

5301 Veterans Memorial Pkwy

St Peters, MO 63376



Marcus & Millichap

5401 Veterans Memorial Pkwy

St Peters, MO 63376



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Activity ID #ZAF0680100

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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SECTION 1

5301 Veterans Memorial Property Information

OFFERING

INVESTMENT HIGHLIGHTS

TENANT PROFILES

FINANCIALS

Marcus & Millichap

THE OFFERING // 5301 Veterans Memorial

Marcus & Millichap is pleased to present a fee simple opportunity for 5301 Veterans Memorial property, a ±34,028-square-foot, Class B office/medical building prominently located at **5301 Veterans Memorial Parkway in St. Peters, Missouri**. Strategically positioned along Interstate 70, the asset benefits from **high daily traffic volumes**, strong visibility, and immediate access to the region's most critical commercial corridors. The location offers excellent accessibility to **Lambert-St. Louis International Airport** and the growing **St. Charles County** healthcare and business districts. Currently **100% leased**, the building offers a strong foundation of primarily medical tenants. This asset presents a compelling opportunity for tenants seeking a **professional, well-maintained medical office environment** with flexible layouts and growth capacity.

5301 Veterans Memorial is anchored by a diverse roster of established tenants, including **St Louis County Oral Surgery, Washington University Clinics, Edward Jones, Simply Worth It, Difilippo Insurance**, and **Arc of the Ozarks**, among others. Located within close proximity to leading healthcare and business services across St. Charles County, the property is strategically positioned to serve one of Missouri's fastest-growing suburban corridors. This tenant composition ensures **long-term income stability** driven by industries with durable demand. The offering represents a compelling opportunity to acquire a property with **strong WALT and in-place cash flow**.

5301 Veterans Memorial has been maintained to a high institutional standard, offering modern infrastructure that accommodates a variety of medical and professional users. The building features flexible suite layouts and is supported by **155 surface parking spaces**, providing a strong **parking ratio of 4.5 per 1,000 SF**, ensuring convenience for both patients and tenants.



INVESTMENT HIGHLIGHTS // 5301 Veterans Memorial

- + Institutionally Maintained Asset – Built in 2006, the property has been well maintained with modern finishes and layouts ideal for both medical and professional office tenants.
- + Strategic Medical Corridor Location – Situated directly along Veterans Memorial Parkway (I-70) in St. Peters, a fast-growing submarket in St. Charles County, with convenient access to major arterials and Lambert-St. Louis International Airport
- + Strong Lease Metrics – Weighted average lease term (WALT) of 4.1 years and 100% occupancy with multiple long-term tenants in place, supporting stable, predictable income streams.
- + High Visibility & Traffic – Excellent frontage and visibility along I-70, which sees average daily traffic of 100,000+ vehicles, promoting tenant exposure and accessibility.
- + Established Cash Flow – Annual gross rent of \$616,979 with base rents ranging from \$17.21–\$23.50/SF, supported by institutional and credit-worthy tenants..
- + Diverse Tenant Mix – Anchored by St Louis County Oral Surgery, Washington University Clinics, Difilippo Insurance, Arc of the Ozarks, and Edward Jones, creating a reliable and diversified rent roll.
- + Ample Parking – 155 surface spaces provide a 4.5/1,000 SF parking ratio, accommodating both medical and professional users' needs.



