

# FOR LEASE

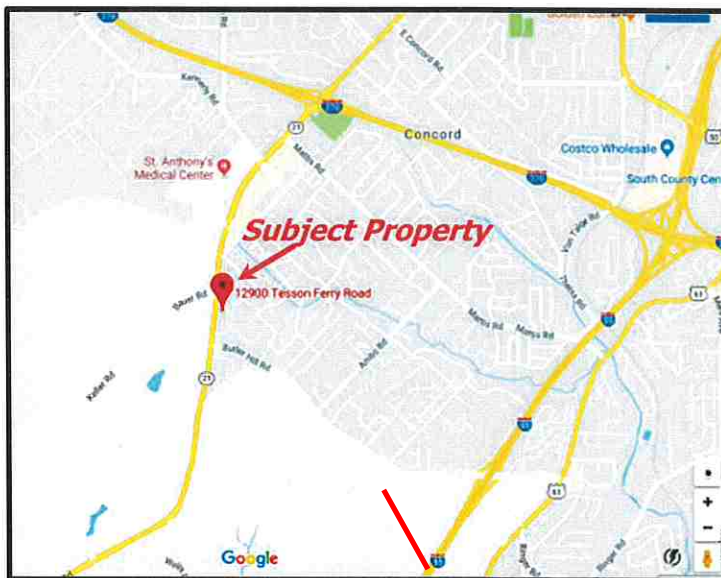
~~Plus: 3,100 SF Office/Medical~~

12900 TESSON FERRY ROAD  
ST. LOUIS, MO 63128

**This Building is Fully Leased - Adjoining 1.33 Acre Lot Available**



- ~~3,100 SF (EXPANDABLE OR MAY SUBDIVIDE)~~
- ~~NEW CONSTRUCTION~~
- ~~GOOD PARKING~~
- ~~ADJOINING [REDACTED] SITE ALSO AVAILABLE~~



Contact Co-Listing Agent

S. Gino Pucci  
MO Broker #1999021952  
Phone: (314) 277-0906  
Email: Gino@SGPRealty.Net

See Reverse Side for Additional Detail

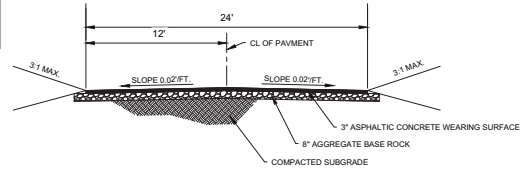
KEYED NOTES:

- 1 NEW OFFICE BUILDING (SEE ARCHITECTURAL PLANS)
- 2 NEW HEAVY DUTY ASPHALT PAVEMENT (DETAIL 2/C8.03)
- 3 NEW LIGHT DUTY ASPHALT PAVEMENT (DETAIL 2/C8.03)
- 4 NEW 12' X 14' DUMPSTER ENCLOSURE WITH HEAVY DUTY CONCRETE PAD. (SEE ARCHITECTURAL PLANS)
- 5 NEW 4" WIDE WHITE PAVEMENT STRIPING (TYP.)
- 6 NEW CONCRETE SIDEWALK (4" THICK) (DETAIL 4, 5, 6/C8.04)
- 7 NEW BIORETENTION AREA (DETAIL 4/C8.03)
- 8 2' WIDE OF 3/4" DIAMETER (OR LARGER) GRAVEL (DETAIL 4/C8.03)
- 9 NEW LOADING SPACE 14' X 25'
- 10 NEW CONDUIT FOR ELECTRIC LINE (SEE ELECTRICAL PLANS)
- 11 CONNECT NEW SANITARY SEWER INTO EXISTING MANHOLE
- 12 NEW 8" PVC SANITARY SEWER
- 13 NEW SANITARY SEWER MANHOLE
- 14 NEW 8" PVC SANITARY LATERAL
- 15 NEW 2" PVC (C900 OR EQUAL) DOMESTIC WATER SERVICE LINE
- 16 NEW 15" CLASS IV RCP STORM PIPE
- 17 NEW SIDEWALK DRAIN (DETAIL 6/C8.03) SEE DETAIL FOR INVERT
- 18 NEW 5' (MIN.) TALL SITE PROOF FENCE
- 19 NEW SITE LIGHTING (SEE ELECTRICAL PLANS)
- 20 NEW MODOT ENTRANCE (DETAIL 3/C8.03)
- 21 NEW WHEEL STOP
- 22 NEW BICYCLE PARKING (2 SPACES) (DERO HOOP RACK OR APP'VD EQUAL) (DETAIL 7/C8.04)
- 23 NEW MSD SAMPLING MANHOLE
- 24 NEW 6' HIGH SIGHT PROOF TRASH ENCLOSURE AND GATE
- 25 CONNECT DOWNSPOUT TO 6" PVC BELOW GRADE - PIPE TO DAYLIGHT (DETAIL 5/8.03)
- 26 PROVIDE STONE REVETMENT (DETAIL 3/8.04)
- 27 6" VERTICAL CONCRETE CURB (TYPE S)(DETAIL 6/C8.03)
- 28 MONUMENT SIGN (ALTERNATE - SEE ARCH)
- 29 4" PERFORATED PVC UNDERDRAIN (DETAIL 4/C8.03)
- 30 4" PVC UNDERDRAIN (NON-PERFORATED)
- 31 BMP RESERVE AREA
- 32 BASIN PONDING EXTENTS FOR 1.14 INCH WATER QUALITY STORM EVENT. (SEE ELEVATION LOCATED BELOW KEYED NOTE)
- 33 6" WIDE WEIR (DETAIL 8/C8.04)
- 34 PROPOSED GRAVEL SURFACE, 6" DEPTH MINIMUM

