RETAIL/OFFICE | **FOR LEASE**

McKELVEY PROPERTIES
building relationships . creating wealth

1600 Heritage Landing
St. Charles, MO 63303

Joi Niedner • 314.304.4900
joi@mckelveyproperties.com

EVENT SPACE AVAILABLE FOR ASSEMBLAGE USER

220-6,850 SF AVAILABLE FOR LEASE

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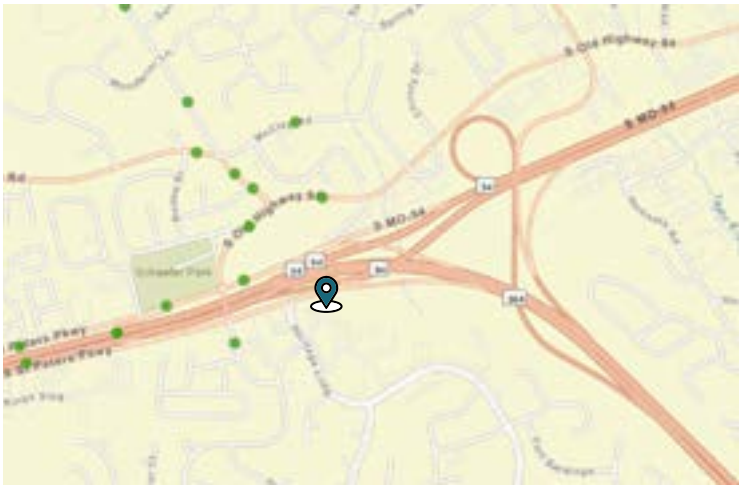
$16-$17/SF FULL SERVICE | **$15/SF EVENT SPACE**

PRE- CONSTRUCTION SPECIAL! OFFERING FREE RENT!



Rehab of the exterior, interior, and lobby.
New parking lot recently completed.

70,000 Cars per day off of Hwy 94. Convenient location between Page (Hwy 364) and Hwy 94.

Popular entrance to Centennial Greenway.
Next to the Heritage Museum.

Lovely window lines across all offices with impressive window in lobby area.

