

1585 WOODLAKE DRIVE
TOWN & COUNTRY, MO 63017



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Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
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PROPERTY HIGHLIGHTS

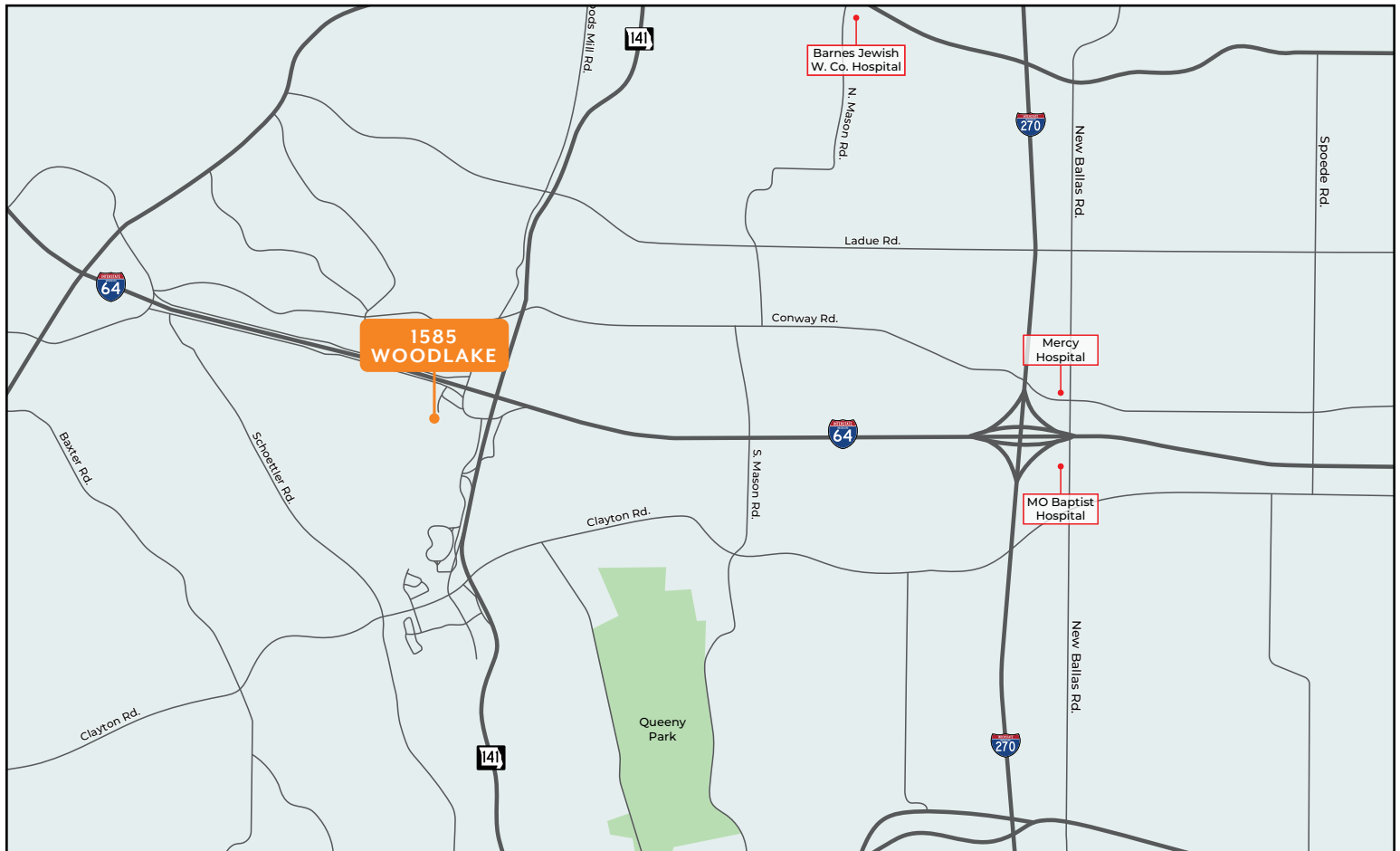
- ▶ Medical Office suites in a tranquil park-like setting
- ▶ Professionally-managed building
- ▶ Covered physician parking with abundant lot parking
- ▶ Newly renovated throughout interior
- ▶ Great medical office park that is easily accessible by Hwy. 141 and I-64/40
- ▶ Located minutes from Des Peres, 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