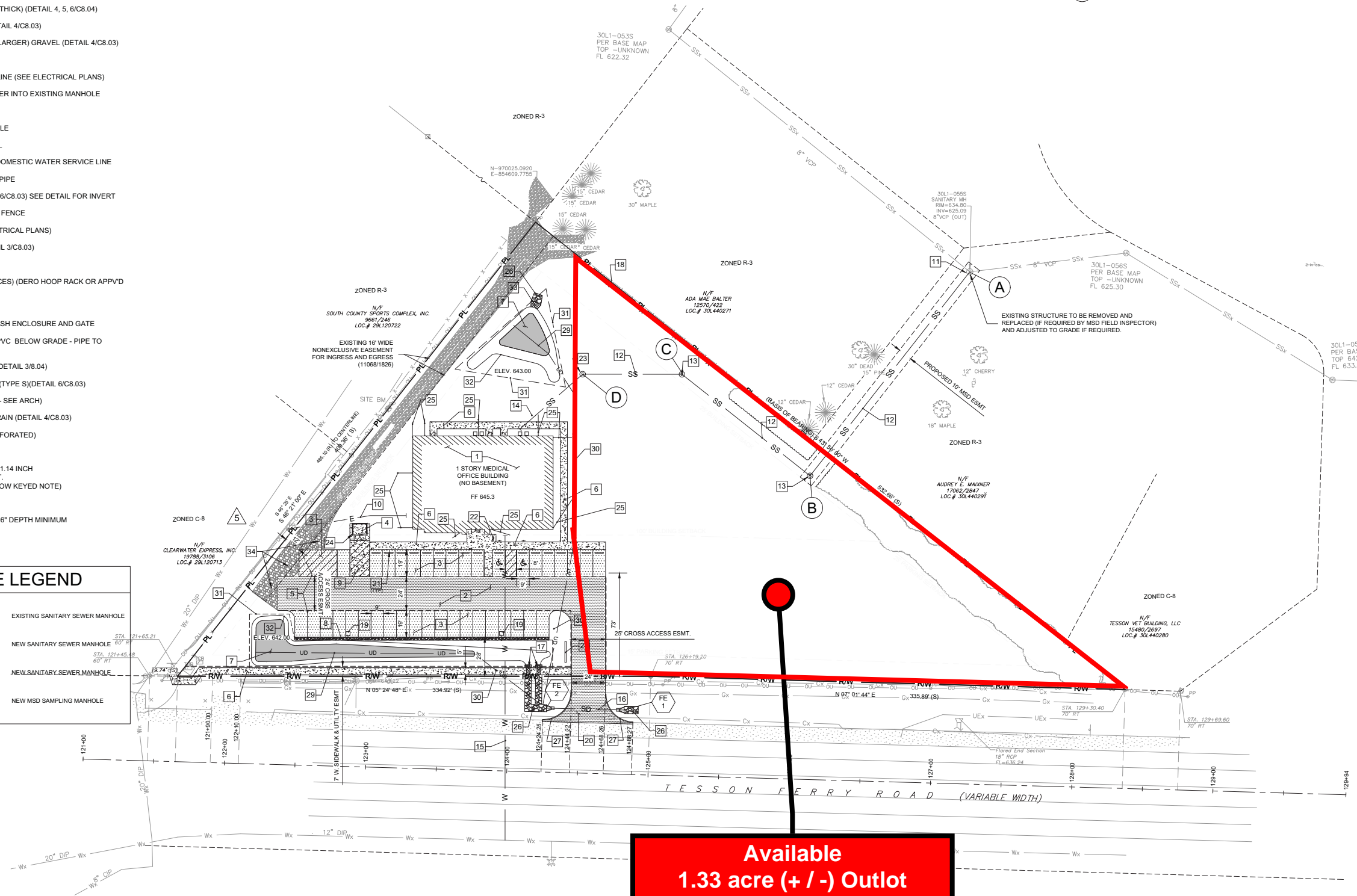
STRUCTURE LEGEND

- |      |   |   |                                 |
|------|---|---|---------------------------------|
| FE 1 | NEW FLARED END SECTION (DETAIL 2/C8.04) | A | EXISTING SANITARY SEWER MANHOLE |
| FE 2 | NEW FLARED END SECTION (DETAIL 2/C8.04) | B | NEW SANITARY SEWER MANHOLE      |
|      |   | C | NEW SANITARY SEWER MANHOLE      |
|      |   | D | NEW MSD SAMPLING MANHOLE        |

**NOTE:** Final Development Site Plan (for construction use) was approved by St Louis County in 2017 - Recorded at Book 364 Pages 581 & 582.

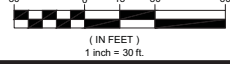


2 ENTRANCE DRIVE TYPICAL SECTION  
SCALE: 1"=5'



**Available  
1.33 acre (+ / -) Outlot**

1 SITE PLAN  
SCALE: 1"=30'



12/20/16  
TODD  
B. SCHEIBE  
NUMBER  
E-24757

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REVISIONS	
NO.	DESCRIPTION
1	12/20/16 MSD Comments
2	04/17/16 STL County Comments
3	04/26/16 MSD Comments
4	06/10/16 STL County Comments