Year built: 1980 Lot Size: 3.48 Acres
Taxes (2025): $28,848.83

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FLOOR PLAN - MAIN FLOOR

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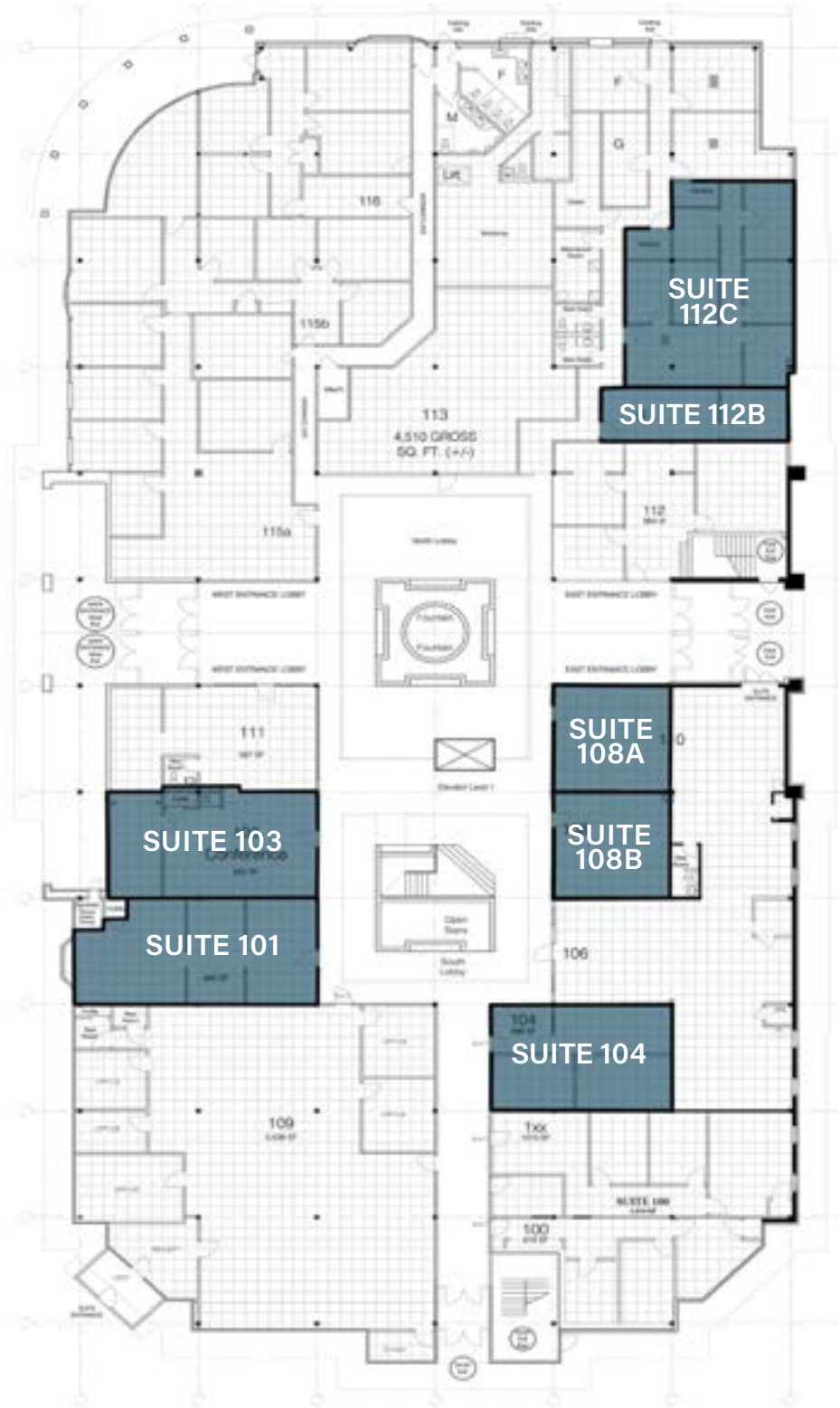

1ST FLOOR AVAILABLE

101: 800 SF
103: 650 SF
104: 609 SF
108 A: 220 SF
108 B: 220 SF
112 B: 320SF
112 C: 1,058 SF

RECENTLY LEASED

100: Able Light Inc.
109: SHARE National
111: WorkSafe Technologies
112 D: GFS Group
112: Lending Precious Hands
113: Allstate Heritage Ins.
115: Holistic Healing
117: The Nest Holistic

