



McKELVEY PROPERTIES

FOR LEASE
1 Mid Rivers Mall Drive
St. Peters, MO 63376

Patricia McKelvey
636.448.1294
pmckelvey@mckelveyproperties.com



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1 Mid Rivers Mall Drive
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603-4,000 SF OFFICE SPACE



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TURNKEY SUITES AVAILABLE

NEWLY RENOVATED ATRIUM LOBBY
FEATURES DUAL STAIRCASES

THREE-STORY BUILDING WITH
ELEVATOR SERVICE

HIGH TRAFFIC AREA WITH
IMMEDIATE ACCESS TO I-70

OVER 32,000 VPD ON MID RIVERS MALL DR

LOCATED ACROSS FROM MID RIVERS MALL

LEASE RATE: \$21.00-\$23.00/SF FULL SERVICE

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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



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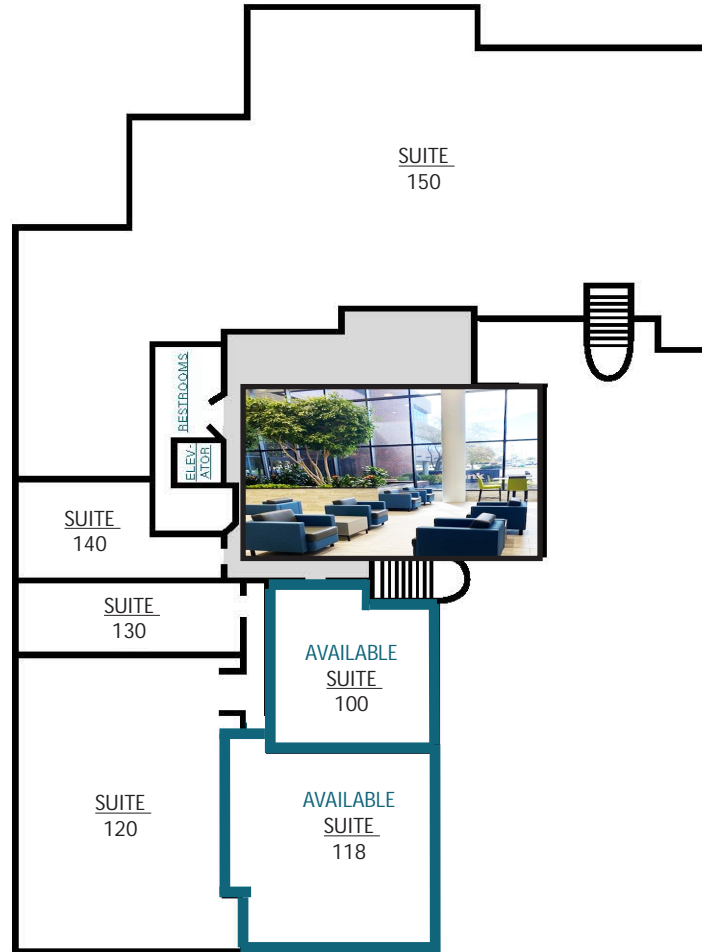
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FLOOR PLAN - 1ST FLOOR



SUITE	TENANT	SF
100	AVAILABLE	1,500
118	AVAILABLE	2,477
120	KRILOGY ADVISORS	2,830
130	EXPRESS EMPLOYMENT PROFESSIONALS	1,140
140	EDWARD JONES 6272	1,040
150	US BANK	10,636

