

OFFICE | **FOR LEASE**



1002 Peruque Crossing Ct. O'Fallon, MO 63366

Kim Richter - 314.333.9844
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1,300 SF OFFICE AVAILABLE FOR LEASE





FOR SALE OR LEASE

1002 Peruque Crossing Ct.
O'Fallon, MO 63366



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Opportunity to lease 1,300 SF in a 6,480 SF medical/office building located in a professional O'Fallon business park. The property features a turnkey medical buildout with exam rooms, sinks, private offices, reception and waiting areas, and restrooms.

Approximately 1,300 SF is available for a medical/professional office lease, offering flexibility for healthcare providers or professional users.

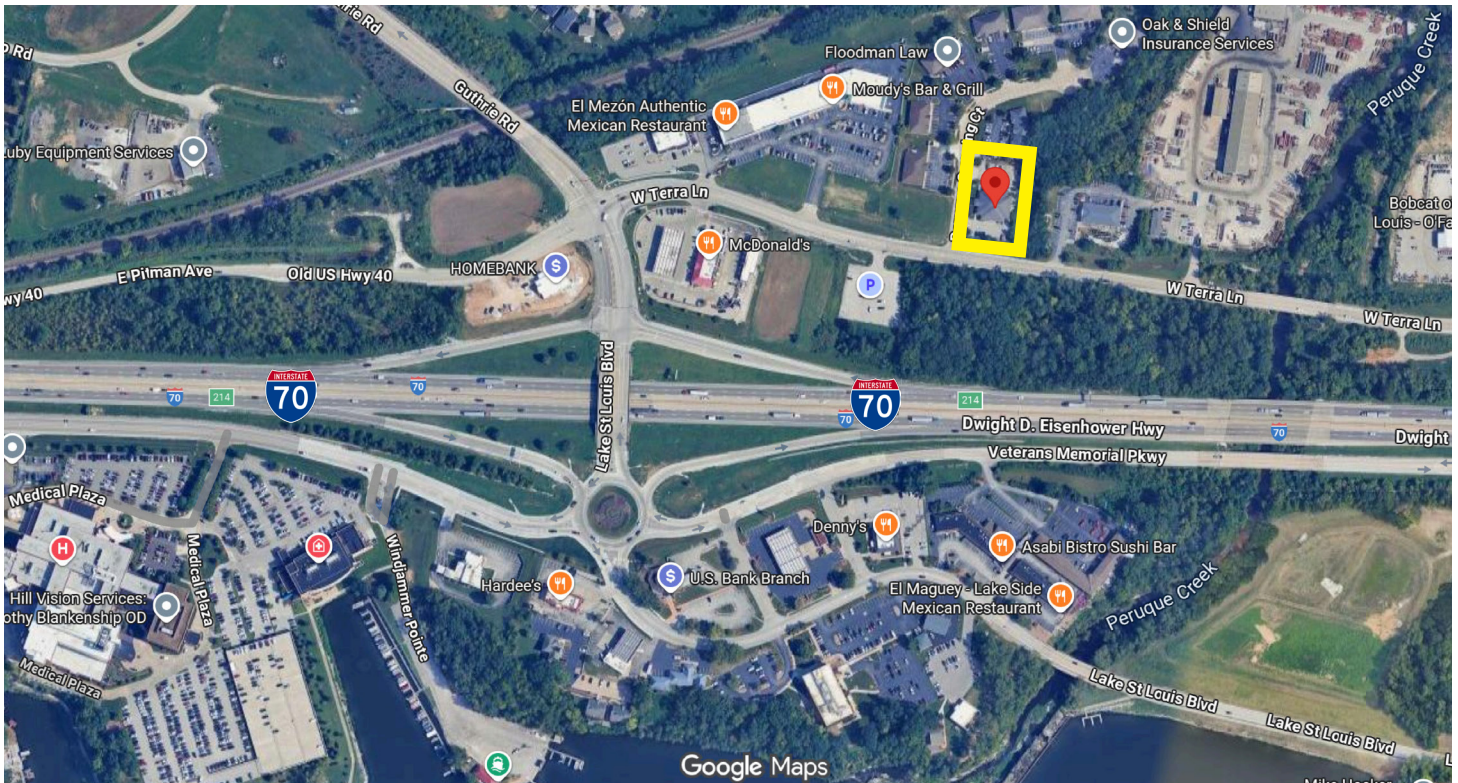
The building offers strong visibility, ample parking, and convenient access to Hwy K and I-70, and is located just minutes from SSM Health.

Key Highlights

- Approx. 1,300 SF available for lease
- Located in 6,480 SF medical/professional office building
- Turnkey medical buildout with multiple exam rooms
- Ideal for medical, dental, therapy, or professional office users
- Reception and waiting area
- Sinks installed in several exam rooms
- Located in a professional office park
- Private offices, nurse station, break room, and storage
- Minutes from Hwy K, I-70, Bryan Rd, and Lake St. Louis Blvd
- Close proximity to SSM Health
- Strong visibility with easy patient/client access
- Ample surface parking

LEASE RATE: \$22.00/SF MODIFIED GROSS

PURCHASE PRICE: \$1,150,000



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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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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Located in the popular O'Fallon area.</p> <p>Nearby Highway 70.</p>	<p>Doctor's Offices, Weight-Loss Clinics, Optometrists, Specialty Clinics, Or Other Professional Users</p>	<p>76,424 VPD within one mile</p> <p>up to 79,790 VPD within 3 miles.</p>	<p>Netco - neighboring business Pizza Hut Great Clips Jimmy Johns Lakeview Dental Care El Mezon Pillar RX Consulting</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,179	45,691	135,146
HOUSEHOLDS	1,566	17,699	49,775
AVERAGE INCOME	\$135,094	\$131,120	\$127,896

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UNIQUE OPPORTUNITY TO BUY:



PROPERTY:

**1002 Peruque Crossing
O'Fallon, MO 63366**

Sale Price: \$1,550,000

PROPERTY:

**1052 Peruque Crossing
O'Fallon, MO 63366**

Sale Price: \$995,000

PROPERTY:

**1061 Peruque Crossing
O'Fallon, MO 63366**

Sale Price: \$975,000

Rare opportunity to acquire three properties within the same court. Two buildings are fully leased, providing immediate, in-place income, while the third building offers approximately 2,700 SF available for lease—ideal for an

owner-user seeking to occupy space while benefiting from existing cash flow. This unique configuration allows for diversified income, flexibility, and long-term upside within a single, cohesive location.

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