TENANT PROFILES // 5301 Veterans Memorial – First Floor



5301 Veterans Memorial Parkway | FIRST FLOOR

2/2/2026

TENANT SUMMARY // 5301 Veterans Memorial

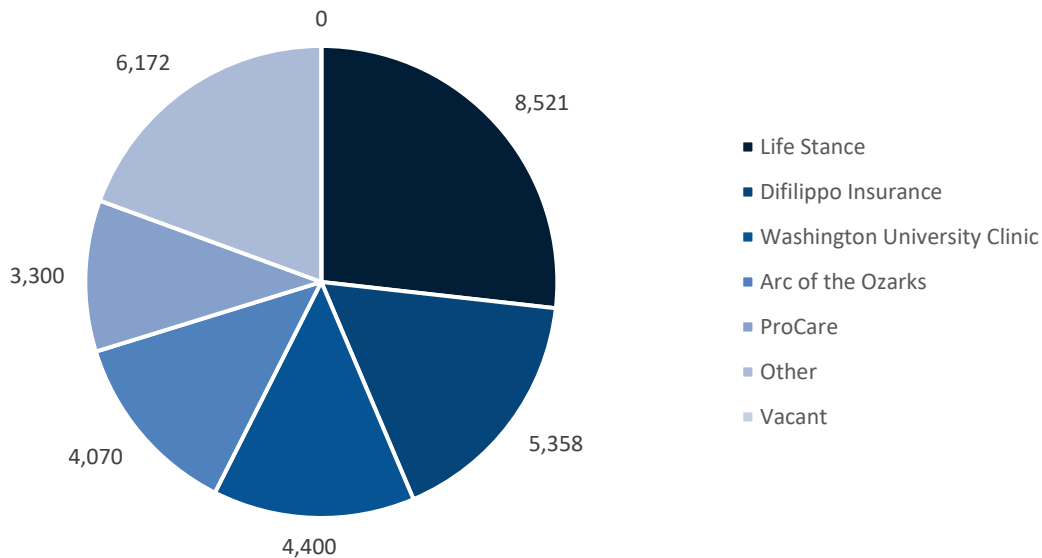
5301 Veterans Memorial Rent Roll

Tenant	Unit	RSF	% of Building	Lease Start	Lease End	Yearly Amount	Monthly Amount	\$/SF/Year	Annual Base & CAM	Renewal Options	Rent Step Ups
Life Stance	101,105	8,521	26.78%	Jun/01/26	May/30/31	\$170,420	\$14,202	\$20.00	\$170,420		\$0.50/sf increase each year of 5-year lease
Simply Wurth It	102	1,622	5.10%	May/01/25	Jun/30/28	\$34,873	\$2,906	\$21.50	\$34,873	1x 2 year extension	\$21.50/sf starting Aug 1, 2029
Edward Jones	103	1,200	3.77%	Oct/01/22	Nov/30/32	\$24,600	\$2,050	\$20.50	\$27,600		March 1, 2028 increase to \$22.50/sf
Washington University Clinic	104	4,400	13.83%	Oct/30/22	Oct/30/28	\$90,200	\$7,517	\$20.50	\$90,200		
Arc of the Ozarks	201	4,070	12.79%	Apr/01/25	Mar/31/28	\$73,260	\$6,105	\$18.00	\$73,260		
ProCare	202	3,300	10.37%	Sep/01/25	Sep/30/30	\$56,784	\$4,732	\$17.21	\$56,784		
Difilippo Insurance	203	5,358	16.84%	Oct/01/23	Sep/30/28	\$93,765	\$7,814	\$17.50	\$93,765		
St Louis County Oral Surgery	204	2,982	9.37%	Jul/01/26	Jun/30/36	\$70,077	\$5,840	\$23.50	\$70,077		Year 1-5 at \$23.50/sf; Years 6-10 at \$24.50/sf
Modern Medical Group	205	368	1.16%	May/01/26	Apr/30/28	\$7,736	\$645	\$21.00	\$7,736		\$1.00 increase on May 1, 2027
Total Rentable		31,821	100.00%			\$621,715	\$51,810	\$19.54	\$624,715	WALT: 7.07 Years	
Total Vacant		0	0.00%								
Total Building SF		31,821	100.00%			\$624,715	\$51,810				

Other Income	Unit	RSF	% of Building	Lease Start	Lease End	Yearly Amount	Monthly Amount
Edward Jones Signage Fee	103	0		Oct/01/22	Nov/30/32	\$3,000	\$250
Total Other Income						\$3,000	\$250

