

**12855 N. FORTY DRIVE**  
ST. LOUIS, MO 63141



## Contact Information

**Michael Cozad**  
(314) 646-3307  
mcozad@cozadgroup.com

**Matt Hirsch**  
(314) 646-3305  
mhirsch@mdrea.com



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

## PROPERTY HIGHLIGHTS

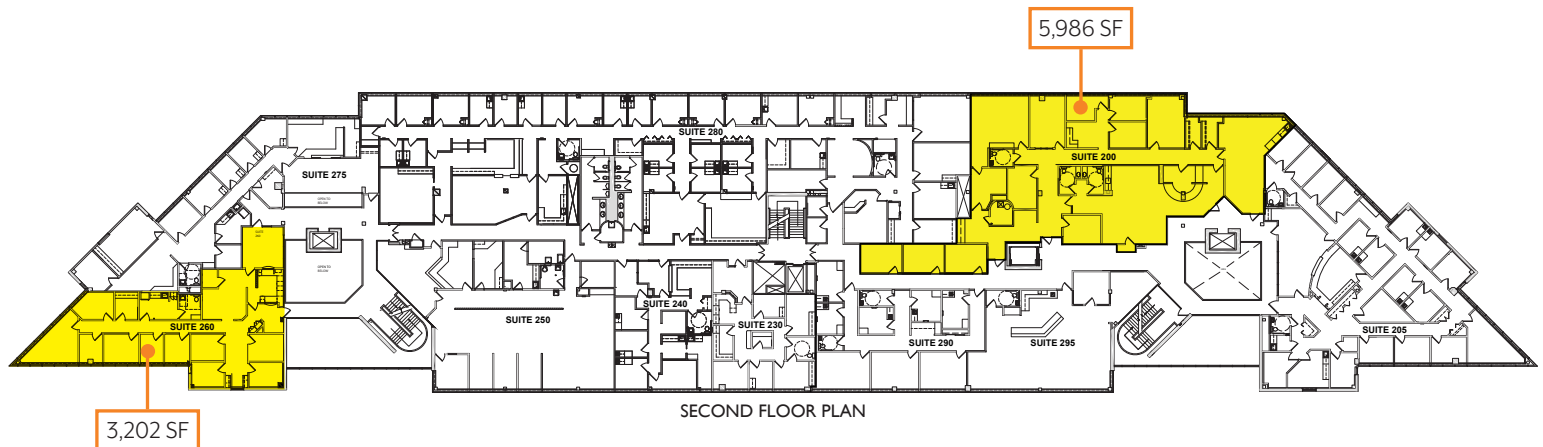
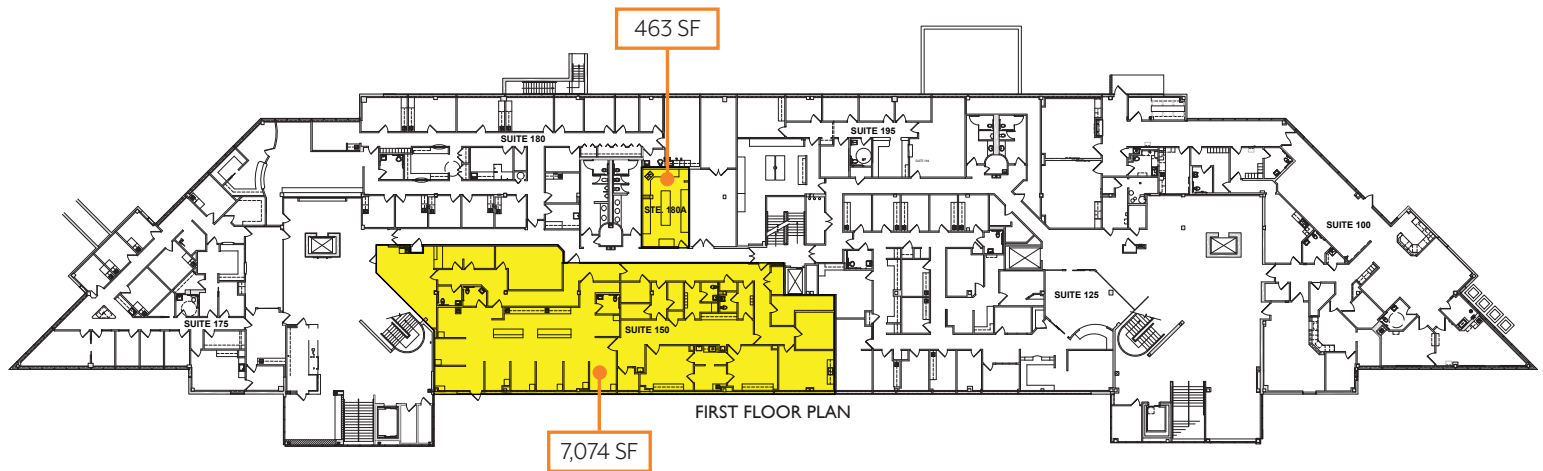
- ▶ Up to 7,004 SF Medical Office Suites available
- ▶ Great highway visibility and access from I-64/40, I-270 and Hwy. 141
- ▶ Close to 3 major hospitals
- ▶ 2-level parking garage
- ▶ ADA accessible
- ▶ Backup generator available
- ▶ **Lease Rate: \$30.00/sf FS**

## AVAILABILITY

- Suite 150: 7,074 SF  
– available June 2026  
– Lease Rate: \$36.00
- Suite 180A: 463 SF
- Suite 200: 5,986 SF
- Suite 260: 3,202 SF

# 12855 N. FORTY DRIVE

ST. LOUIS, MO 63141



Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

**COZAD COMMERCIAL REAL ESTATE**  
**MD REAL ESTATE ADVISORS**  
A subsidiary of Cozad Commercial Real Estate, Ltd.  
16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143



# 12855 N. FORTY DRIVE

ST. LOUIS, MO 63141



Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

**COZAD COMMERCIAL REAL ESTATE**  
**MD REAL ESTATE ADVISORS**  
A subsidiary of Cozad Commercial Real Estate, Ltd.  
16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143