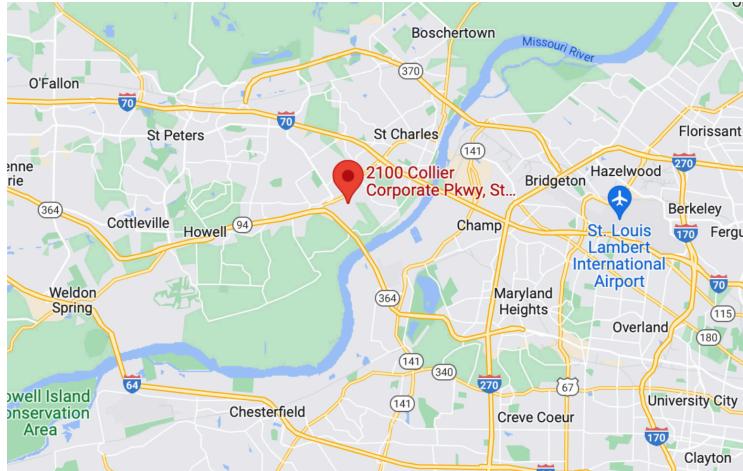




FOR LEASE

2100 Collier Corporate Pkwy.
St. Charles, MO 63303

INDIVIDUAL SUITES STARTING AT \$500/ROOM
OR LEASE THE WHOLE SPACE FROM \$18.00-\$20.00/SF



MCKELVEY PROPERTIES
building relationships . creating wealth

140-2,500 SF building near First Capital and Praille.

Frame/brick veneer exterior with nicely finished, painted, carpeted, and ready to move in interior.

Nearby retailers include: TGI Fridays, Quick Trip, Marcus Cinema, Walgreens, and others.

This space would be a great fit for an office space for insurance companies, a law office, small medical business, medical spa, etc.

High visibility and easy accessibility.

\$18.00-\$20.00/SF if leasing the whole space.

Individual Suites starting at \$500/room.



CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com

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IMAGES BY ROOM



ROOM 1 - 140 SF



ROOM 2 - 116 SF



ROOM 3 - 195 SF



ROOM 4 - 120 SF



COMMON ENTRANCE



KITCHENETTE

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FOR LEASE

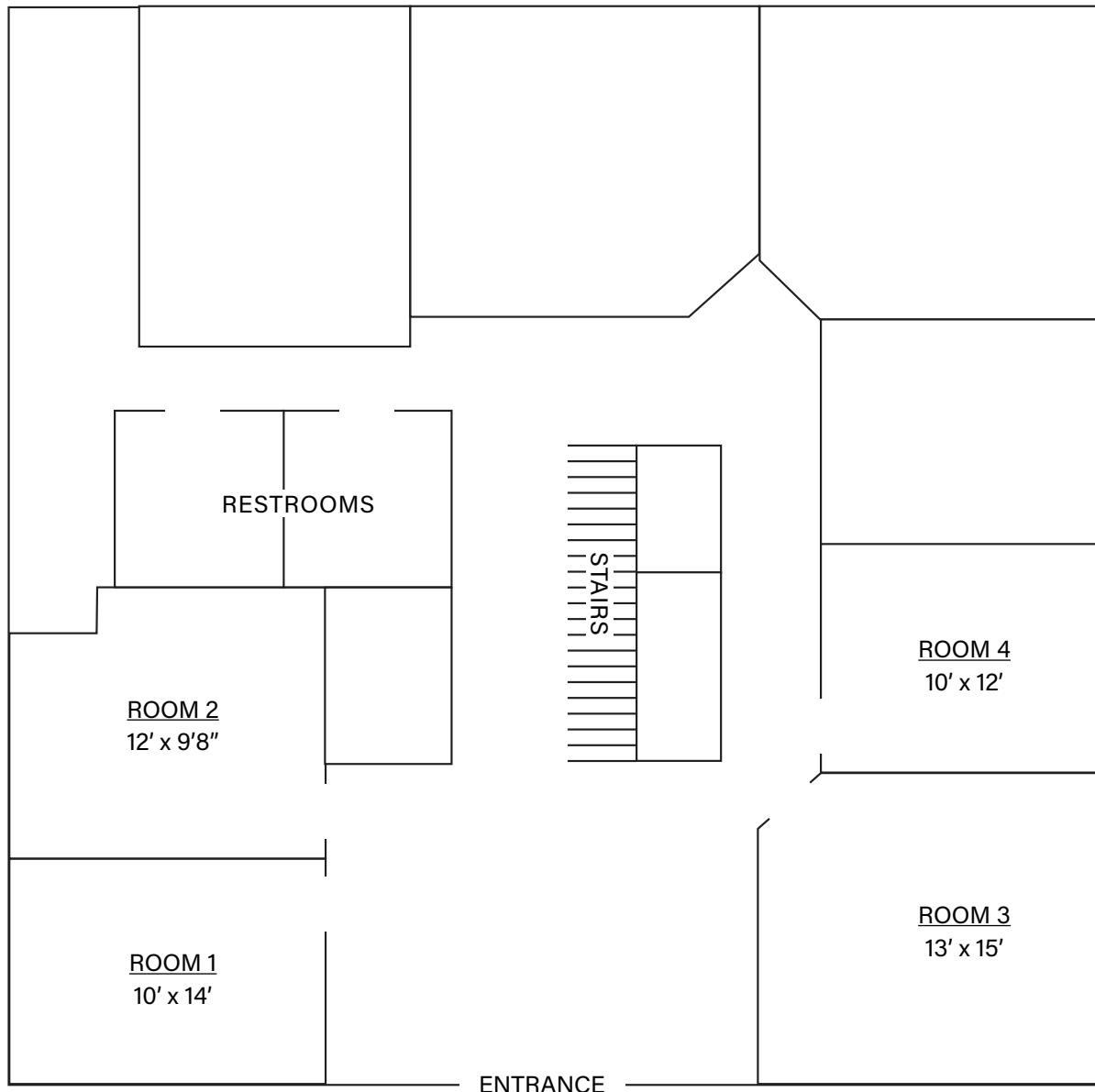
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LEASE MARKED
ROOMS INDIVIDUALLY
OR LEASE THE
ENTIRE SPACE.