5	10/19/16 Client Comments - Access point

**KORTE**  
build smart.

**kpff**  
CONSULTANT

1630 Oak Forest Road, Suite 100  
St. Louis, MO 63131  
www.kpff.com  
No Certificate of Authority # 250108973

A NEW FACILITY FOR:  
**SOUTH COUNTY DIABETES & OBESITY CENTER**  
12900 TESSON FERRY ROAD  
ST. LOUIS, MO 63128

**SITE PLAN**

ISSUED FOR CONSTRUCTION  
1/11/17

CHECKED BY TBS	JOB NO. 70623
DESIGNED BY GAS	DRAWN BY JPL

SHEET NO.  
**C3.01**

GENERAL SHEET NOTES

1. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES AND AVAILABLE RECORD DATA, AND ARE APPROXIMATE. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL BUREAU PRIOR TO CONSTRUCTION.

**ADDRESS, LOCATION AND MUNICIPALITY:** 12900 Tesson Ferry Road, St. Louis (County), MO 63128

**DIRECTIONS:** From I-270 and Tesson Ferry Rd (Hwy 21), go south/west on Tesson Ferry Road 5 blocks to Subject Property on your left. Subject Property sits just past Mercy's St. Anthony's Hospital and between Butler Hill and Bauer Roads.

