

555 N. NEW BALLAS ROAD
CREVE COEUR, MO 63141



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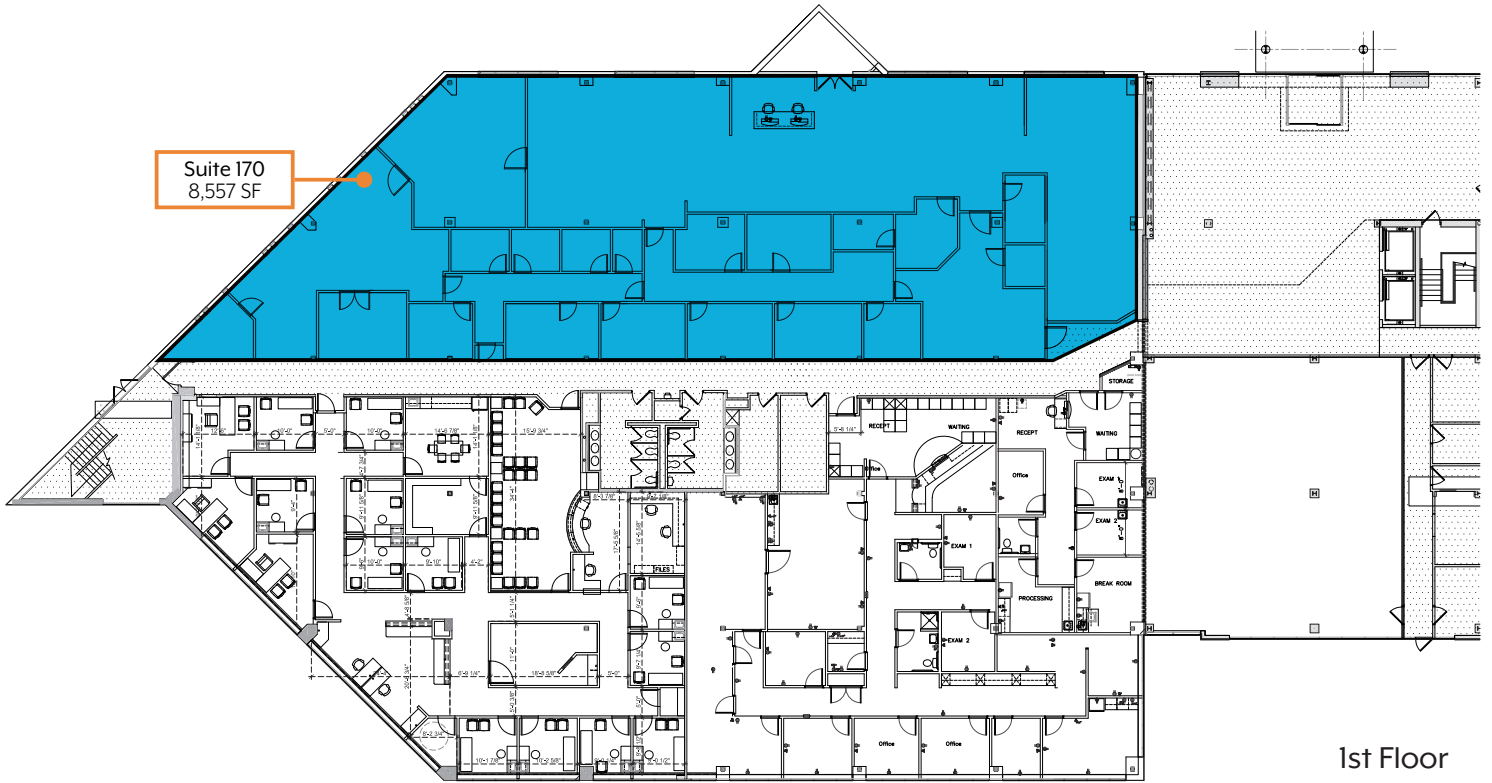
Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

PROPERTY HIGHLIGHTS

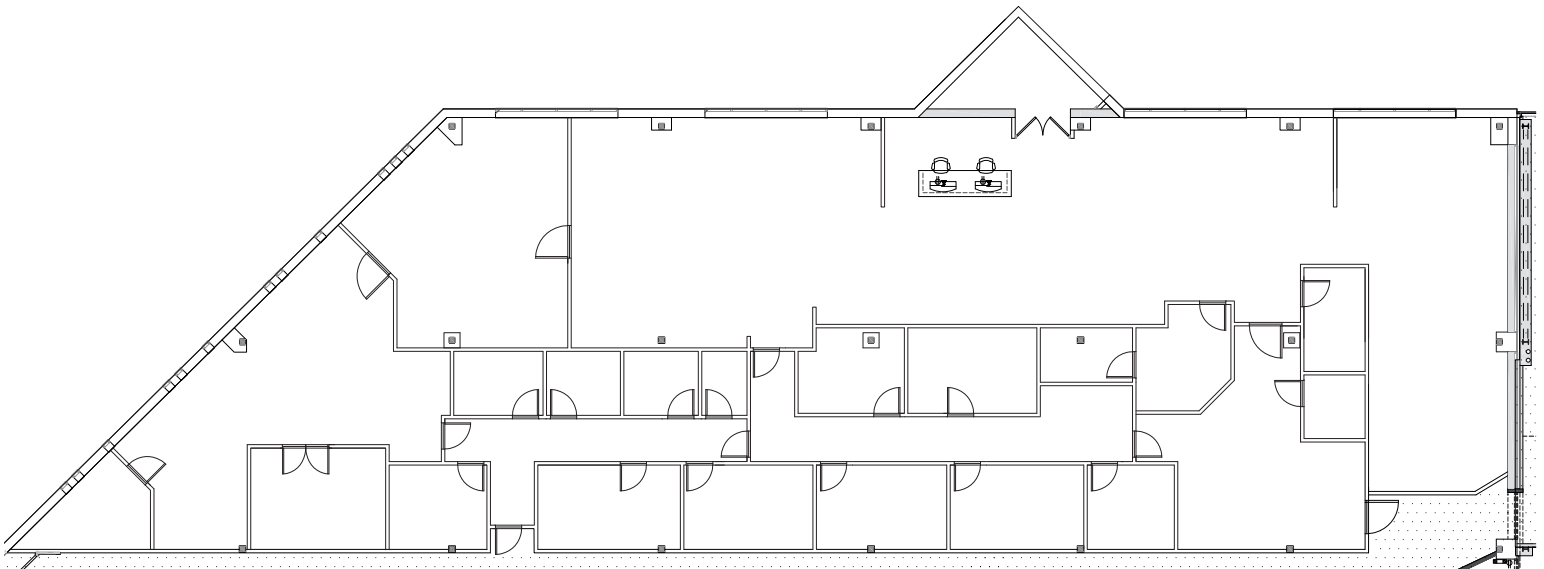
- ▶ 8,557 SF medical office suite available
- ▶ Class A medical facility
- ▶ Dedicated physician parking
- ▶ Breakfast / lunch bar in lobby
- ▶ Porte cochère allows for covered drop off and pick up
- ▶ Parking ratio of 5:1000
- ▶ 1.7 miles from Mercy Hospital, 2.4 miles from Missouri Baptist Hospital
- ▶ Located at signalized intersection off Ballas Road and Old Ballas Road
- ▶ **Lease Rate: \$28.00/sf FS**

555 N. NEW BALLAS ROAD

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1st Floor



Suite 170
8,557 SF

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