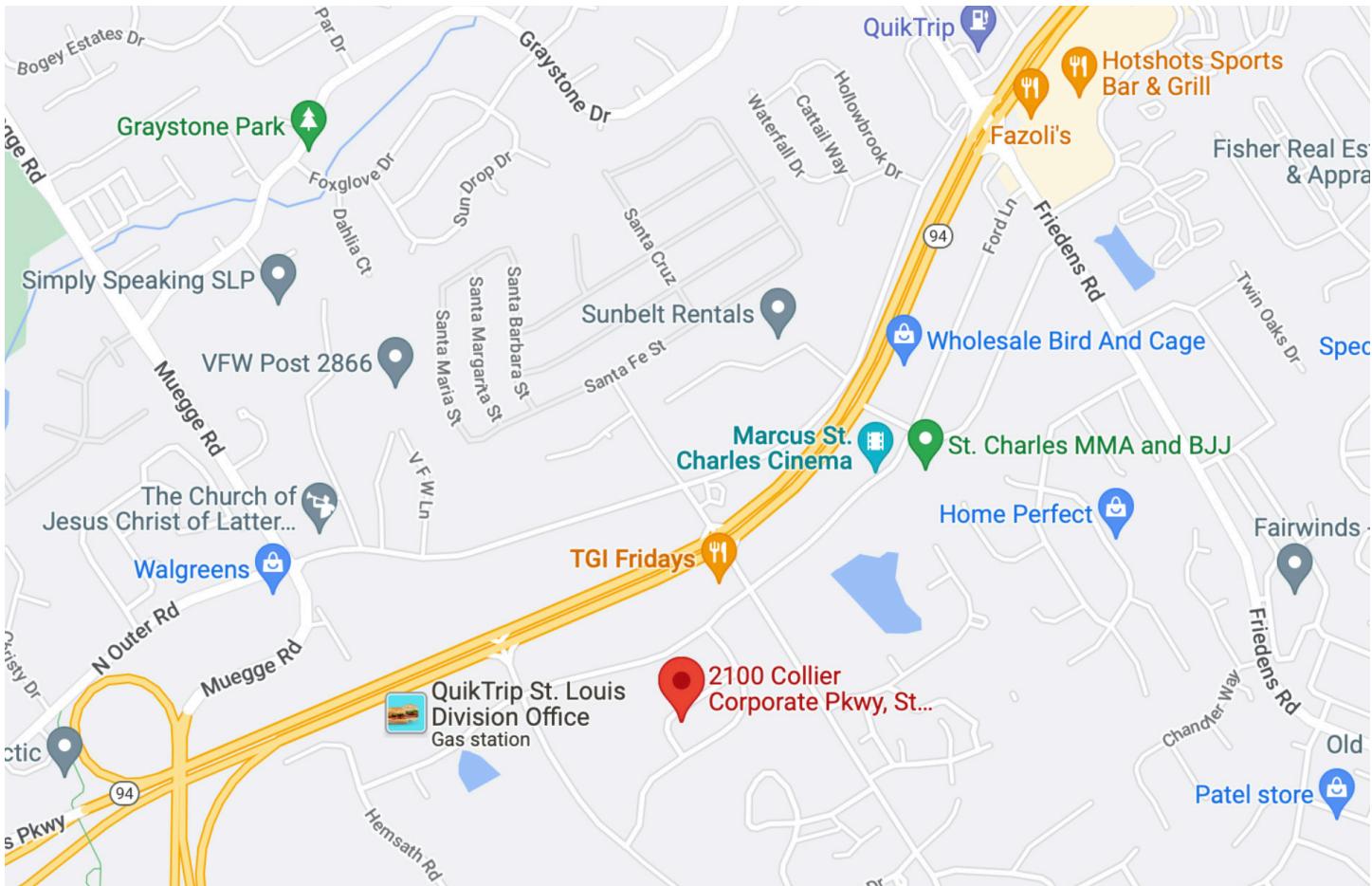
FLOOR PLAN



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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY RETAILERS
<p>Located in the popular St. Charles area.</p> <p>High Visibility.</p> <p>Easy Access.</p>	<ul style="list-style-type: none"> -Office space -Insurance Companies -Law Office -Medical Building Usage -Med Spa 	<p>27,976 VPD within one mile</p> <p>up to 117,767 VPD within 3 miles.</p>	<p>TGI Fridays</p> <p>Quick Trip</p> <p>Marcus Cinema</p> <p>Walgreens</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,439	78,758	160,175
HOUSEHOLDS	4,163	33,217	66,218
MEDIAN INCOME	\$85,245	\$79,962	\$83,483

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