**LOT AREA AND DIMENSIONS:** *Available Outlot: 1.33 Acres (More-or-Less)*

**BUILDING DESCRIPTION:**

Type:	Office/Medical/Retail	<i>Building 100% Leased</i>	No. of Stories:	One
Year Built:	2017		ing Size:	6,200 SF
Construction:	Brick		ible.:	3,100 SF
Ceilings:	10'		Parking:	40 paved & striped (6.45 / 1,000 SF)

**UTILITIES:** Subject property is served by the following utilities:

Gas: Spire (Phone 314.342.0687)  
Electric: Ameren UE (Phone: 636.671.6134)  
i American Water (Phone 314.991.3404)  
Sewer: Metropolitan St. Louis Sewer District (Phone 314.768.6200)

Information herein was obtained from reliable sources. However, neither owner nor broker warrants said information. Buyer should employ a civil engineer to verify.

**ZONING AND PERMITTED USES:** Subject Property is zoned "C-8" Planned Commercial District by St. Louis County. Permitted uses include uses in the "C-2" Neighborhood Commerce District (except for cell towers and advertising signs) such as office, medical offices, retail stores, restaurants, etc.

**BUSINESS LICENSE AND OCCUPANCY PERMIT:** Both are required by St. Louis County.

**DEMOGRAPHICS:**

	<i>One Mile</i>	<i>Three Mile</i>	<i>Five Miles</i>
Population	6,488	57,359	176,059
Households	2,856	24,811	75,465
Average Household Income	\$100,761	\$99,103	\$91,279

**AVAILABLE DOCUMENTS:** Legal description, construction drawings, site plan, Phase I ESA, zoning ordinance and list of permitted uses.

**REMARKS:** Good location for medical, retail or general office use. Subject is unfinished and ready for tenant's individual build-out and finishes. Adjoining land (1.2 acre) for expansions or parking is available.

**POSSESSION:** Immediate

**FLOOD PLAIN:** According to FEMA map 29189C0410K dated 02/04/15 provided by FloodSource Corporation and printed from [www.interflood.com](http://www.interflood.com), all or part of subject property is located in Zone X. Neither Owner nor Lechner Realty Group, Inc. make any representations as to whether or not any portion or all of subject property is in a flood plain, nor do they make any representations as to the accuracy of flood maps including FEMA maps. The Buyer should hire a civil engineer during its due diligence period to determine what portion, if any, is located in flood plain.

**PRICE:** *Outlot Available: 1.33 Acre (M-O-L): Sale \$1,600,000 or Land Lease \$84,000/Yr NNN*

**CO-LISTING AGENT:** Gino Pucci 314.277.0906 Gino@SGPRealty.Net

Information contained herein was obtained from reliable sources; however, neither Broker nor Owner warrants any information concerning subject property. Purchaser should employ engineers, surveyors, title companies, and others to verify all information deemed pertinent to subject property by Purchaser. BROCHURE/TESSONFERRY12900.BACK/072018

## KEYED NOTES:

- 1 NEW SILT FENCE (DETAIL 1/C8.01)
- 2 LIMITS OF DISTURBANCE

PROPOSED LAND DISTURBANCE: 1.63 AC.

## EARTHWORK:

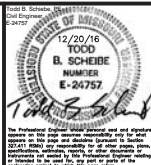
CUT (cu yd)	FILL (cu yd)	SHRINK FACTOR	ADJ FILL (cu yd)
700	608	15%	699

1 cu yd SHORTAGE

THE ABOVE EARTHWORK QUANTITIES ARE TO BE REGARDED AS AN ESTIMATE OF THE MOVEMENT OF SOILS ON THIS PROJECT. THE ESTIMATE DOES NOT INCLUDE THE FOLLOWING ITEMS: UNDERGROUND CONDUITS, SEWER LINES, WATER LINES, MANHOLES, INLETS, BASES FOR LIGHT STANDARDS, RETAINING WALL BACKFILL, BUILDING FOOTINGS AND FOUNDATIONS, UNSUITABLE MATERIAL REMOVAL ETC.

## CONSTRUCTION SITE RUNOFF:

CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO BMP AREAS. ALL STORMWATER FLOW TO BMP AREAS SHALL BE DIVERTED, PLUGGED, OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD DEDICATION INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP ON-LINE.



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REVISIONS	
1	12/22/16 MSD Comments
2	04/17/16 TEL. Query Comments
3	04/26/16 MSD Comments
5	10/19/16 Client Comments - Access Permit



A NEW FACILITY FOR:  
**SOUTH COUNTY DIABETES & OBESITY CENTER**  
12900 TESSON FERRY ROAD  
ST. LOUIS, MO 63128

**GRADING & EROSION CONTROL PLAN**

ISSUED FOR CONSTRUCTION

1/11/17

CHECKED BY

TBS

JOB NO.