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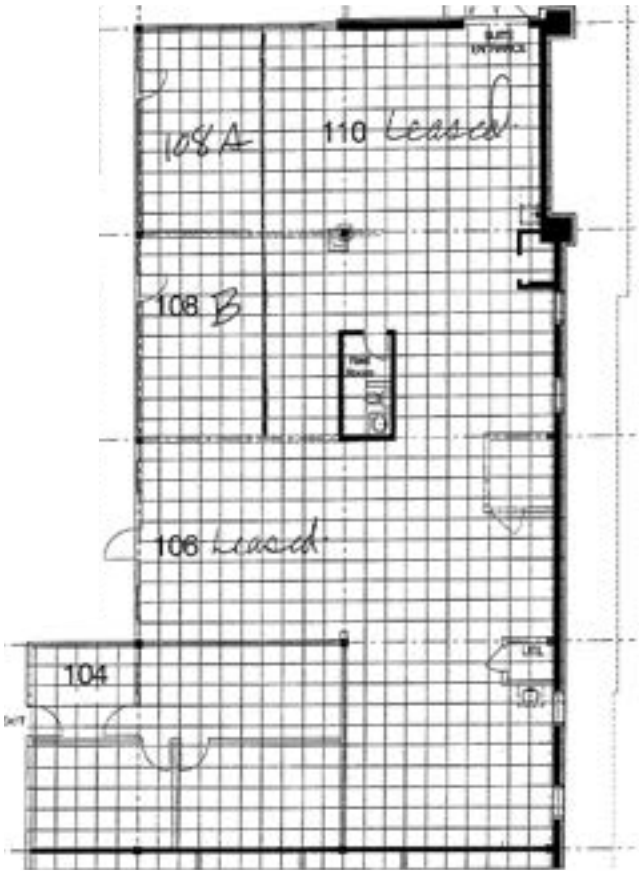
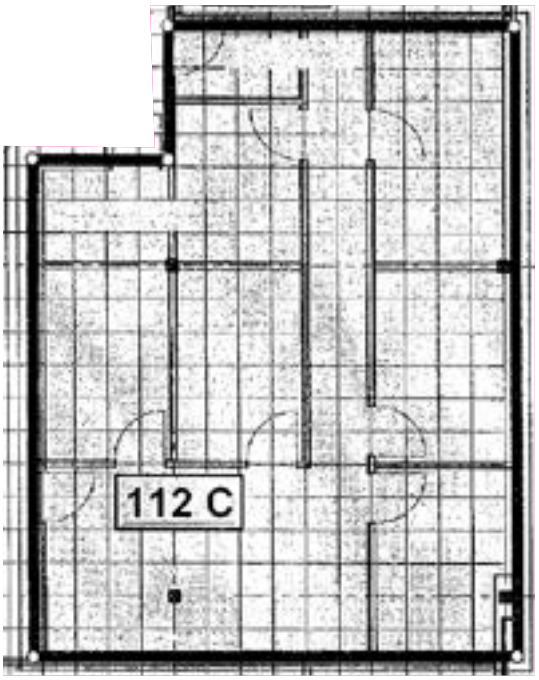
FLOOR PLAN:
SUITES 108 + 112C





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FLOOR PLAN - SECOND FLOOR

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2ND FLOOR AVAILABLE

204: 440 SF
207 A: 890 SF
208 B+C: 820 SF
212 A, C,+D: SF
* 214: 4,450 SF * $15/SF
* 215: 2,400 SF * $15/SF

RECENTLY LEASED

201: Flourishing Kids Therapy & Lactation
202 A + B: Leased
202 C: Sarah Meritt
203: Wellness Way Chiropractors
207 C: Eclipsed Insights
208 A: Therapist
208 D: RaeLax Massage
209: St. Charles County Business Record
210: True Grace Church
212 B Steadfast Home Healthcare
212 I: Ethio Dash
213: Southwest Hearing