Total Revenue **\$627,715** **\$52,060**

Top 5 Tenant SF



FINANCIALS – 2025 P & L// 5301 Veterans Memorial

St. Peters Corporate Center II, LLC
Profit & Loss
 January through December 2025

Expense

Insurance Expense	10,984.61
Janitorial & Supplies	13,227.50
Lawn Care	9,496.00
Maintenance and Repairs	
Electrical	602.00
Elevator	11,617.28
HVAC	14,334.48
Plumbing	3,163.40
Maintenance and Repairs - Other	3,269.91
Total Maintenance and Repairs	32,987.07
Pest Control	85.00
Snow Removal	4,314.00
Supplies	485.96
Taxes - Property	76,784.62
Telephone Expense	1,490.50
Utilities	
Electric	67,201.26
Trash	6,114.38
Water and Sewer	2,536.40
Total Utilities	75,852.04
Total Expense	225,707.30

5301 Veterans Memorial 2026 NOI

Year	2025	2026
Revenue		\$627,715
Expenses	\$225,707	\$232,479
NOI		\$395,237

PRICING // 5301 Veterans Memorial

\$

Listing Price
\$5,269,825
\$154.87/SF

%

7.50% Cap
Rate



of Units
9

WALT

4.1 Years



Built in
2006



SECTION 2

5401 Veterans Memorial Property Information

OFFERING

INVESTMENT HIGHLIGHTS

TENANT PROFILES

FINANCIALS

Marcus & Millichap

THE OFFERING // 5401 Veterans Memorial

Marcus & Millichap is pleased to present a fee simple opportunity for 5401 Veterans Memorial property, a ±34,500-square-foot, Class B office/medical building prominently located at **5401 Veterans Memorial Parkway in St. Peters, Missouri**. Strategically positioned along Interstate 70, the asset benefits from **high daily traffic volumes**, strong visibility, and immediate access to the region's most critical commercial corridors. The location offers excellent accessibility to **Lambert-St. Louis International Airport** and the growing **St. Charles County** healthcare and business districts. Currently **83.12% leased**, the building offers a strong foundation of strictly medical tenants, with **5,676 SF of contiguous space available** across one vacant suites. This asset presents a compelling opportunity for tenants seeking a **professional, well-maintained medical office environment** with flexible layouts and growth capacity.

5401 Veterans Memorial is anchored by a diverse roster of established tenants, including **SSM Health Care, Advanced Podiatry, V Vasudevan LLC**, among others. Located within close proximity to leading healthcare and business services across St. Charles County, the property is strategically positioned to serve one of Missouri's fastest-growing suburban corridors. This tenant composition ensures **long-term income stability** driven by industries with durable demand. The offering represents a compelling opportunity to acquire a property with **strong in-place cash flow and value-add upside** through leasing the remaining **±16.88% vacancy**.

5401 Veterans Memorial has been maintained to a high institutional standard, offering modern infrastructure that accommodates a variety of medical and professional users. The building features flexible suite layouts and is supported by **155 surface parking spaces**, providing a strong **parking ratio of 4.7 per 1,000 SF**, ensuring convenience for both patients and tenants.

