 63143

## PROPERTY HIGHLIGHTS

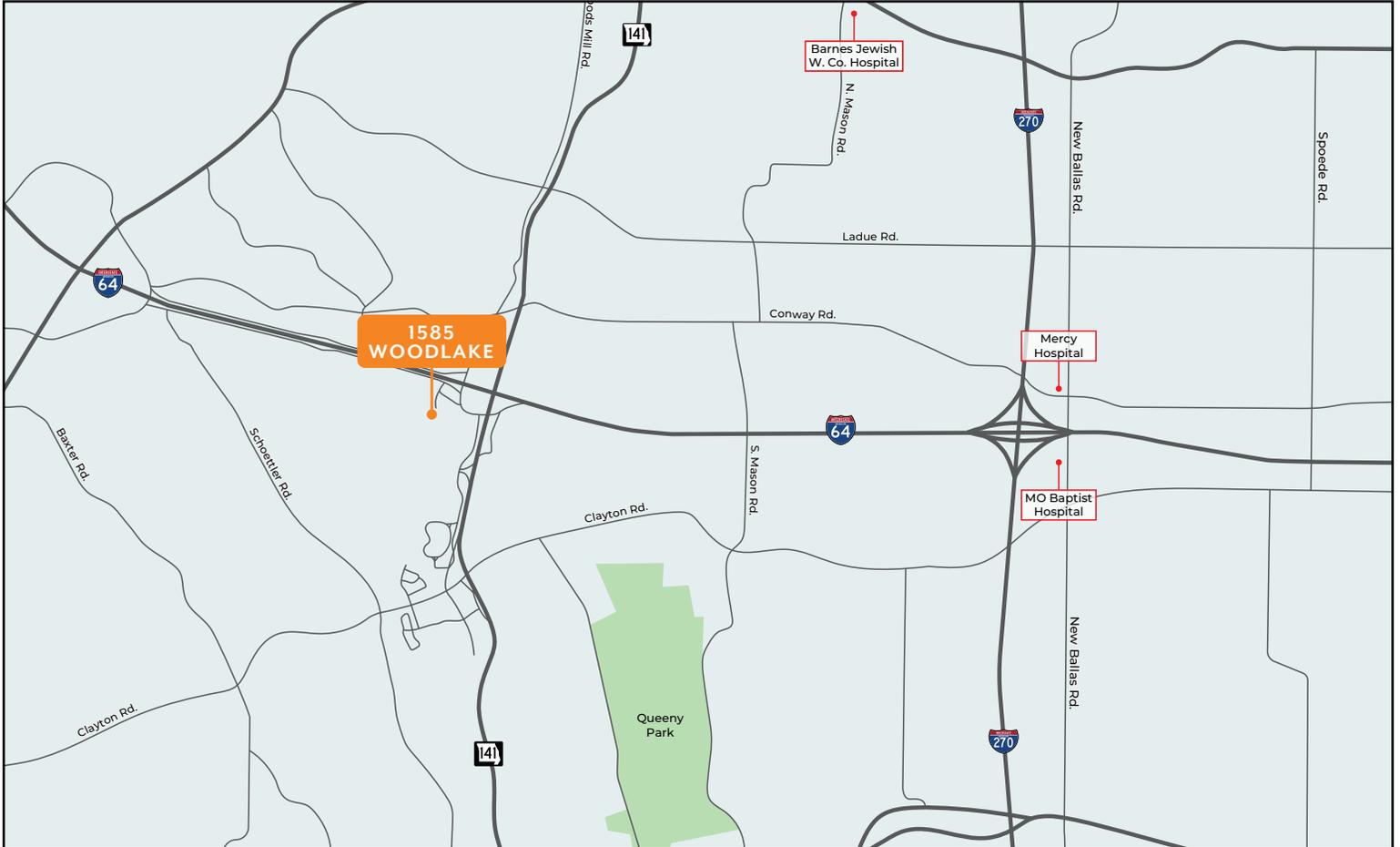
- ▶ Medical Office suites in a tranquil park-like setting
- ▶ Professionally-managed building
- ▶ Covered physician parking with abundant lot parking
- ▶ Newly renovated throughout interior
- ▶ Great medical office park that is easily accessible by Hwy. 141 and I-64/40
- ▶ Located minutes from Des Peres, St. Luke's, Mercy, and Missouri Baptist Hospitals
- ▶ **Lease Rate: \$27.00/sf FS**

