

17300 N. OUTER FORTY ROAD
CHESTERFIELD, MO 63005



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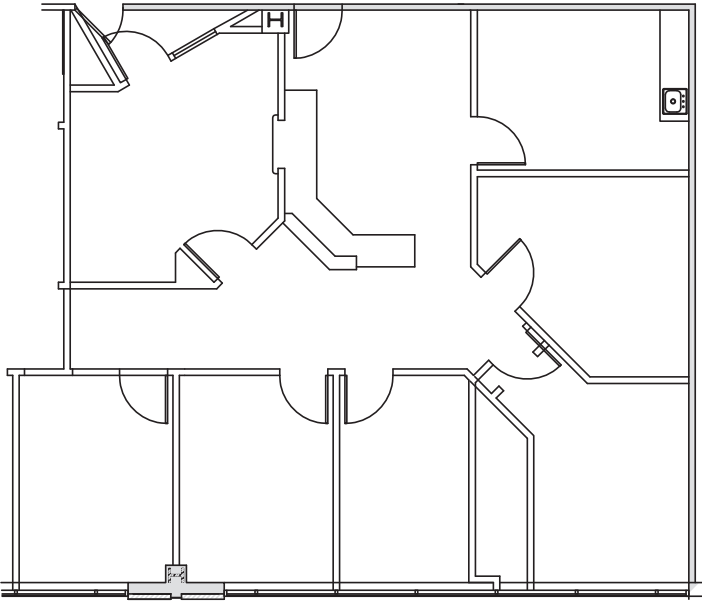


Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

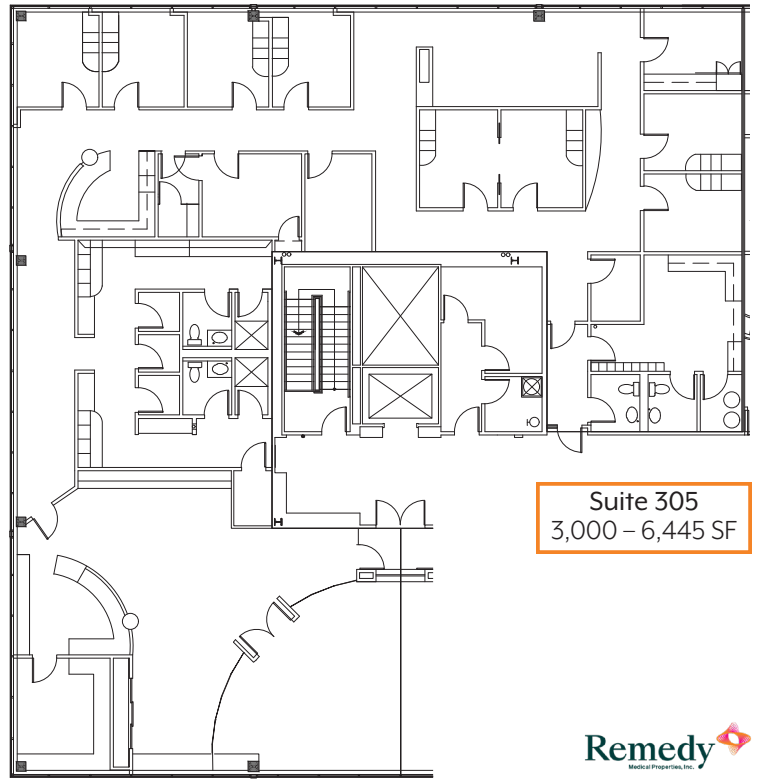
PROPERTY HIGHLIGHTS

- ▶ Up to 6,445 SF Medical Office space
 - Suite 203: 1,653 SF
 - available 2/1/2025
 - Suite 305: 3,000 – 6,445 SF
 - formerly used as a medical spa
- ▶ 3-story Class A medical facility
- ▶ Abundant parking available: 4.5 / 1000
- ▶ Professionally managed building
- ▶ Ideally positioned at the intersection of I-64/40 and Boones Crossing
- ▶ Located within 15 minutes of St. Luke's, Barnes Jewish West County, Mercy, and Missouri Baptist Hospitals
- ▶ **Lease Rate: \$30.00/sf FS**