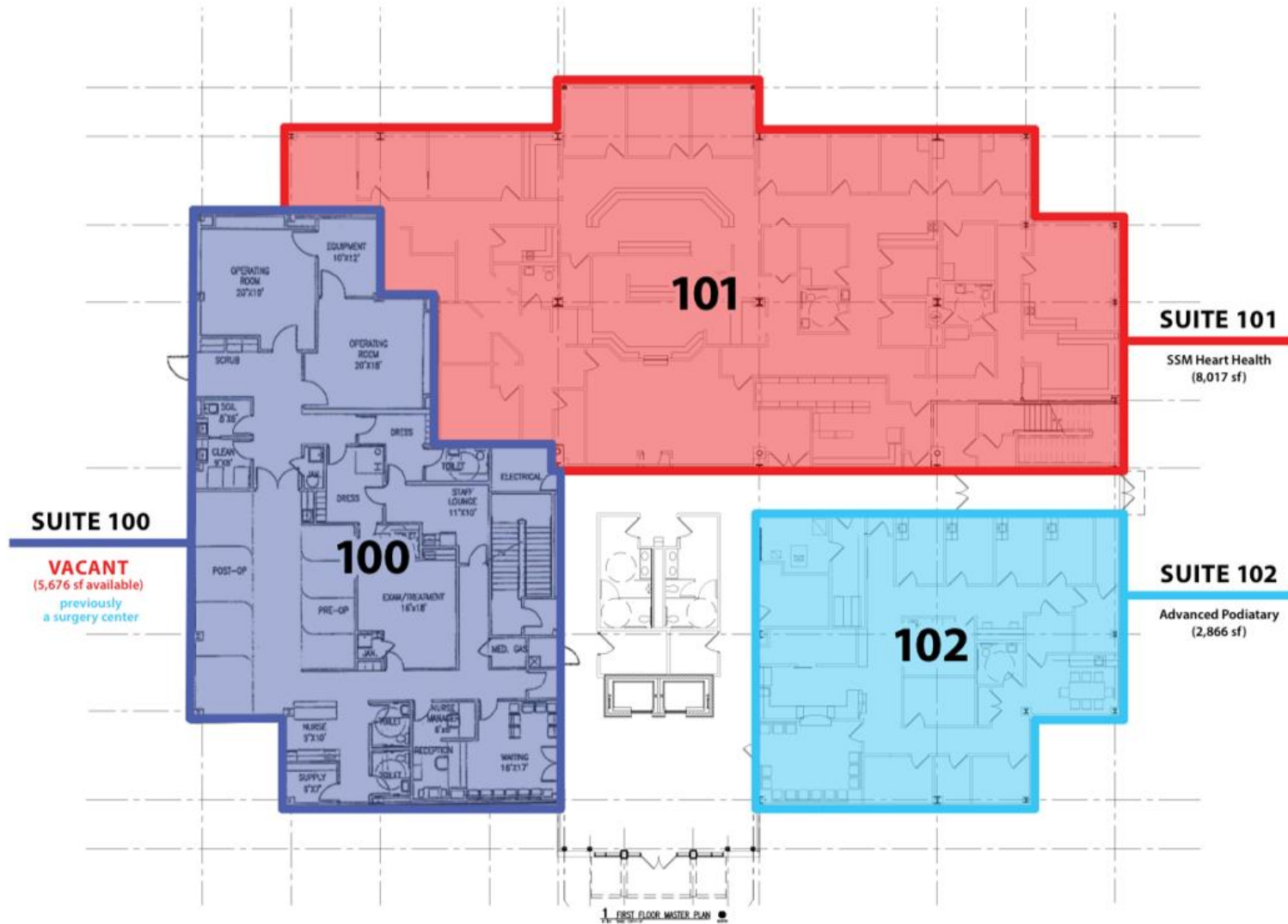


INVESTMENT HIGHLIGHTS // 5401 Veterans Memorial

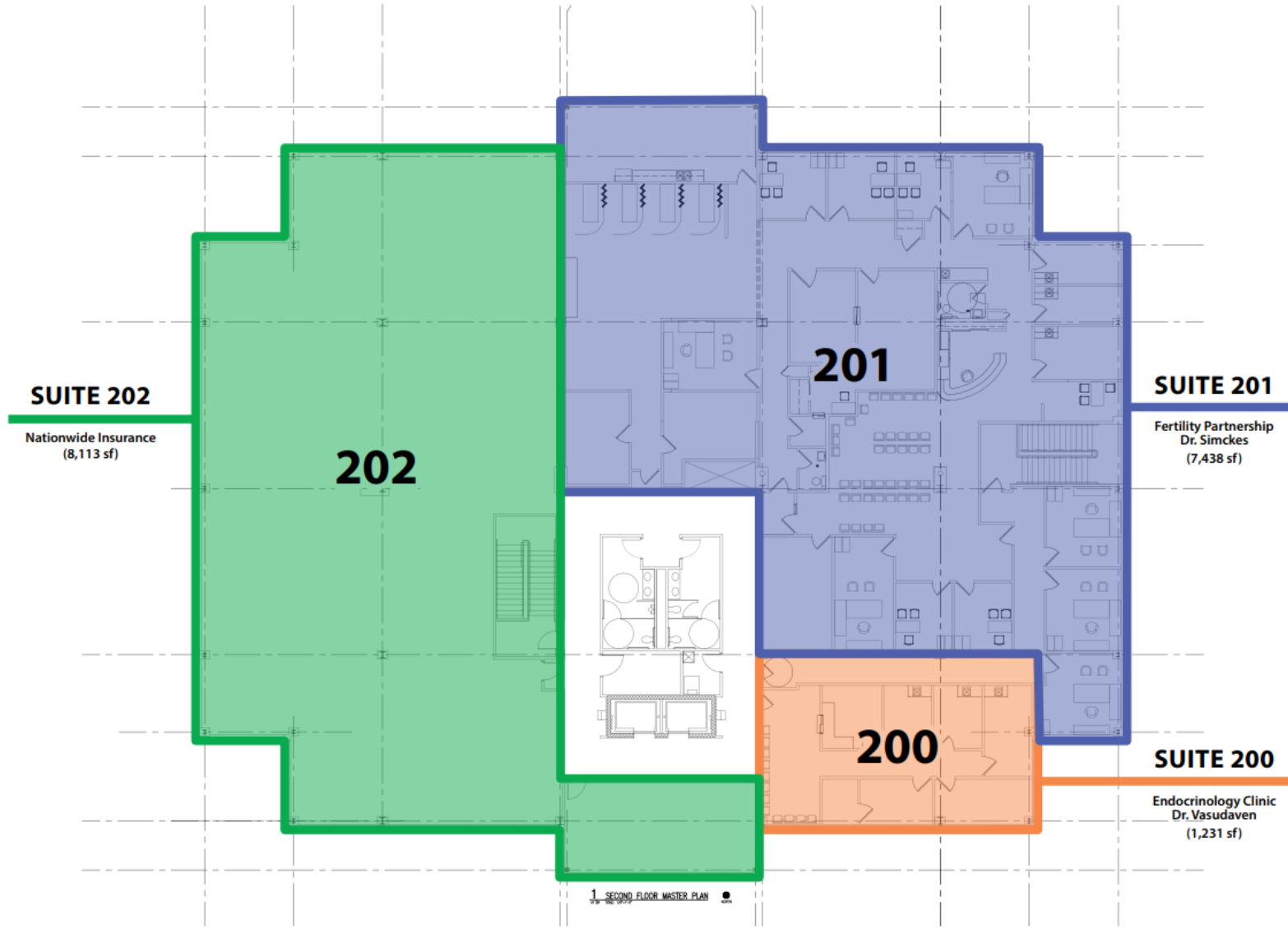
- + Institutionally Maintained Asset – Built in 2006, the property has been well maintained with modern finishes and layouts ideal for both medical and professional office tenants.
- + Strategic Medical Corridor Location – Situated directly along Veterans Memorial Parkway (I-70) in St. Peters, a fast-growing submarket in St. Charles County, with convenient access to major arterials and Lambert-St. Louis International Airport
- + Strong Lease Metrics – Weighted average lease term (WALT) of 4.1 years and 83.12% occupancy with multiple long-term tenants in place, supporting stable, predictable income streams.
- + High Visibility & Traffic – Excellent frontage and visibility along I-70, which sees average daily traffic of 100,000+ vehicles, promoting tenant exposure and accessibility.
- + Established Cash Flow – Annual gross rent of \$544,374 with base rents ranging from \$20.52–\$25.50/SF, supported by institutional and credit-worthy tenants..
- + Diverse Tenant Mix – Anchored by SSM Health Care, Advanced Podiatry, V Vasudevan LLC.
- + Ample Parking – 155 surface spaces provide a 4.7/1,000 SF parking ratio, accommodating both medical and professional users' needs.



