



## FOR LEASE

1061 Peruque Crossing Court  
O'Fallon, MO 63366



**McKELVEY PROPERTIES**  
building relationships . creating wealth

1061A: \$700-800/MONTH  
1061B: \$22.80 MODIFIED GROSS

1061 Peruque Crossing Court is currently available for lease.

1061A has 2,185 SF of individual suites available .  
1061 B has 2,700 SF available.

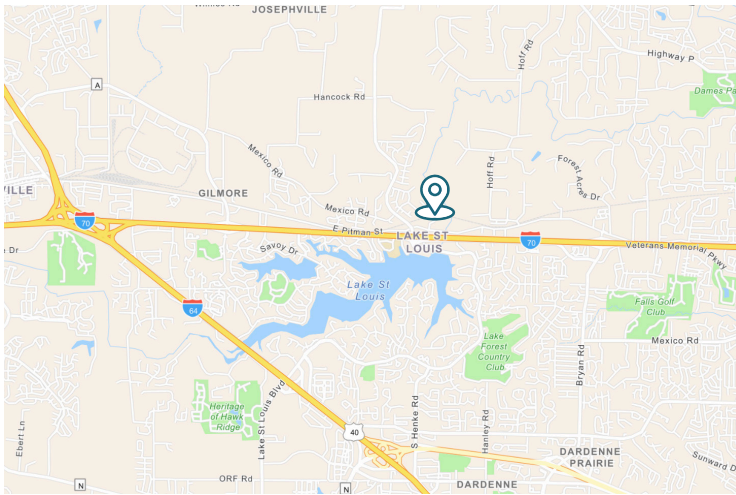
This property has 17 parking spots.

Quick access to Highway 70 and  
SSM St. Joseph Lake St. Louis Hospital.

This space would suit a wide variety of needs  
for office space including insurance, tech,  
call centers, finance, attorneys, real estate, etc.

Year built: 2004      Building Size: 4,985 SF

LEASE RATE  
1061A \$700-\$800/MONTH  
1061B \$22.80/SF  
MODIFIED GROSS



**CONTACT:** Patricia McKelvey - 636.448.1294  
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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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**FLOOR PLAN**