## AVAILABILITY

- Suite 111: 3,010 SF
- Suite 201: 2,740 SF
- Suite 115: 995 SF  
– available 7/1/26

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NEW MODERN ARTWORK THROUGHOUT



RENOVATED COMMON AREAS

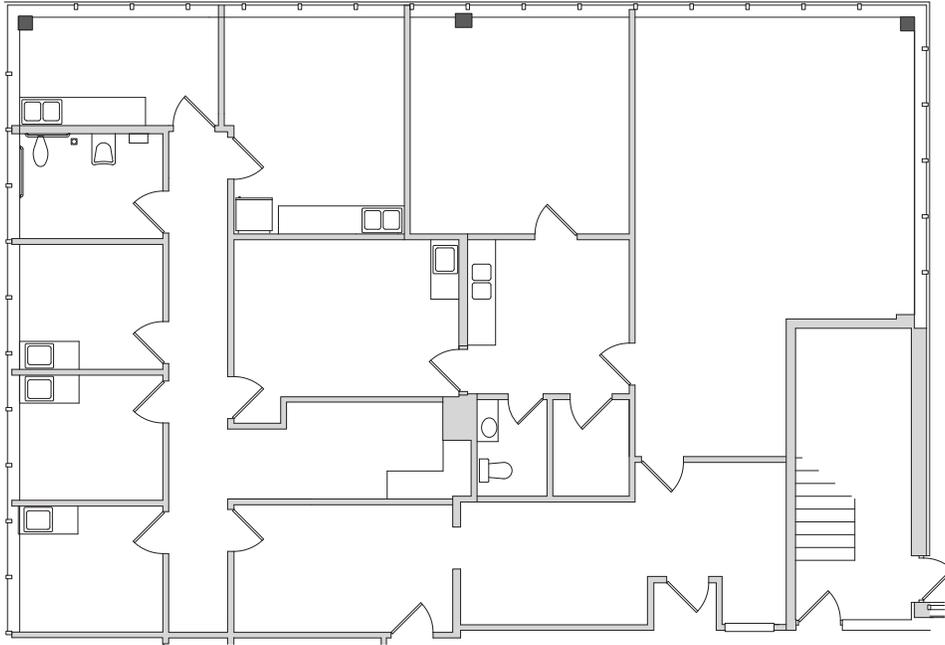
*Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.*

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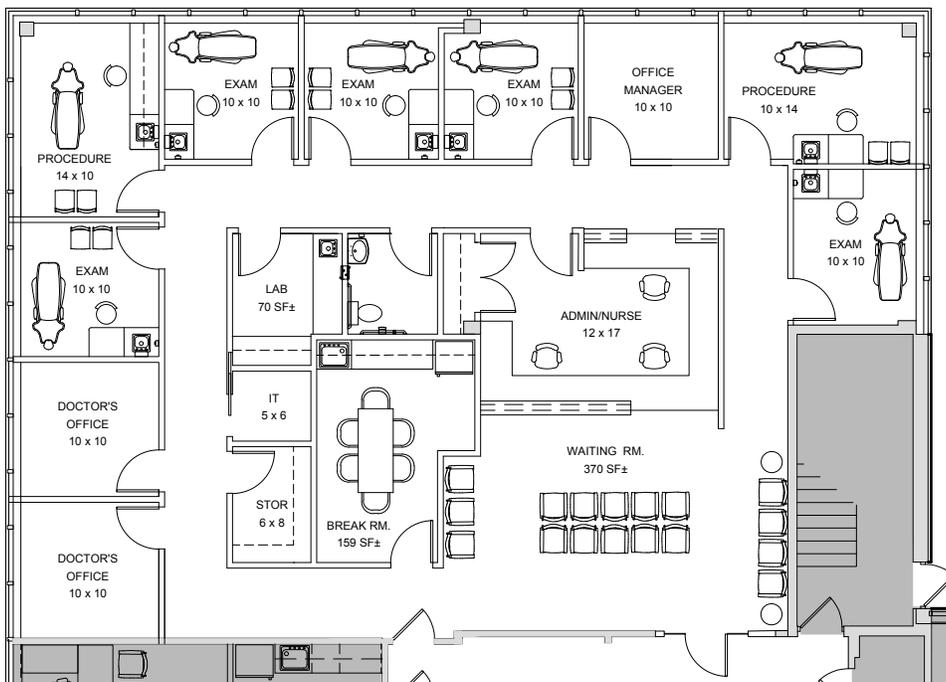
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Suite 111  
3,010 SF