TENANT PROFILES // 5401 Veterans Memorial – First Floor



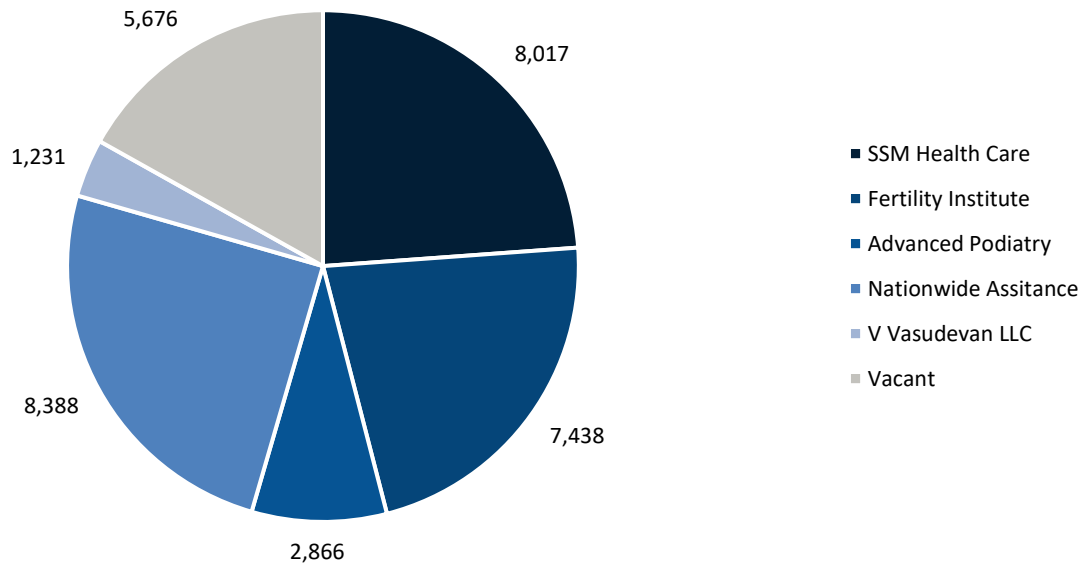
TENANT PROFILES // 5401 Veterans Memorial – Second Floor



TENANT SUMMARY // 5401 Veterans Memorial

5401 Veterans Memorial Rent Roll											
Tenant	Unit	RSF	% of Building	Lease Start	Lease End	Yearly Amount	Monthly Amount	\$/SF/Year	Annual Base & CAM	Renewal Options	Rent Step Ups
SSM Health Care	101	8,017	25.22%	Jun-01-23	May-31-28	\$204,434	\$17,036	\$25.50	\$204,434	2 x 5 years extension	
Advanced Podiatry	102	2,866	9.02%	Jan-11-26	Jan-12-28	\$68,784	\$5,732	\$24.00	\$68,784	1 x 3 years extension	January 28, 2028 at \$24.00/sf, Jan 28, 2029 at \$25.00/sf
V Vasudevan LLC	200	1,231	3.87%	Sep-01-25	Aug-31-30	\$25,256	\$2,105	\$20.52	\$25,256		August 30, 2030 at \$25.00/sf
Fertility Institute	201	5,451	17.15%	Dec-15-24	Nov-30-29	\$136,275	\$11,356	\$25.00	\$136,275		November 30, 2029 at \$25.00/sf
Fertility Institute	201	1,987	6.25%	Dec-15-24	Nov-30-29	\$49,675	\$4,140	\$25.00	\$42,989		November 30, 2029 at \$25.00/sf
Nationwide Assistance	202	8,388	26.39%	Jan-01-26	Dec-31-33	\$159,372	\$13,281	\$19.00	\$159,372	1 x 5 years extension	
Total Rentable		27,940	83.12%		WALT: 4.1 Years	\$643,796	\$53,650	\$23.04	\$637,110		
Vacant	100	5,676	16.88%								
Total Vacant		5,676	16.88%								
Total Building SF		33,616	100.00%			\$643,796	\$53,650				
Other Income											
Other Income	Unit	RSF	% of Building	Lease Start	Lease End	Yearly Amount	Monthly Amount				
Fertility Institute Signage Fee	201	0		Dec-15-24	Nov-30-29	\$1,200	\$100				
Total Other Income						\$1,200	\$100				
Total Revenue						\$644,996	\$53,750				