70623

DESIGNED BY

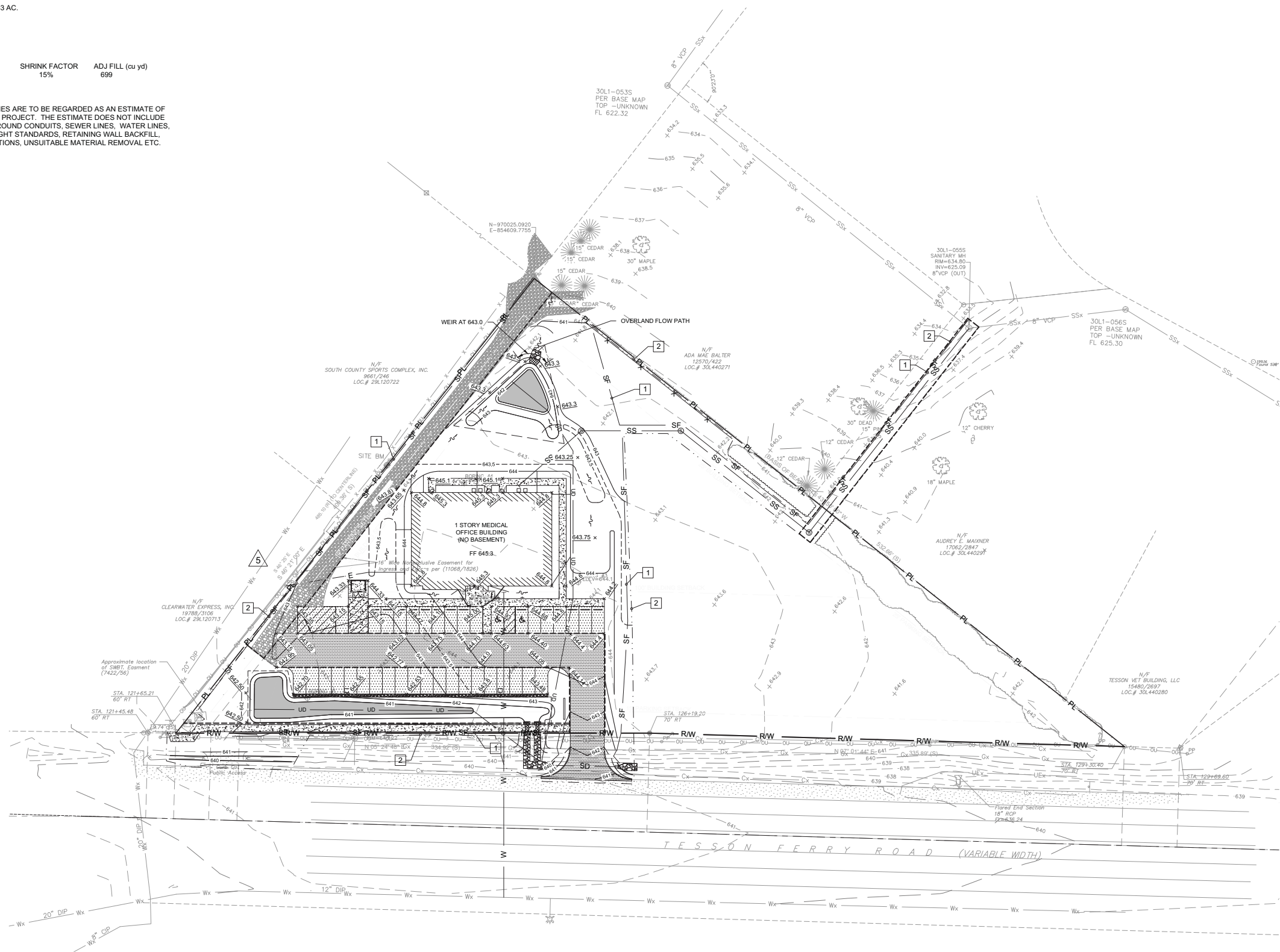
GAS

DRAWN BY

JPL

SHEET NO.

