

FOR LEASE

5401 Veterans Memorial Parkway, St. Peters MO



PROPERTY SUMMARY

- 35,400 sf 2 Story Class A Medical Building
- Newly updated surgery center with two operating rooms plus a procedure room.
- Formerly St. Peters Surgery Center
- Suites Available on the 1st Floor
 - 100 - 5,247 rsf (Surgery Center)
- Suites Available on the 2nd Floor
 - 200 - 2,500 to 10,100 rsf
- Exceptional visibility to I-70
- Fiber Optics Available, along with Two Passenger Elevators
- Join Other Tenants in Building:
SSM Heart Institute, Fertility Partnership, Advanced Podiatry
- **LEASE RATE: \$21 - \$26 psf**
Full Service minus janitorial



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INTERIOR SURGERY CENTER

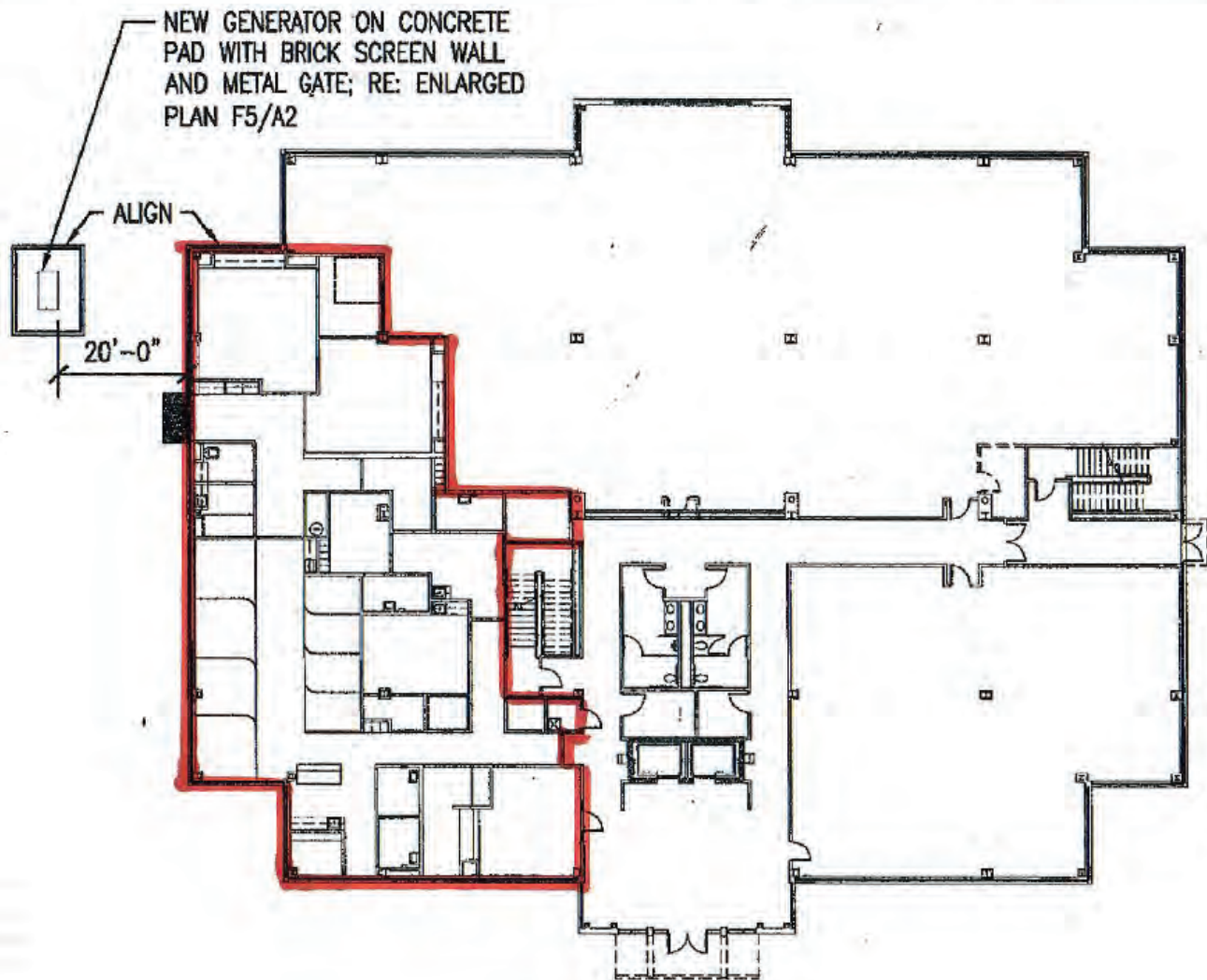


INTERIOR SURGERY CENTER



FIRST FLOOR PLAN

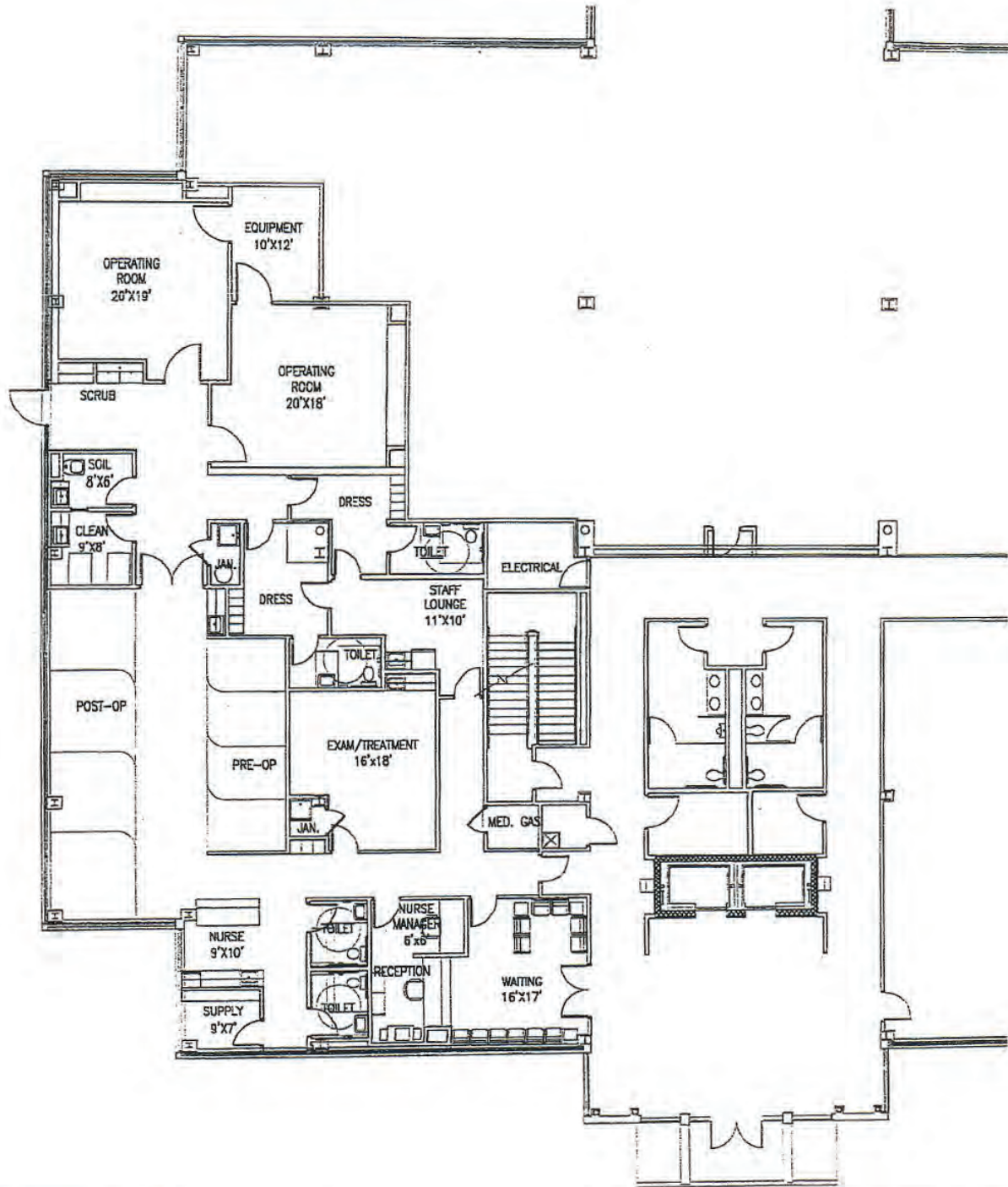
SURGERY CENTER - SUITE 100



USPI updated the space in February 2024 with specialized HVAC and Clean Air Systems for Surgery. New flooring, paint and ect. Includes a Back Up Generator. Surgery Center has met all requirements needed by the state and accreditation agencies.