Top 5 Tenant SF



FINANCIALS – 2025 P & L // 5401 Veterans Memorial

St. Peters Corporate Center I, LLC
Profit & Loss
 January through December 2025

Expense	
Insurance Expense	11,223.20
Janitorial and Supplies	16,507.50
Lawn Care	8,755.00
Maintenance and Repairs	
Electrical	0.00
Elevator	6,323.96
HVAC	15,071.56
Plumbing	7,117.20
Maintenance and Repairs - Other	4,529.00
Total Maintenance and Repairs	33,041.72
Snow Removal	4,314.00
Supplies	857.19
Taxes - Property	72,130.97
Telephone Expense	2,491.22
Utilities	
Electric	67,890.45
Trash	6,383.92
Water and Sewer	2,915.34
Total Utilities	77,189.71
Total Expense	226,510.51

5401 Veterans Memorial 2026 NOI		
Year	2025	2026
Revenue		\$644,996
Expenses	\$226,511	\$233,306
NOI		\$411,690

PRICING // 5401 Veterans Memorial

\$

Listing Price
\$5,489,196
\$159.11/SF

%

7.50% Cap
Rate



of Units
7

WALT

4.1 Years



Built in
2006



SECTION 3

Portfolio Overview

BUILDING RENOVATIONS

LOCATION

FINANCIALS



5301 Veterans Memorial Parkway – CapEx

- New roof (2024), no near-term capital risk
- HVAC in good working condition with ongoing professional maintenance by Wiegmann Associates
- Tenant improvements underway for:
 - St. Louis County Oral and Maxillofacial Surgery
 - Life Stance

