



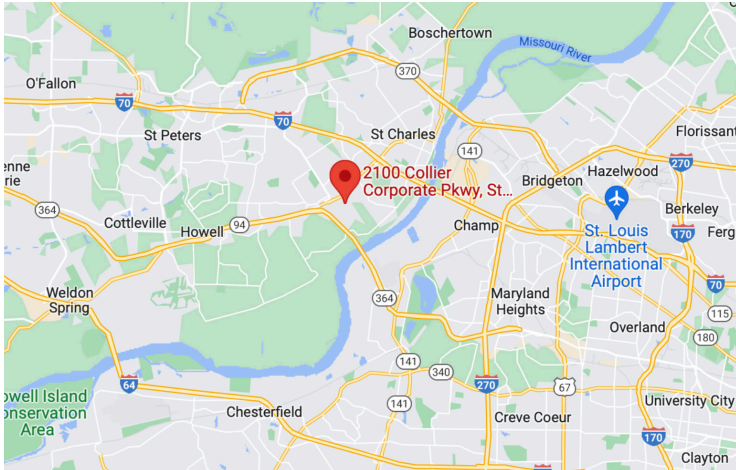
## FOR LEASE

2100 Collier Corporate Pkwy.  
St. Charles, MO 63303



**McKELVEY PROPERTIES**  
building relationships . creating wealth

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



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

**MP**





## FOR LEASE

2100 Collier Corporate Pkwy.  
St. Charles, MO 63303



**McKELVEY PROPERTIES**  
building relationships . creating wealth

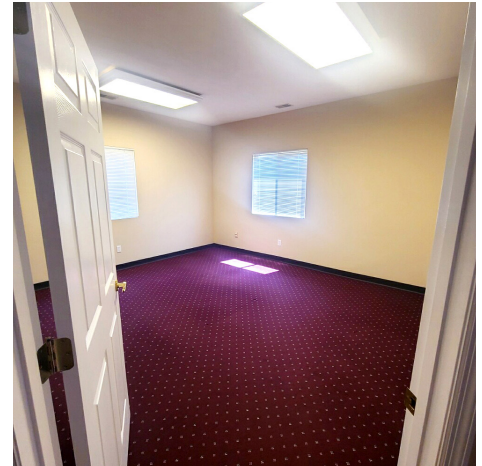
### IMAGES BY ROOM



**ROOM 1 - 140 SF**



**ROOM 2 - 116 SF**



**ROOM 3 - 195 SF**



**ROOM 4 - 120 SF**



**COMMON ENTRANCE**



**KITCHENETTE**

**CONTACT:** Patricia McKelvey - 636.448.1294  
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844  
krichter@mckelveyproperties.com





## FOR LEASE

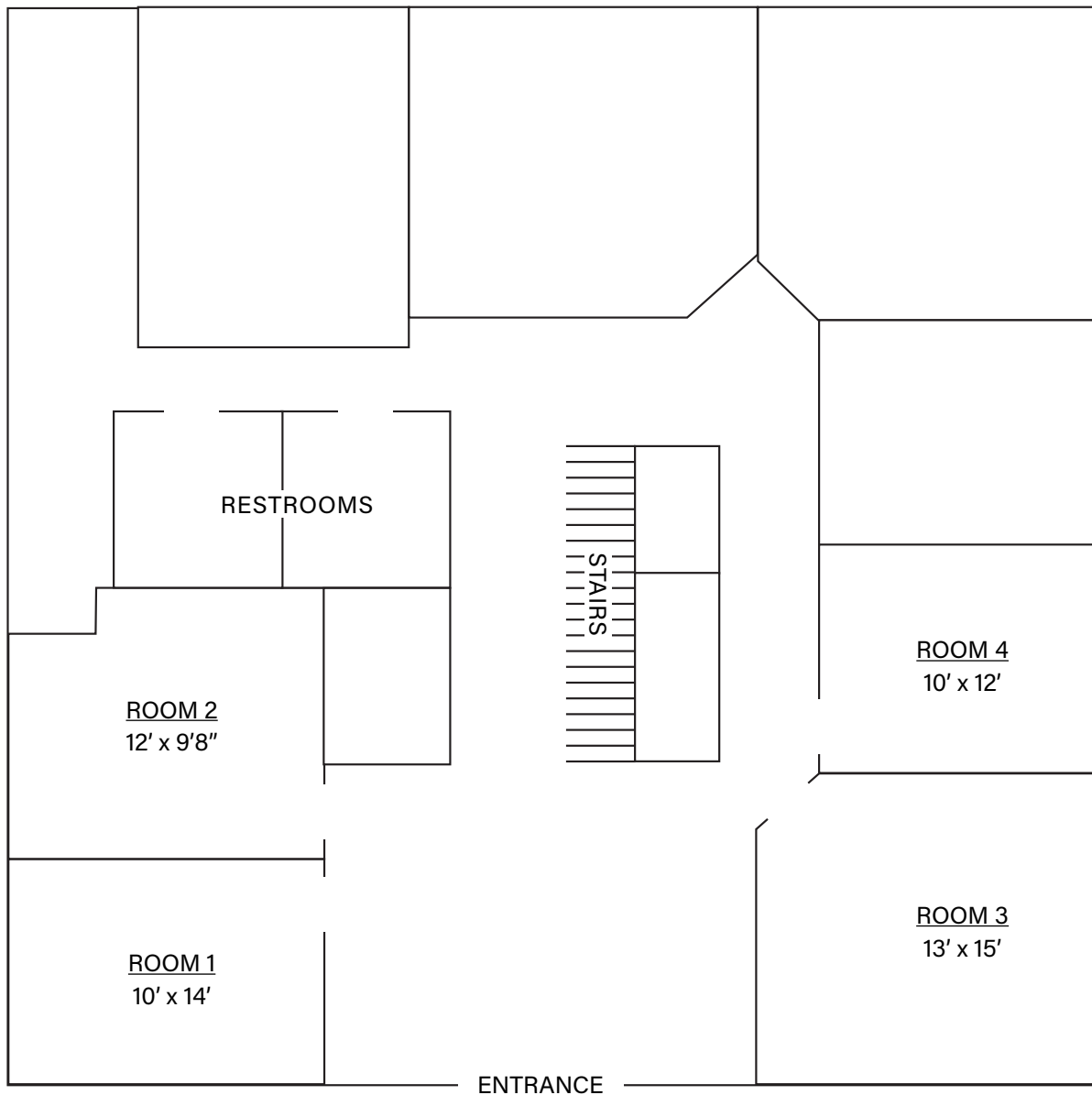
2100 Collier Corporate Pkwy.  
St. Charles, MO 63303



