



FOR SALE OR LEASE

6700 Keaton Corporate Parkway
O'Fallon MO 63368



**McKELVEY
PROPERTIES**
building relationships . creating wealth



SALE PRICE: \$560,000
LEASE PRICE: \$17.00/SF Full Service

2,275 SF OFFICE CONDO BUILDING FOR SALE

LEASABLE SPACE AVAILABLE:
2,275 SF

Lovely class A build out from 2022.

Full kitchen with high end appliances.

Windows surround entire office, giving 8 offices vista views.
2 conference rooms, reception area and 2 ADA restrooms.

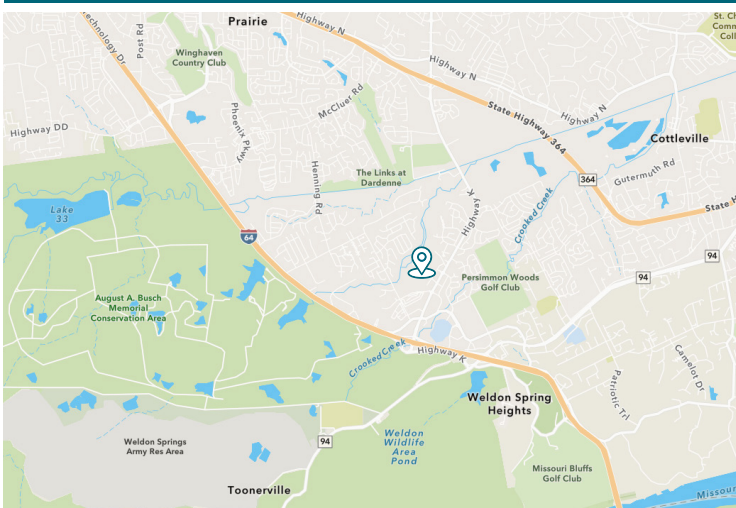
Snow removal and grass provided.

Professional office is audio visual SMART .

Offices can be converted to medical with water access from Kitchen
and bathrooms.

Ideal for Owner user.

Right off Hwy K with surrounding restaurants, hotels and shopping.



CONTACT: Joi Niedner -314.304.4900
joi@mckelveyproperties.com



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.



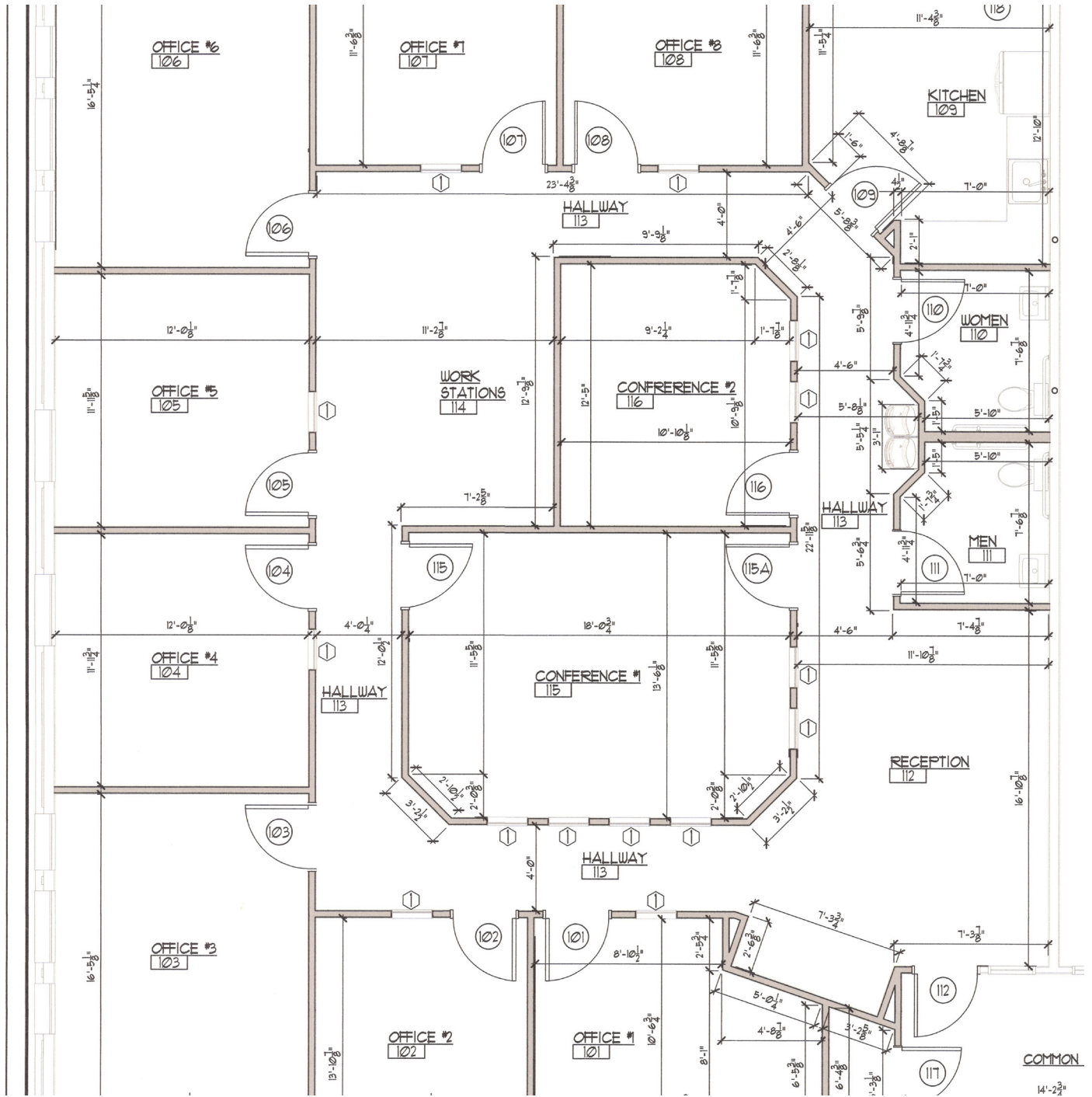
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FLOOR PLAN