C4.01

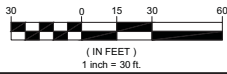
**1 GRADING & EROSION CONTROL PLAN**

SCALE: 1" = 30'



## GENERAL SHEET NOTES

1. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES AND AVAILABLE RECORD DATA, AND ARE APPROXIMATE. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL BASE DEPARTMENT PRIOR TO CONSTRUCTION.
2. ANY WASTE EXCAVATION SHALL BE DISPOSED OF OFF-SITE.



(IN FEET)

1 inch = 30 ft.

HT 3168 MSD BASE MAP: 30L1 &amp; 29L4 MSD P-30749-00

## KEYED NOTES:

- 1 CONSTRUCTION ENTRANCE (DETAIL 2/C8.01)
- 2 CONSTRUCTION TRAILER
- 3 WASHDOWN AREA (DETAIL 3/C8.01)
- 4 SILT FENCE (DETAIL 1/C8.01)
- 5 LIMITS OF DISTURBANCE
- 6 CONSTRUCTION PARKING AREA
- 7 TEMPORARY TOILET
- 8 CONCRETE WASTE MANAGEMENT AREA (DETAIL 2/C8.02)

## SWPPP QUANTITIES

1. SILT FENCE = 1,340 LF (TEMPORARY BMP)
2. CONSTRUCTION ENTRANCE = 1 @ 1,747 SF (TEMPORARY BMP)
3. WASHDOWN STATION = 1 @ 300 SF (TEMPORARY BMP)
4. CONSTRUCTION PARKING = 1 @ 1,000 SF (TEMPORARY BMP)
5. SODDING = 722 SY (PERMANENT BMP)
6. SEED AND MULCH = 7,596 SY (PERMANENT BMP)

## CONSTRUCTION SWPPP PHASING

- ANTICIPATED START DATE OF CONSTRUCTION: APRIL 2016
- INSTALL PERIMETER SILT FENCE. (ESTIMATED DURATION: 1 DAY)
  - INSTALL CONSTRUCTION ENTRANCE, WASHDOWN STATION, CONSTRUCTION PARKING. (ESTIMATED DURATION: 2 DAYS)
  - ROUGH GRADING - INSTALL SILT FENCE ON SITE PRIOR TO BEGINNING WORK. (ESTIMATED DURATION: 2 WEEKS)
  - CONSTRUCTION OF UTILITIES (ESTIMATED DURATION: 2 WEEKS)
  - BUILDING CONSTRUCTION (ESTIMATED DURATION: 6 MONTHS)
  - PARKING LOT CONSTRUCTION - REMOVE CONSTRUCTION ENTRANCE, WASHDOWN AREA AND CONCRETE WASHOUT AREA, ADJUST SILT FENCE AS NEEDED PRIOR TO AND DURING THIS PHASE. (ESTIMATED DURATION: 2 WEEKS)
  - FINISHED GRADING - INSTALL PERMANENT WATER QUALITY DEVICES, SEEDING, SOD, AND LANDSCAPING. WHEN ESTABLISHED REMOVE TEMPORARY SILTATION CONTROL MEASURES. (ESTIMATED DURATION: 3 WEEKS)

## BMP SPECIAL INSPECTOR

DOUG FLATH & JR. LOEPKER  
THE KORTE COMPANY  
12441 US HIGHWAY 40  
HIGHLAND, IL 62249  
PHONE: (314) 242-0273

CALL BMP SPECIAL INSPECTOR WHEN  
STORMWATER RUNOFF OCCURS ON-SITE

## GENERAL SHEET NOTES

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REVISIONS	
1	12/20/16 MSB Comments
2	01/25/17 MSB Comments
3	04/26/16 MSB Comments
4	06/10/16 STL County Comments
5	10/19/16 Client Comments - Access ent