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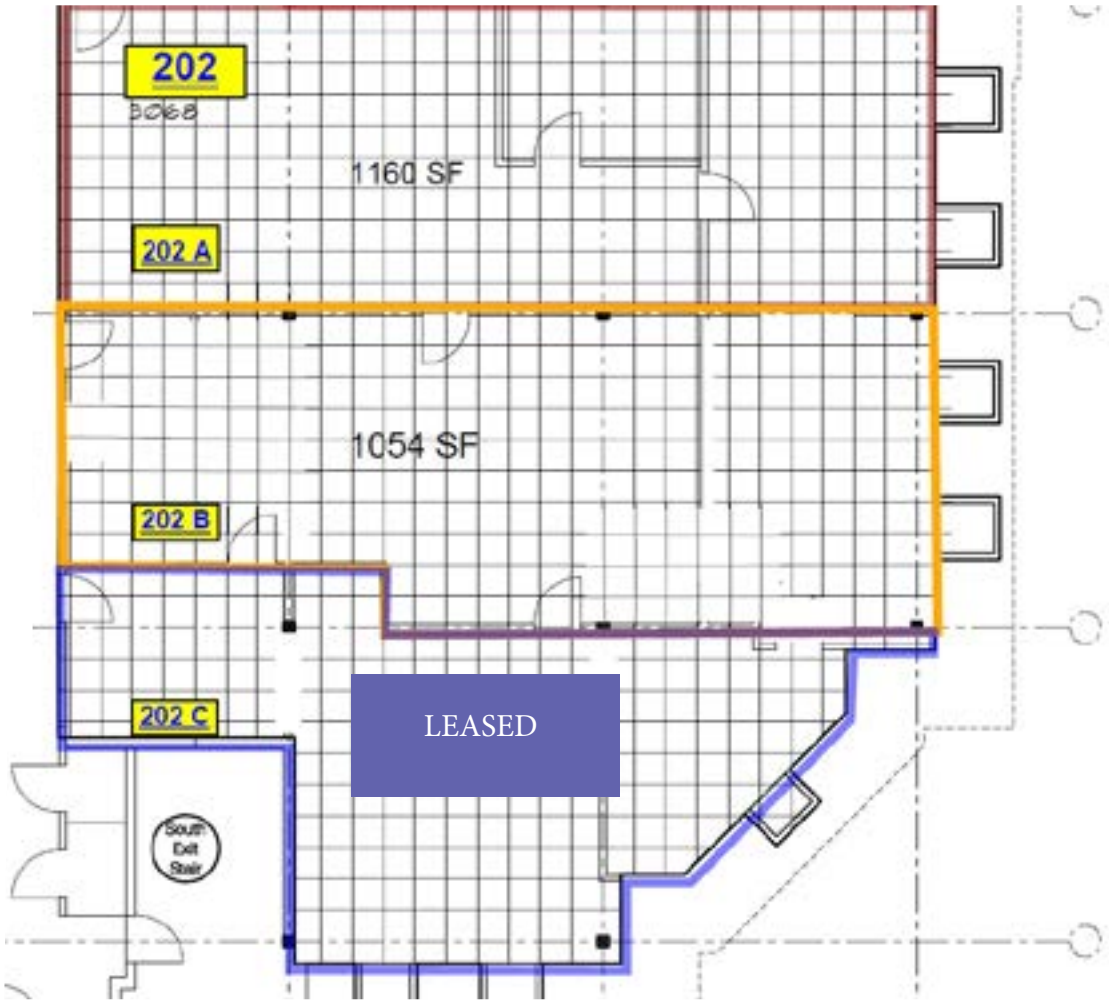
FLOOR PLAN:
SUITE 202