5401 Veterans Memorial Parkway – CapEx

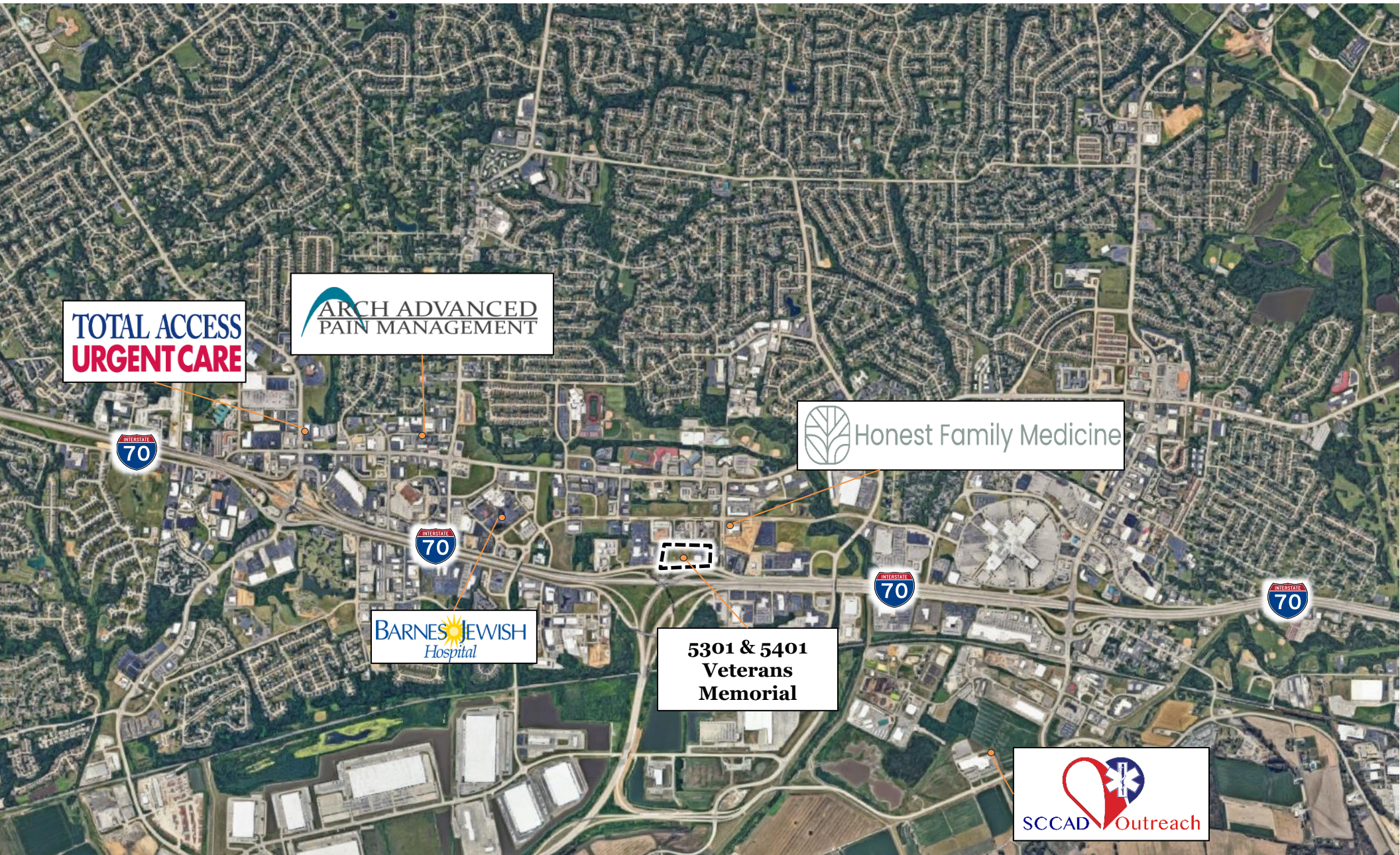
- Roof in good maintained condition
- HVAC in good working condition with ongoing maintenance by Wiegmann Associates
- \$25,000 fiber/cable upgrade completed supporting SSM Health
- Proactive maintenance program in place with regular inspections



LOCATION – RETAIL // Portfolio



LOCATION-MEDICAL// Portfolio



FINANCIALS // 5301 & 5401 Veterans Memorial

St. Peters Corporate Center II, LLC Profit & Loss January through December 2025

Expense	
Insurance Expense	10,984.61
Janitorial & Supplies	13,227.50
Lawn Care	9,496.00
Maintenance and Repairs	
Electrical	602.00
Elevator	11,617.28
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St. Peters Corporate Center I, LLC Profit & Loss January through December 2025

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NOI		\$395,237

5401 Veterans Memorial 2025 NOI

Year	2025	2026
Revenue		\$644,996
Expenses	\$226,511	\$233,306
NOI		\$411,690

Property Valuation

NOI 5301 Veterans Memorial	\$395,237
NOI 5401 Veterans Memorial	\$411,690
Total NOI	\$806,927

PRICING // 5301 & 5401 Veterans Memorial

\$

Listing Price
\$10,759,021
\$157.00/SF

%

7.50% Cap
Rate



of Units
16

WALT

4.1 Years



Built in
2003 & 2006





EXCLUSIVELY LISTED BY

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Marcus & Millichap