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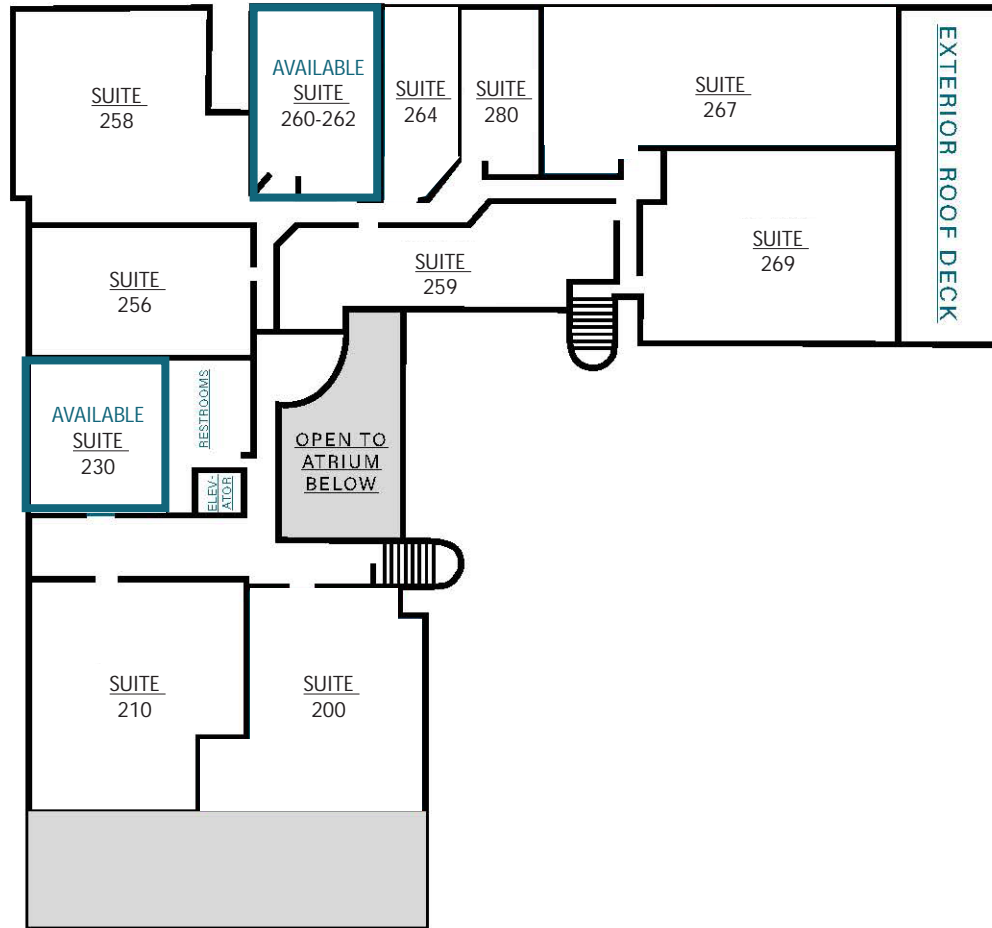
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FLOOR PLAN - 2ND FLOOR



SUITE	TENANT	SF
200	SUREGUARD COVERAGE SOLUTIONS	2,230
210	OCCUPIED	2,903
230	AVAILABLE	1,771
256	SCHORMANN LAW FIRM	1,638
258	DEWEY MUNDWILLER	819
259	SUREGUARD COVERAGE SOLUTIONS	1,635
260-262	AVAILABLE	1,631
264	ARCHWORKS QUALITY INSTALL	709
267	SUREGUARD COVERAGE SOLUTIONS	3,387
269	EDWARD JONES 16520	1,958
280	LOU HOROWITZ	1,065