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IMAGERY



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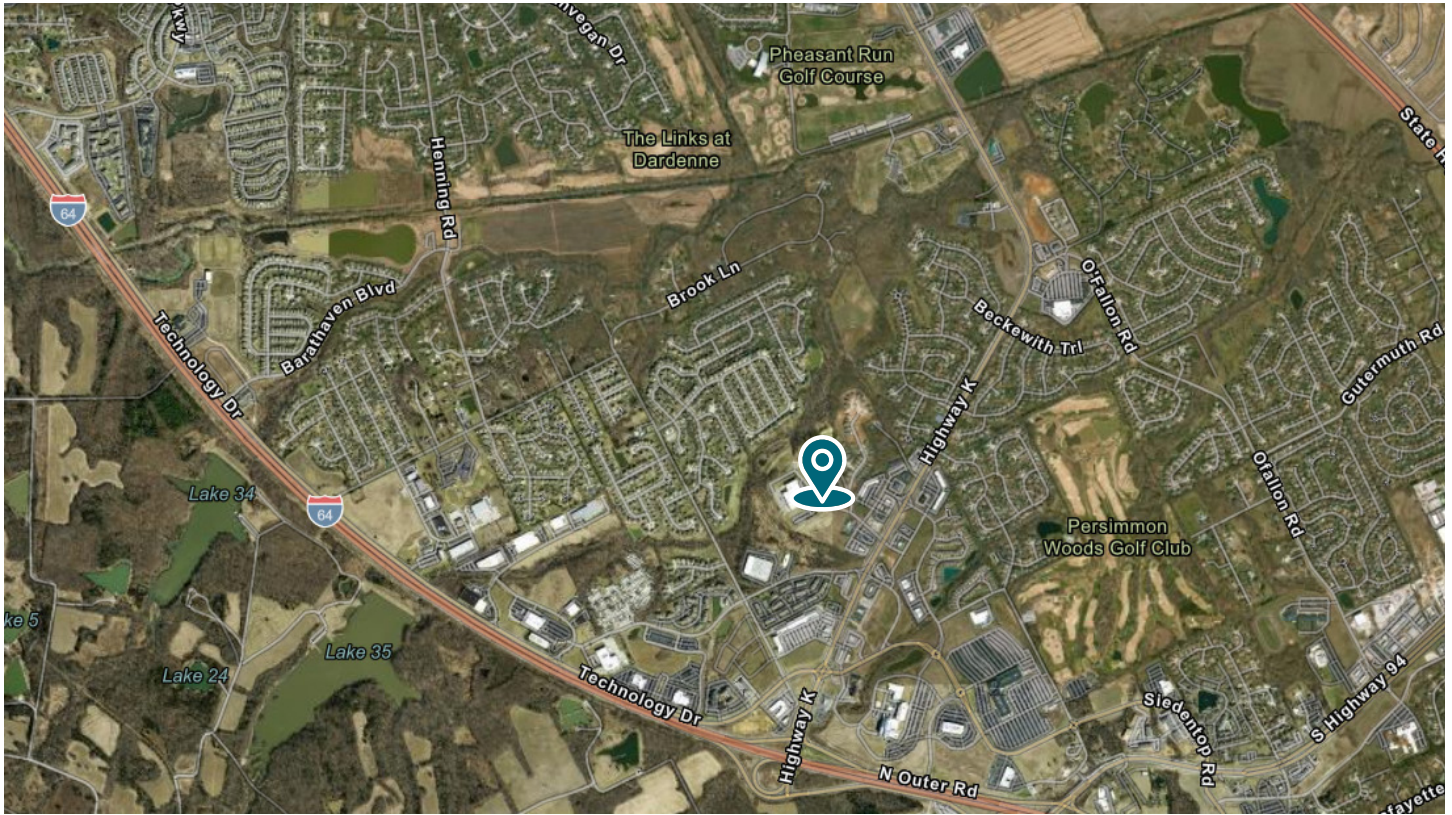
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LOCATION MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,752	42,968	115,895
HOUSEHOLDS	2,811	15,421	42,494
AVERAGE HH INCOME	\$174,717	\$156,742	\$144,628

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LOCATION OVERVIEW



Why Choose O'Fallon for Your Business?

As the second-largest municipality in the St. Louis region, O'Fallon provides an ideal environment for business growth. With affordable, development-ready sites, a strategic central location that minimizes transportation costs, and a highly educated workforce, the city offers practical and competitive real estate opportunities.

- Top-Ranked Location: Recognized among the "Top 25 Best Places to Live in the Midwest" (Liveability.com) and "Top 50 Best Places to Live for Families" (Fortune Magazine).
- Rapid Growth & Development: Over 2,000 new single-family homes expected within five years, with the population projected to reach 100,000 by 2027.
- Thriving Business Community: Home to major employers like TransLand, McDonald's, and Christian Foods, alongside new commercial developments, hospitality expansions, and retail opportunities.

PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT
<p>Professional office is audio visual SMART .</p> <p>Offices can be converted to medical with water access from Kitchen and bathrooms.</p> <p>Ideal for Owner user.</p>	<p>CPA</p> <p>Law Firm</p> <p>Medical Practice</p> <p>Med Spa</p> <p>Office Space</p> <p>Medical Office</p>	<p>25,319 VPD within one mile</p>

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