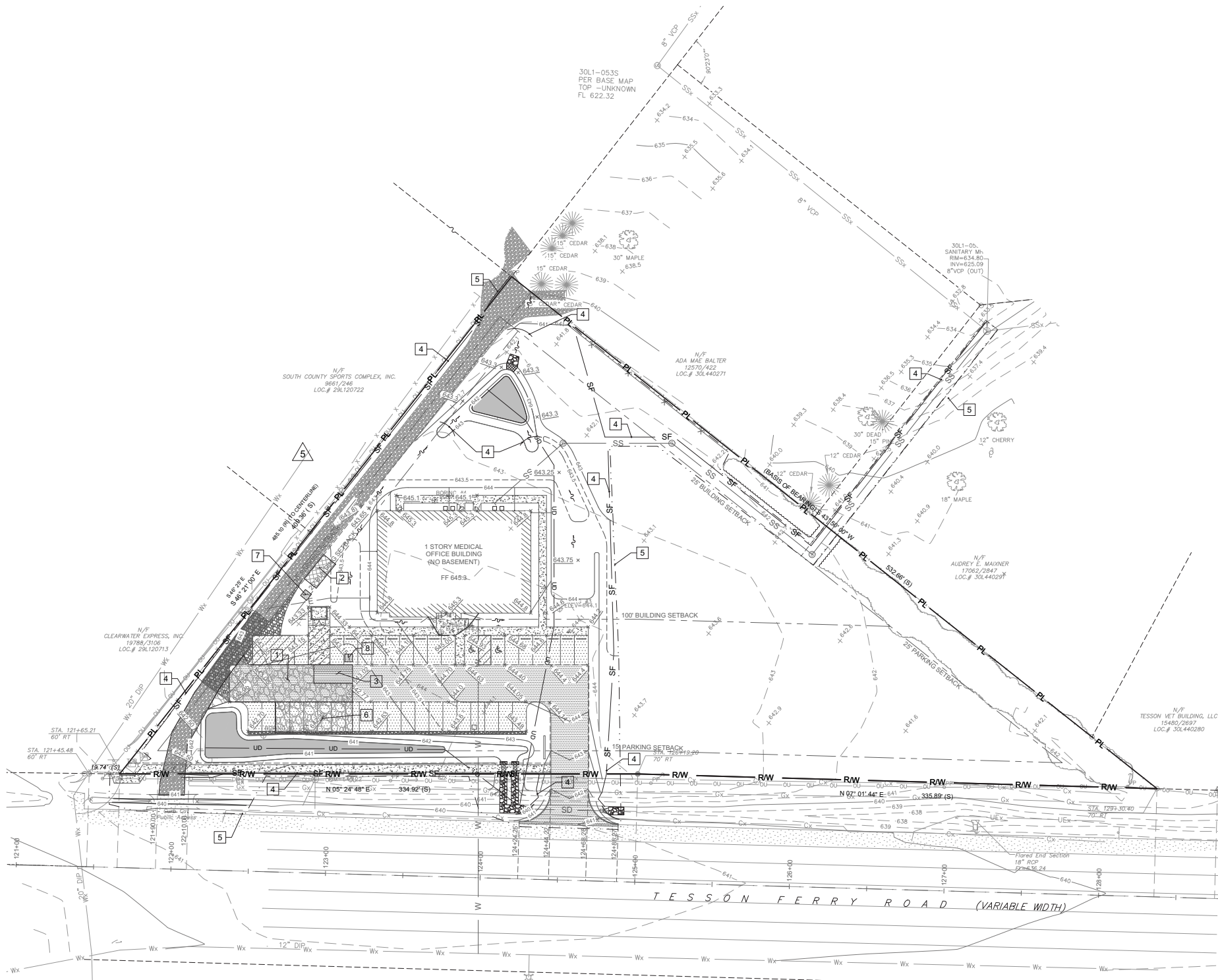


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12900 TESSON FERRY ROAD  
ST. LOUIS, MO 63128  
**SWPPP PLAN**

ISSUED FOR CONSTRUCTION  
1/11/17

CHECKED BY TBS	JOB NO. 70623
DESIGNED BY GAS	DRAWN BY JPL

SHEET NO.  
**C6.01**



## SWPPP CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF ST. LOUIS COUNTY, THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, AND THE GENERAL PERMIT REQUIREMENTS OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS PLAN IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWN VIOLATIONS.

SIGNATURE: *Todd B. Scheide* DATE: 12/20/2016

## 1 SWPPP PLAN

SCALE: 1" = 30'



(IN FEET)  
1 inch = 30 ft.