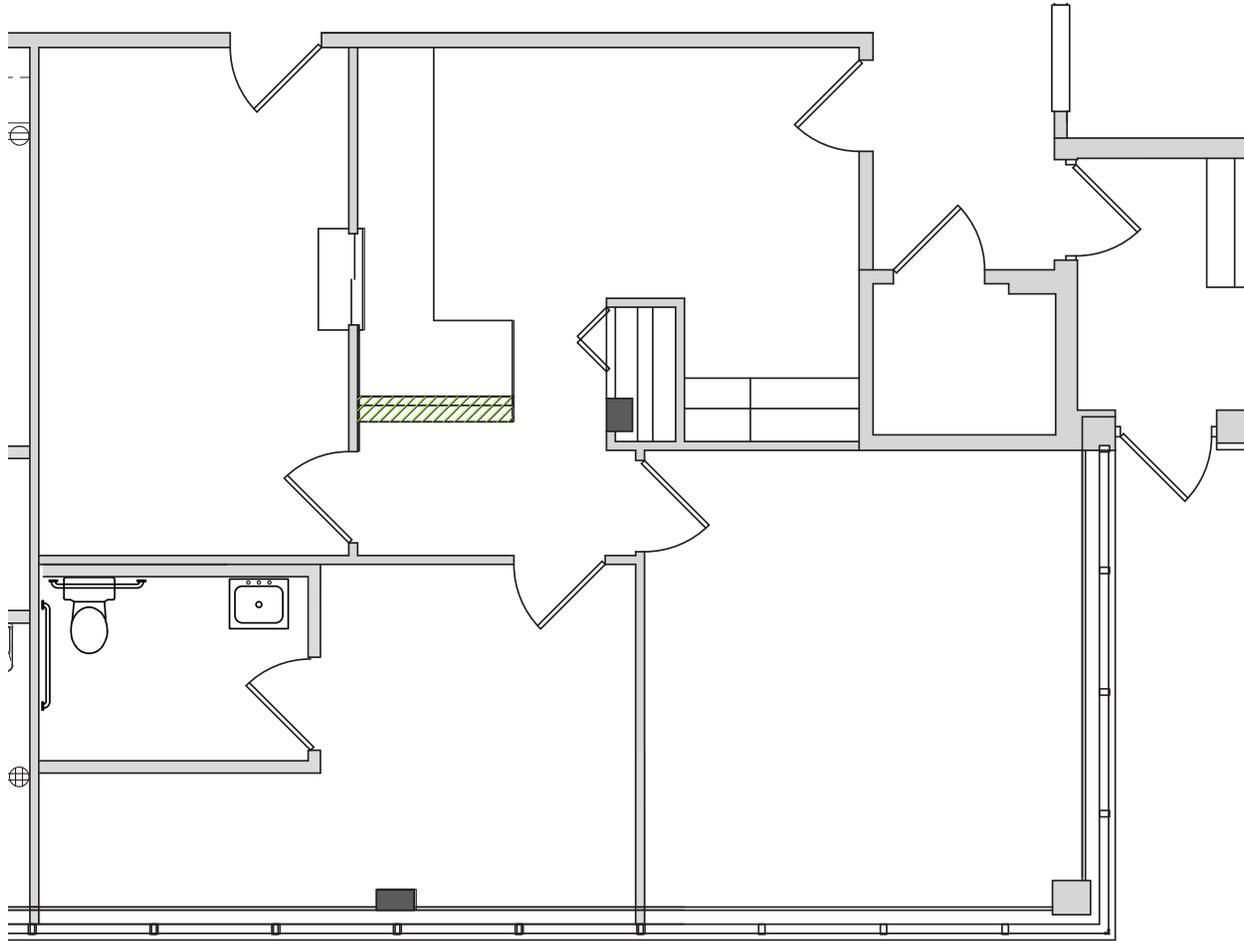
Suite 111  
existing layout



Suite 111  
proposed layout

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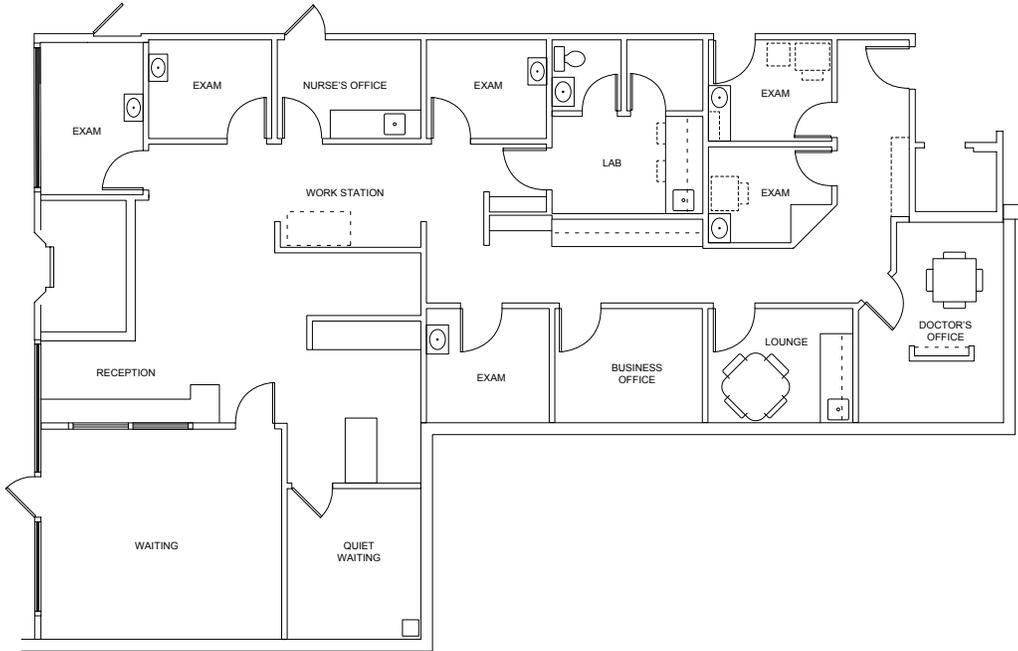