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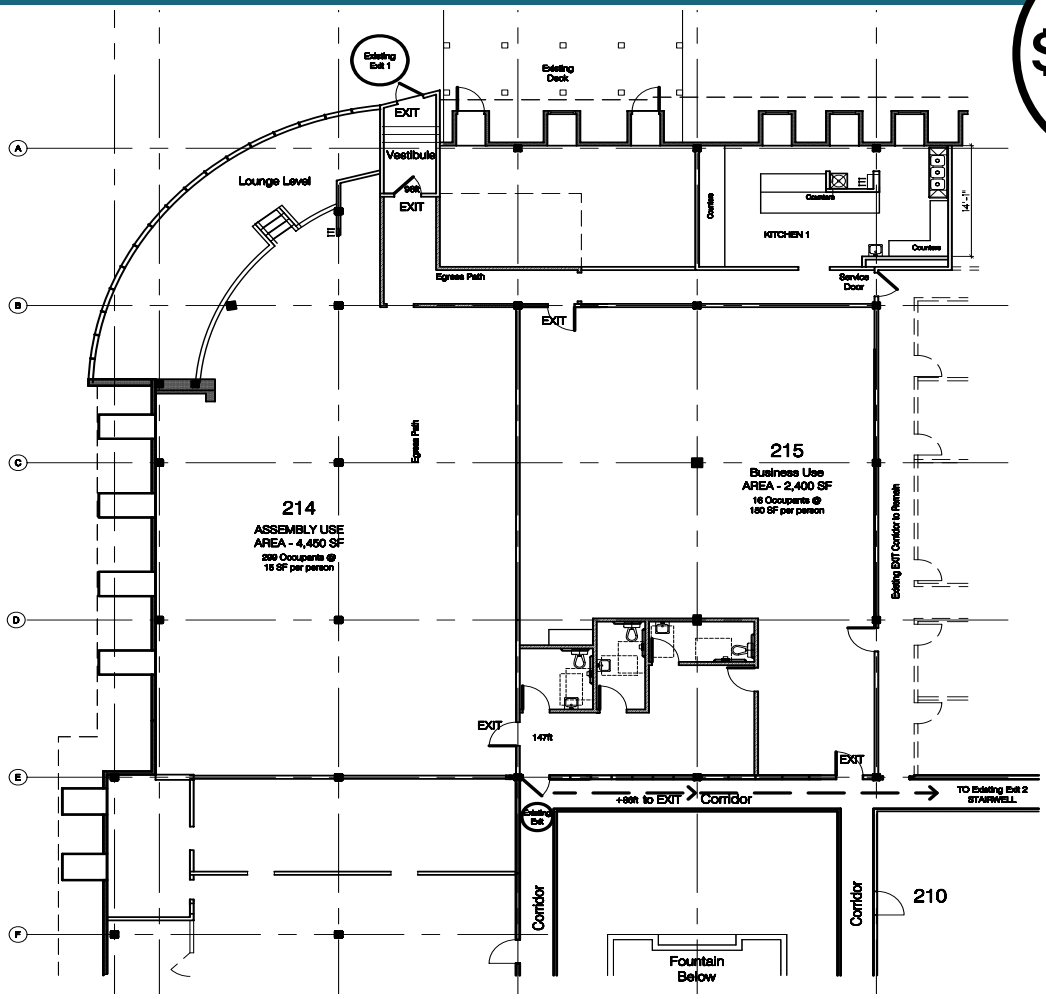
FLOOR PLAN:
SUITE 214 & 215

USES:
Event space, restaurant, lounge & bar, school, church, religious group center, physical therapy, and banquet center.

$15/SF



Suite 214: Seperate restroom in space.
Suite 215: Kitchen area, large window line

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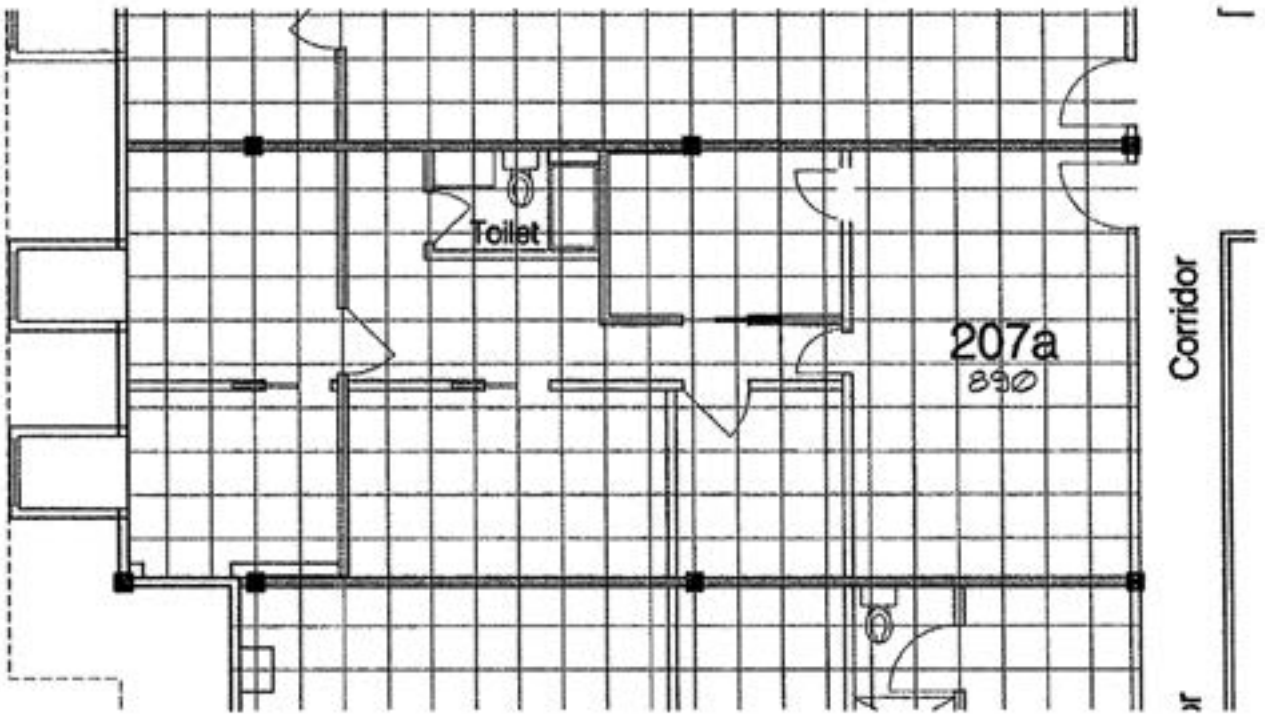
FLOOR PLAN:
SUITE 207A