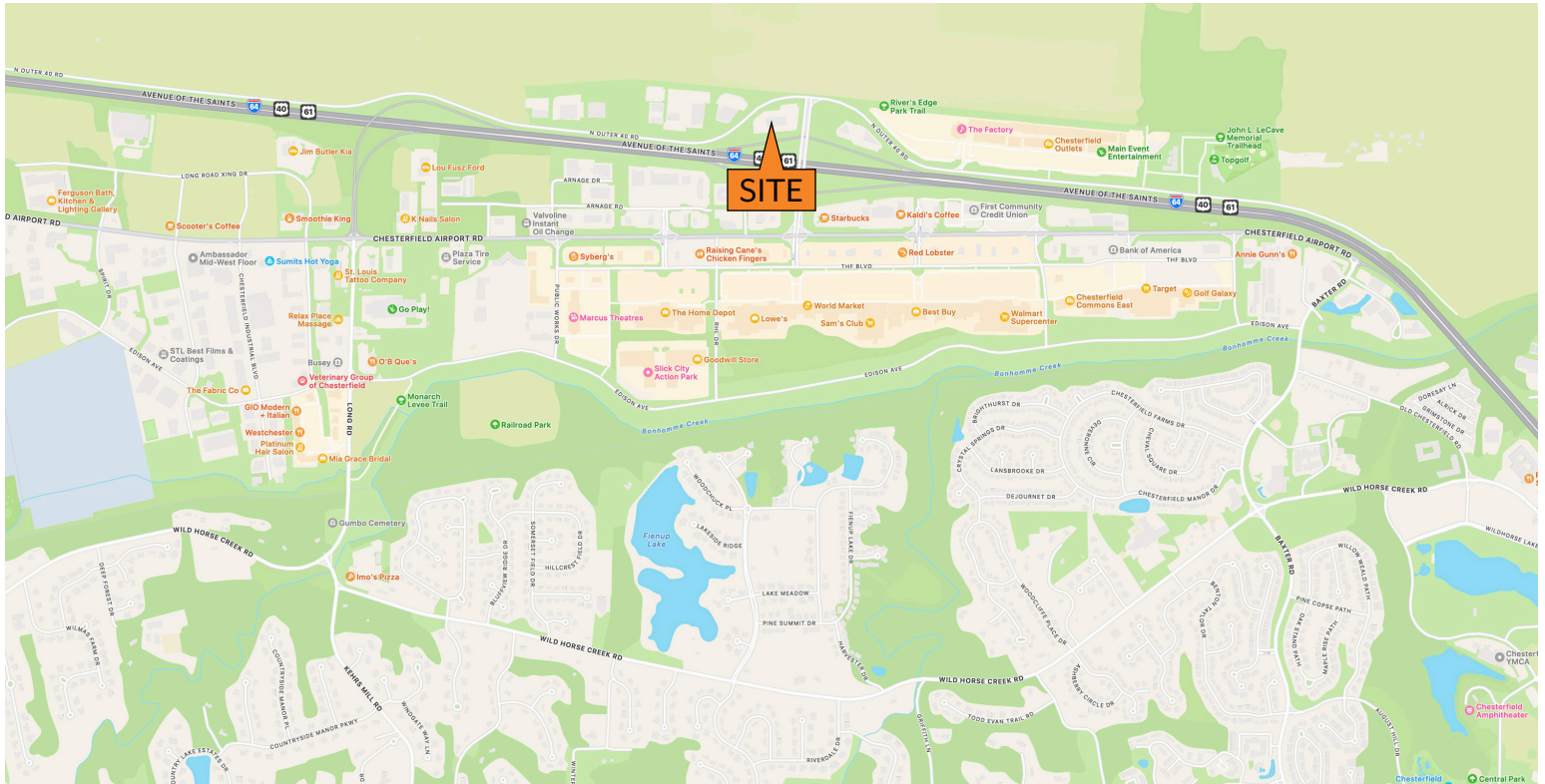
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Suite 203
1,653 SF



Suite 305
3,000 – 6,445 SF



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.

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