Suite 115  
995 SF

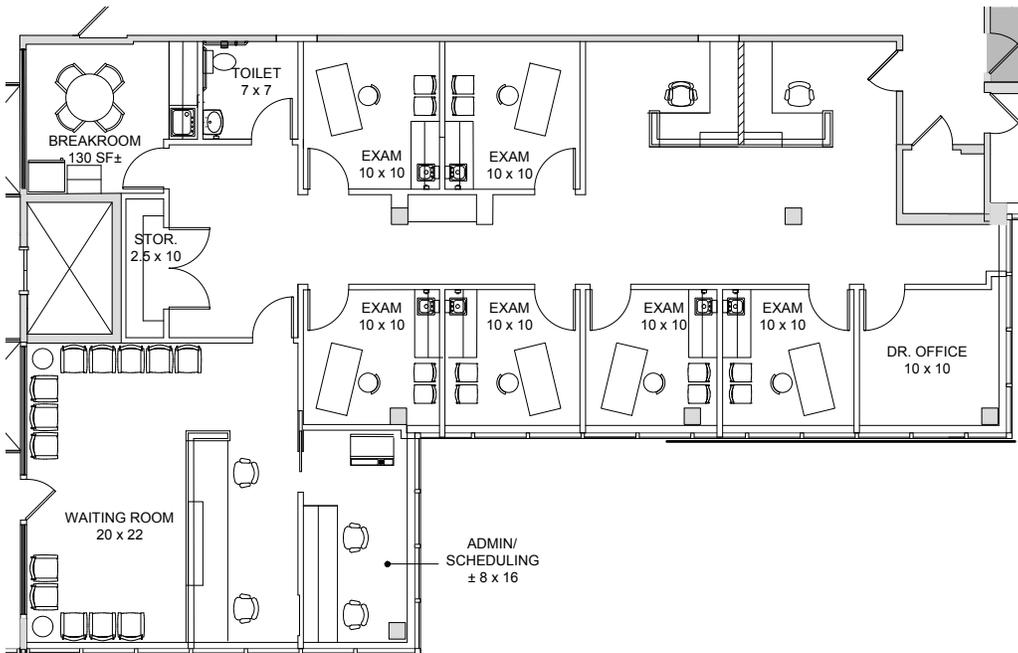
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Suite 201  
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