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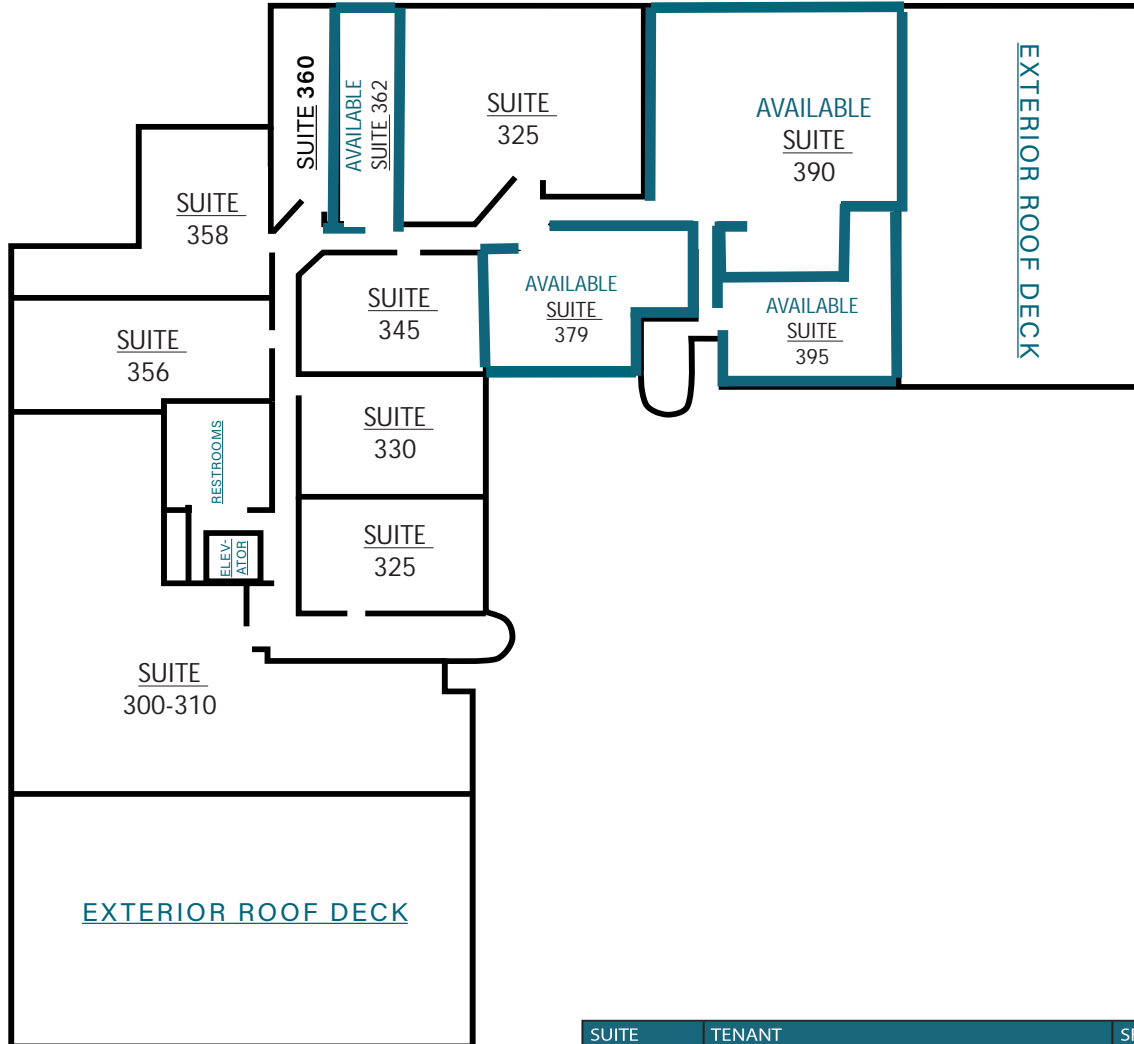
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FLOOR PLAN - 3RD FLOOR



SUITE	TENANT	SF
300-310	MO CENTER FOR ORAL SURGERY	5,266
325	TRUE VINE COUNSELING	777
330-345	RESOLUTIONS FOR PEOPLE	1,898
356-358	LADLIE TRACHSEL FINANCIAL	1,939
360	SAMEER ARAIN M.D.	648
362	AVAILABLE	603
370	DR. MARK MANGELS	2,098
379	AVAILABLE	1,213
390	AVAILABLE	1,873
395	AVAILABLE	1,217

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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Located directly across Mid Rivers Mall Drive from Mid Rivers Mall!</p> <p>High VPD and easy access.</p> <p>Located near many large name retailers and restaurants.</p>	<p>This space would suit a wide variety of needs for office, retail, and medical space including insurance, finance, law offices, storefront, doctors offices, medical spas, podiatry, and more!</p>	<p>146,293 VPD within one mile.</p> <p>116,496 VPD within three miles.</p>	<p>Sybergs</p> <p>Buffalo Wild Wings</p> <p>Bob's Furniture</p> <p>Mattress Firm</p> <p>Coopers Hawk</p> <p>The Vitamin Shop</p> <p>in addition to the retailers on the map</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,757	55,608	154,581
HOUSEHOLDS	3,027	21,871	60,685
AVERAGE INCOME	\$75,696	\$112,814	\$114,090

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