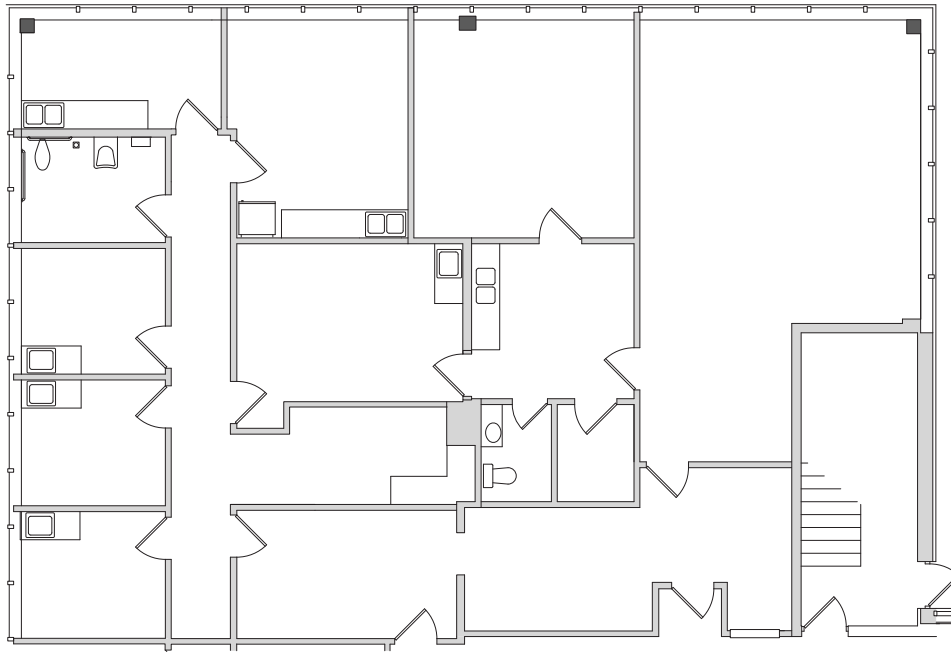
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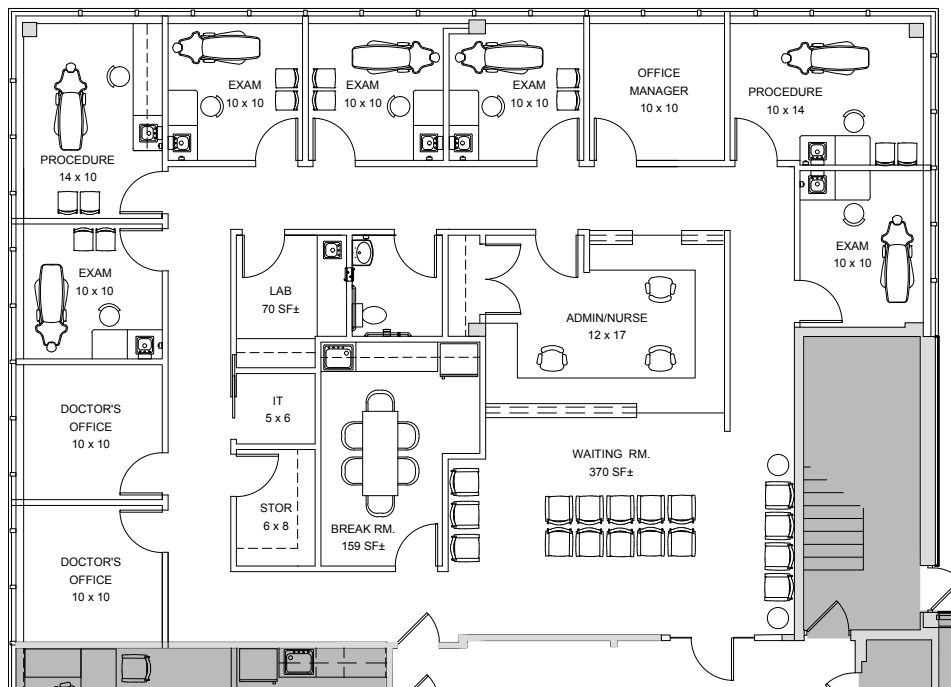
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Suite 111
3,010 SF