McKELVEY PROPERTIES  
building relationships . creating wealth

### FLOOR PLAN

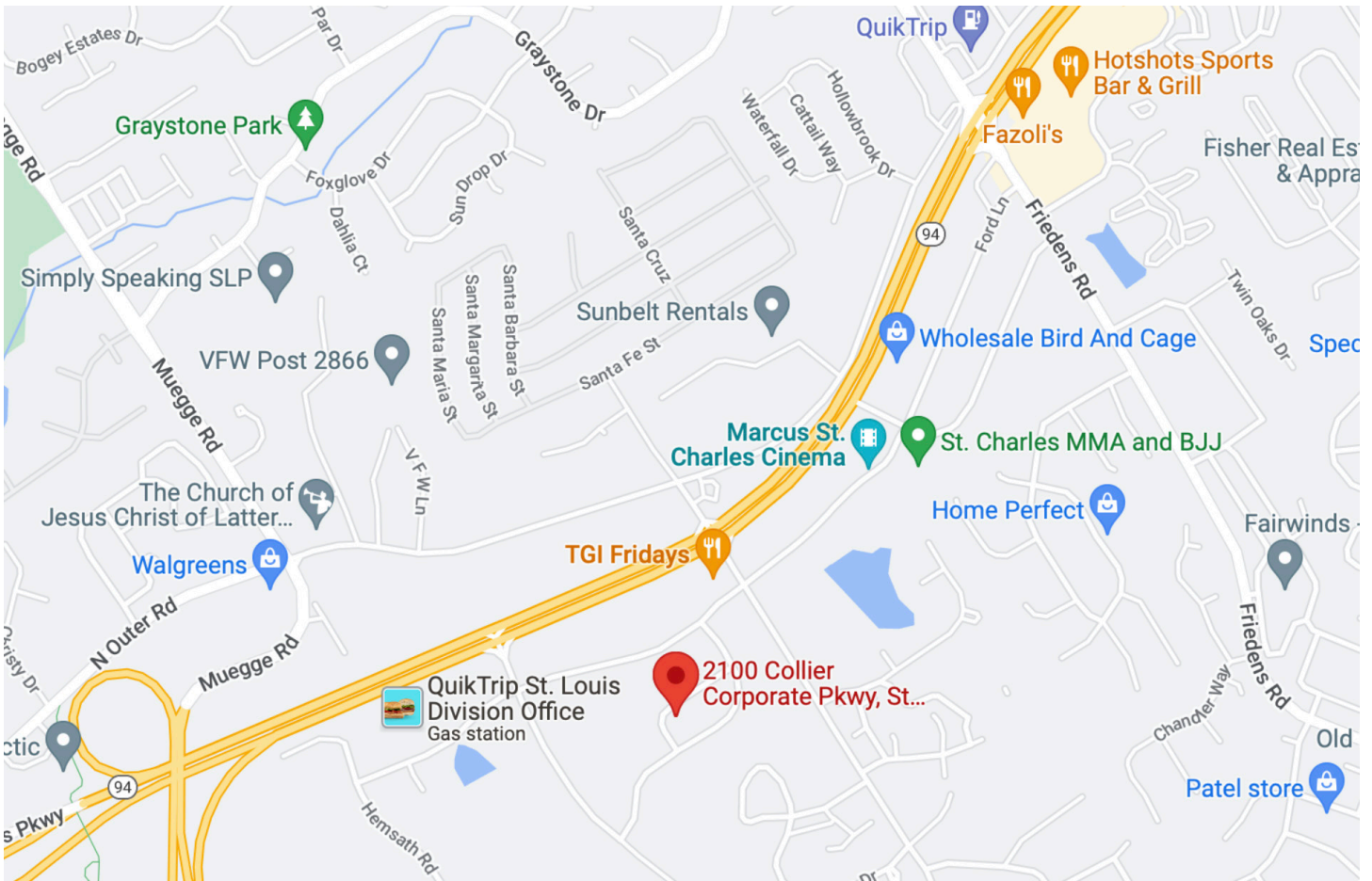
LEASE MARKED  
ROOMS INDIVIDUALLY  
OR LEASE THE  
ENTIRE SPACE.



**CONTACT:** Patricia McKelvey - 636.448.1294  
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844  
krichter@mckelveyproperties.com

MP



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>	<p>-Office space</p> <p>-Insurance Companies</p> <p>-Law Office</p> <p>-Medical Building Usage</p> <p>-Med Spa</p>	<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

**CONTACT:** Patricia McKelvey - 636.448.1294  
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844  
krichter@mckelveyproperties.com

**MP**