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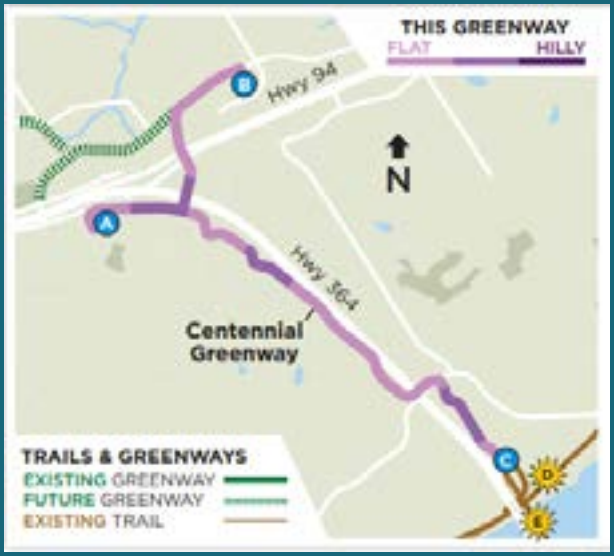
NEARBY HERITAGE LANDING: CENTENNIAL GREENWAY



This segment of the Centennial Greenway stretches from the Katy Trail near the Page Avenue extension to the Heritage Museum in St. Charles County. There is also a .7 mile extension over Highways 364 and 94 so people can safely walk or ride a bike across these busy highways; connecting schools, neighborhoods, parks, and businesses to each other as well as other area attractions. They also connect the existing trail system to Wapelhorst Park in the City of St. Charles and Laurel Park in St. Peters.

This greenway offers a direct connection to the paved Creve Coeur Connector trail that takes you across the Missouri River and links up with the paved trails and other attractions in Creve Coeur County Park. You can use the Katy Trail to travel to Historic Downtown St. Charles and Frontier Park. You can also exit the KATY Trail at Olive Street and ride on the street to connect to the Boschert Greenway!

INFORMATION FROM: https://greatriversgreenway.org

Money Magazine's
#13 BEST Place to
Live in Missouri

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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	BUILDING TENANTS
Lovely window lines across all units. Rehabbed exterior, interior, and lobby. Newly sealed parking lot. Large event space available	Insurance Office Massage Therapist Chiropractor Personal Office Space CPA Financial Advisor Attorney Office Space	54,341 VPD within 1 mile. 114,371 VPD within 3 miles.	Assets Protection Red Realty Collaborative Counselors All State PoP ! Arts Center SHARE National RaeLax Massage Wellness Way *and more*

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,597	84,289	160,400
HOUSEHOLDS	5,046	35,402	65,861
MEDIAN INCOME	$99,607	$86,102	$84,717

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