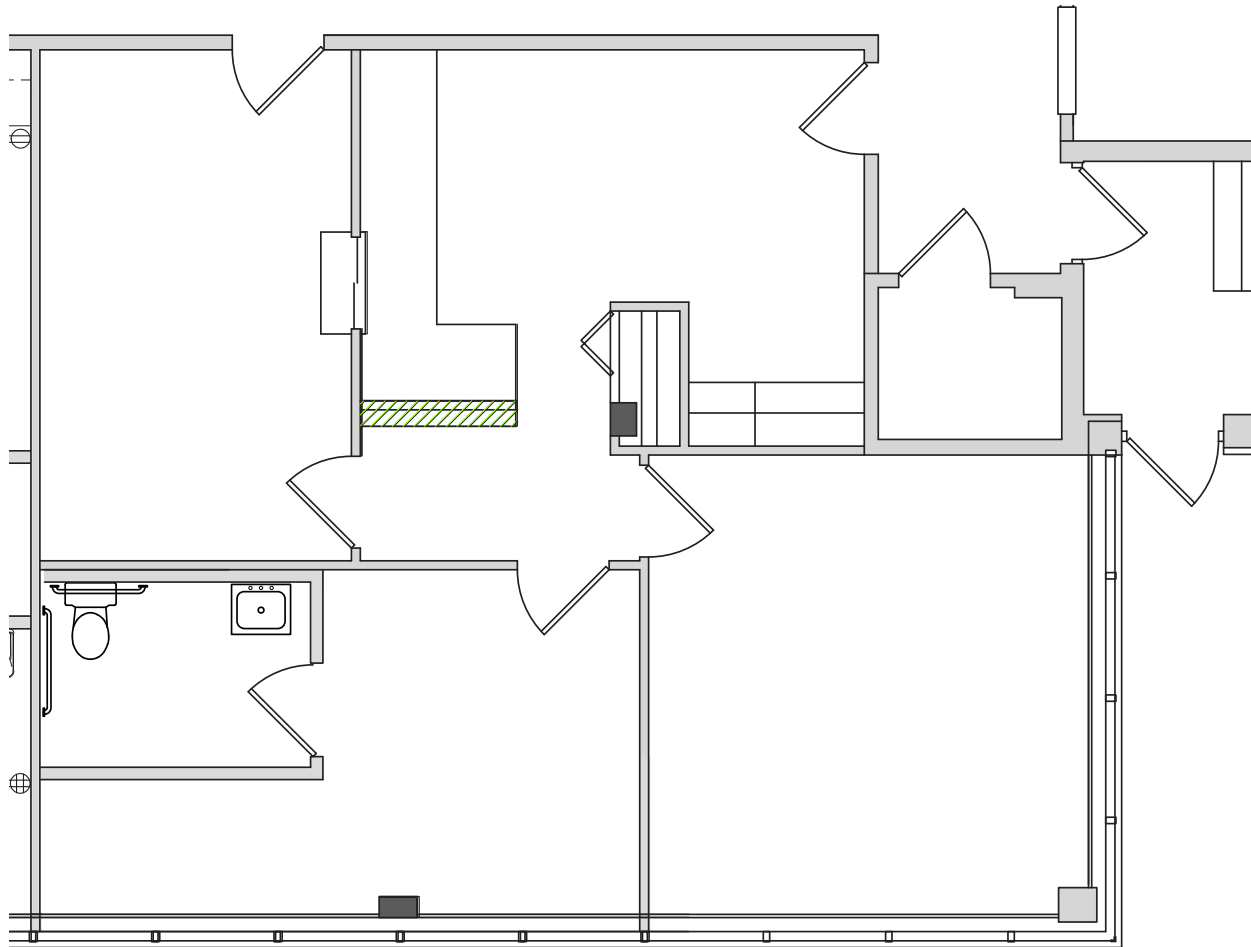
Suite 111
existing layout



Suite 111
proposed layout

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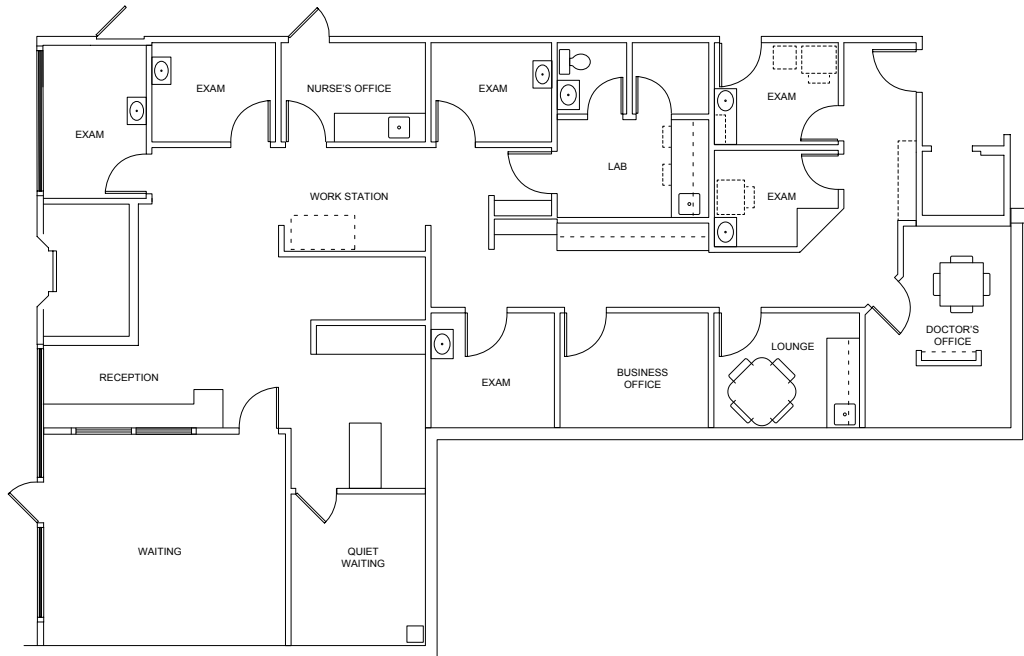