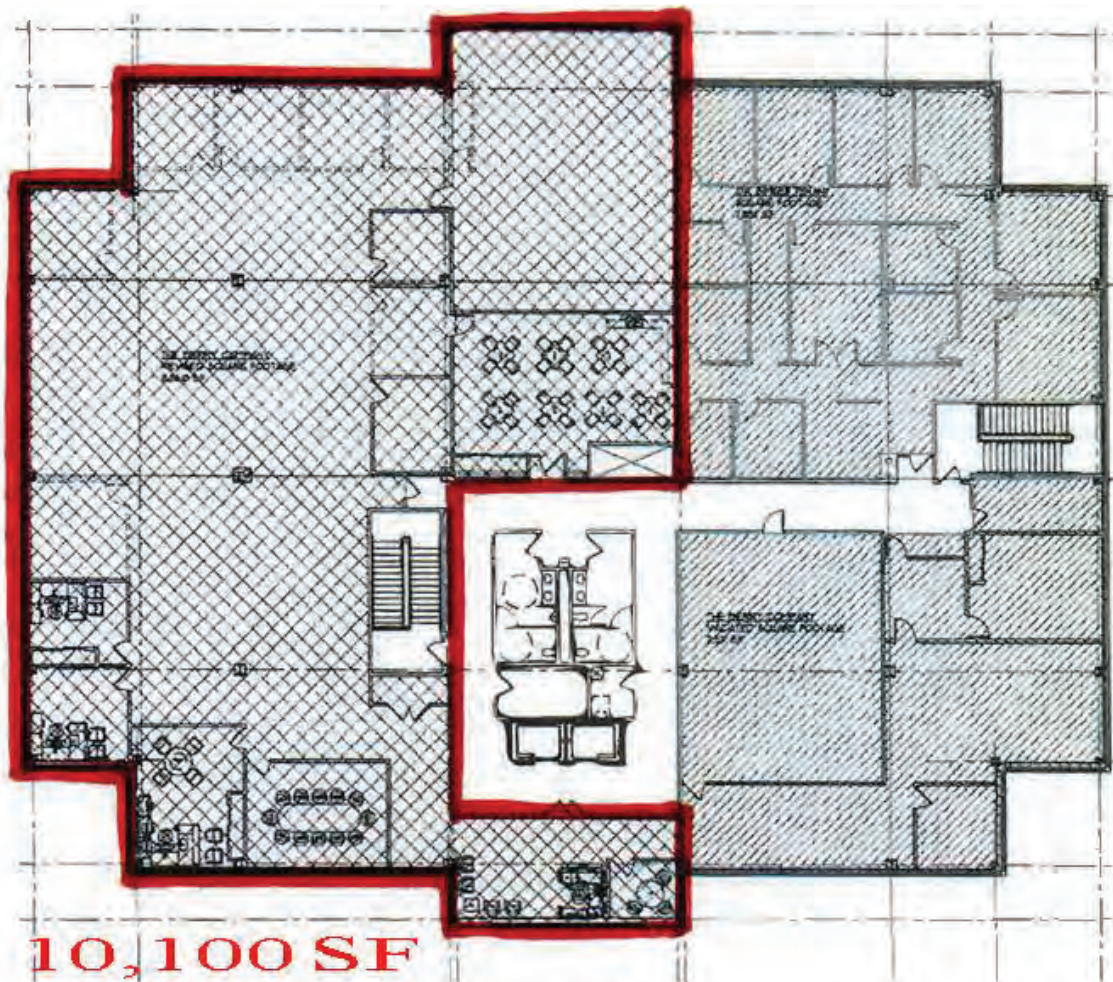
FIRST FLOOR PLAN

ENLARGED SURGERY CENTER



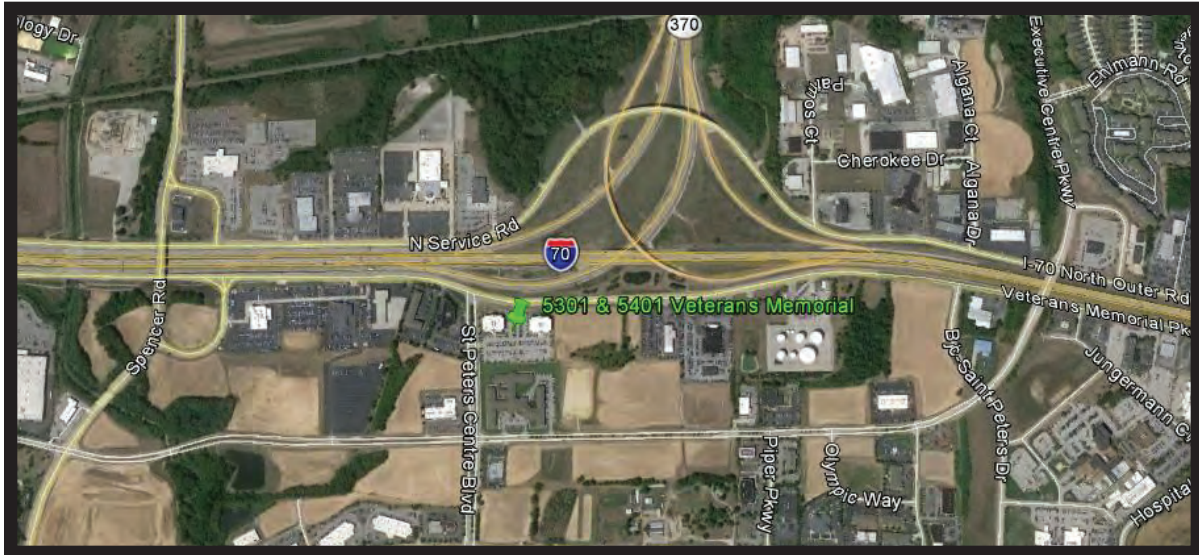
SECOND FLOOR PLAN

SUITE 200 - 10,100 rsf



1 SECOND FLOOR PLAN

AERIAL MAP



St. Peters Corporate Centre is located in the most desirable area of St. Peters. Fronting I-70, this Class A office building is in the middle of corporate and commercial growth, just minutes from Lambert St. Louis International Airport.