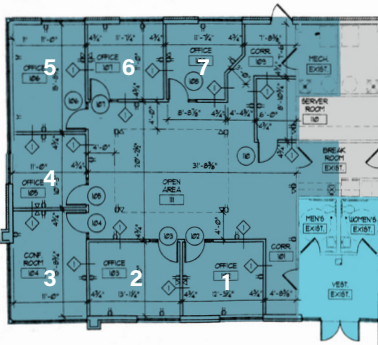
**2,185 SF AVAILABLE FOR LEASE**

**2,700 SF AVAILABLE FOR LEASE**

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**KITCHENETTE**



**1**



**2**



**3**



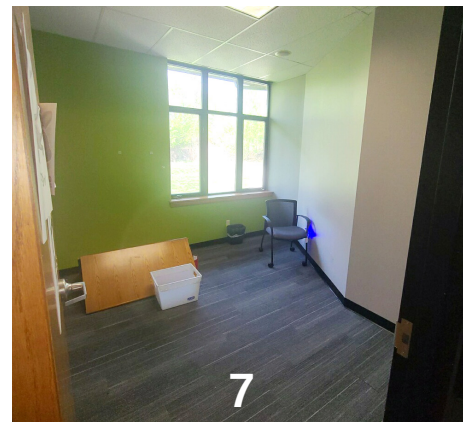
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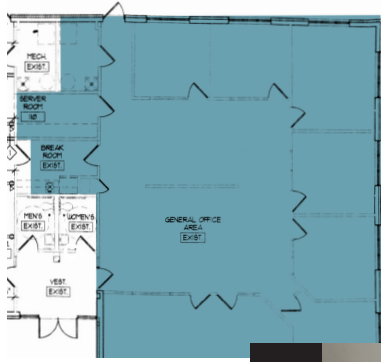
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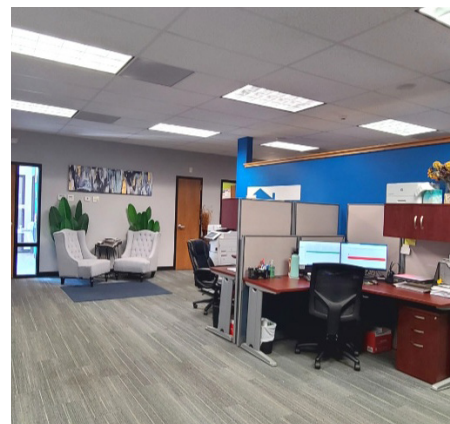
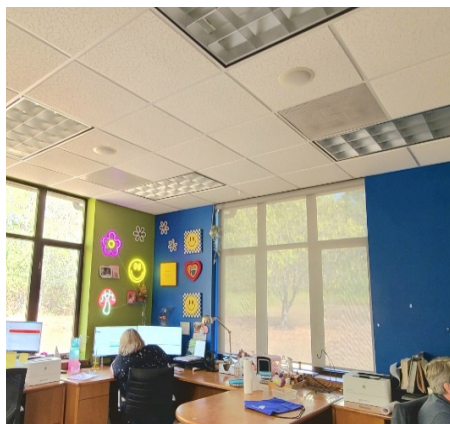
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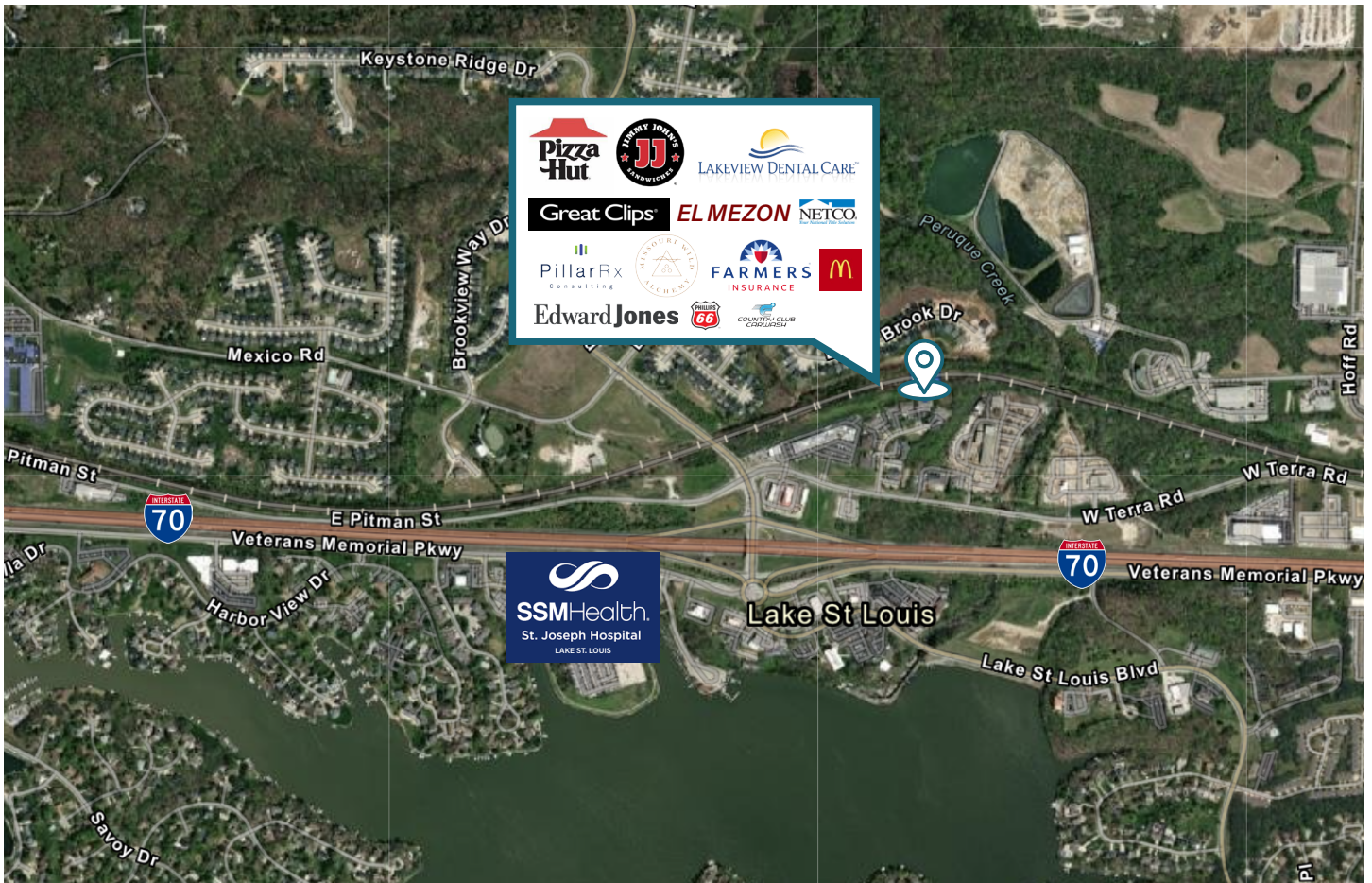


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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Located in the popular O'Fallon area.</p> <p>Nearby Highway 70.</p> <p>17 parking spots.</p>	<p>This space would suit a wide variety of needs for office space including insurance, tech, call centers, finance, attorneys, real estate, etc.</p>	<p>75,424 VPD within one mile</p> <p>up to 76,790 VPD within 3 miles.</p>	<p>Netco - neighboring business</p> <p>Pizza Hut</p> <p>Great Clips</p> <p>Jimmy Johns</p> <p>Lakeview Dental Care</p> <p>El Mezon</p> <p>Pillar RX Consulting</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,179	45,691	135,146
HOUSEHOLDS	1,566	17,699	49,775
AVERAGE INCOME	\$135,094	\$131,120	\$127,896

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**MP**

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