Suite 115
995 SF

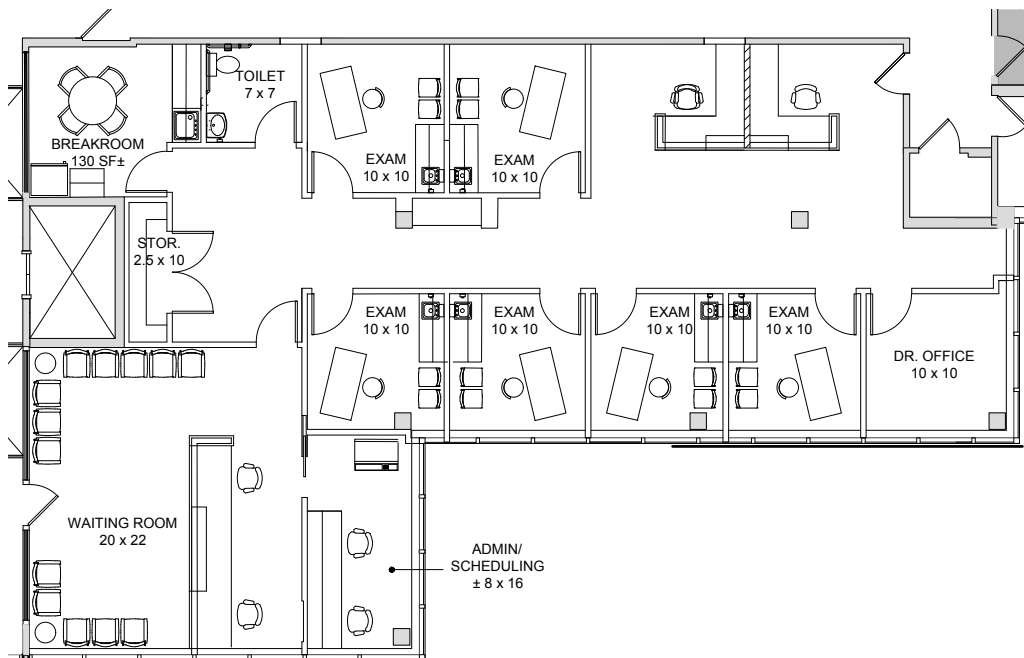
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Suite 201
2,740 SF



Suite 201
existing layout



Suite 201
proposed layout