



**MCKELVEY
PROPERTIES**

17280 N Outer 40 Rd, Chesterfield, MO 63005



1191 STATE HWY KK

OSAGE BEACH, MO 65065

OFFICE SPACE FOR LEASE

EXCLUSIVELY LISTED BY:



DEREK CARROLL

MANAGING BROKER
17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005
dcarroll@mckelveyproperties.com
Mobile: 636.251.0773
Office: 636.669.9111



DAN FLAIZ

INVESTMENT SALES AND LEASING BROKER
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MEDICAL OFFICE SPACES | 2- 2,500 SF SUITES | LEASE RATE: \$2,500 MODIFIED GROSS

SPACE INFO

SPACE HIGHLIGHTS

- Private access to each suite
- Elevator accessibility
- Current layout includes existing exam rooms, reception area, and waiting room
- Tenant improvement allowances negotiable
- Large private parking area for complex
- Professional neighboring tenants



Lease Rate: \$2,500 Monthly Modified Gross

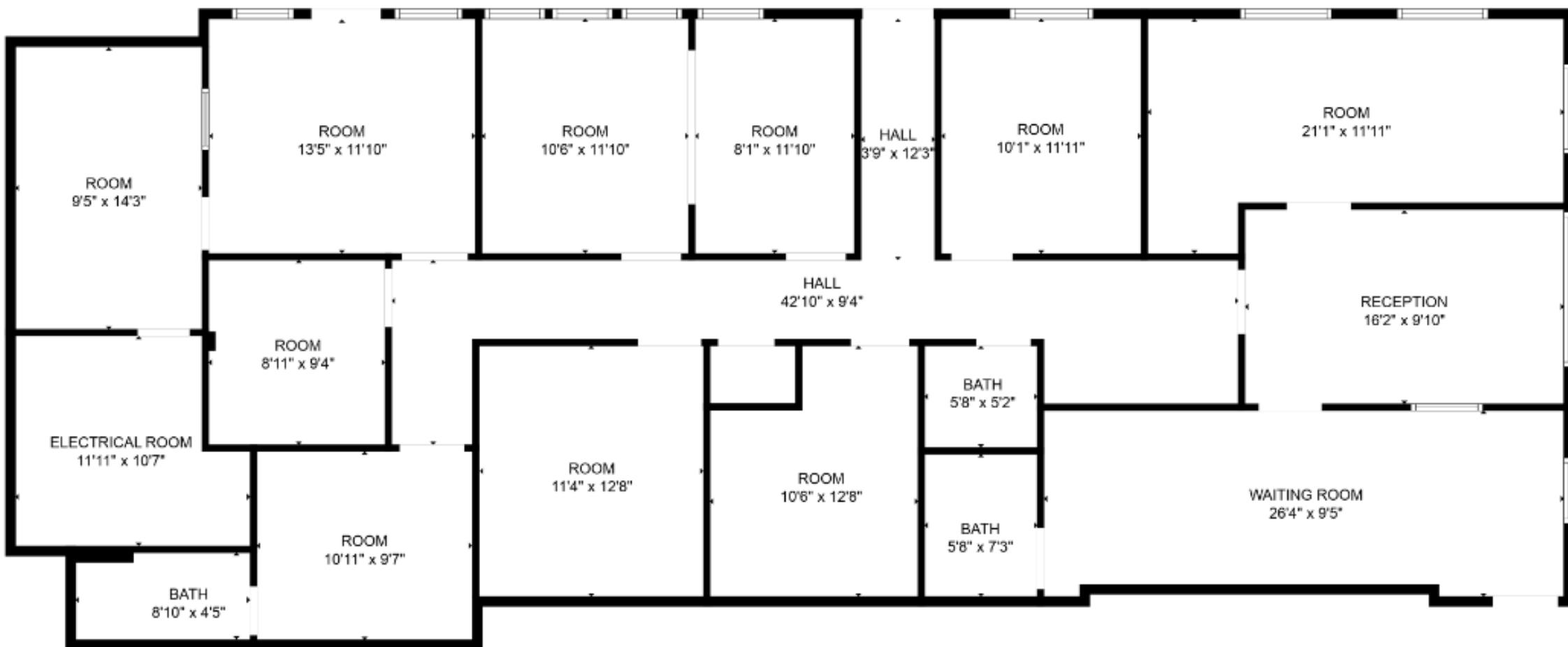
Property Address: 1191 State Hwy KK

City, State, Zip Code: Osage Beach, MO 65065

Space Type: Medical or Professional Office Use

Parking: Private Parking Lot

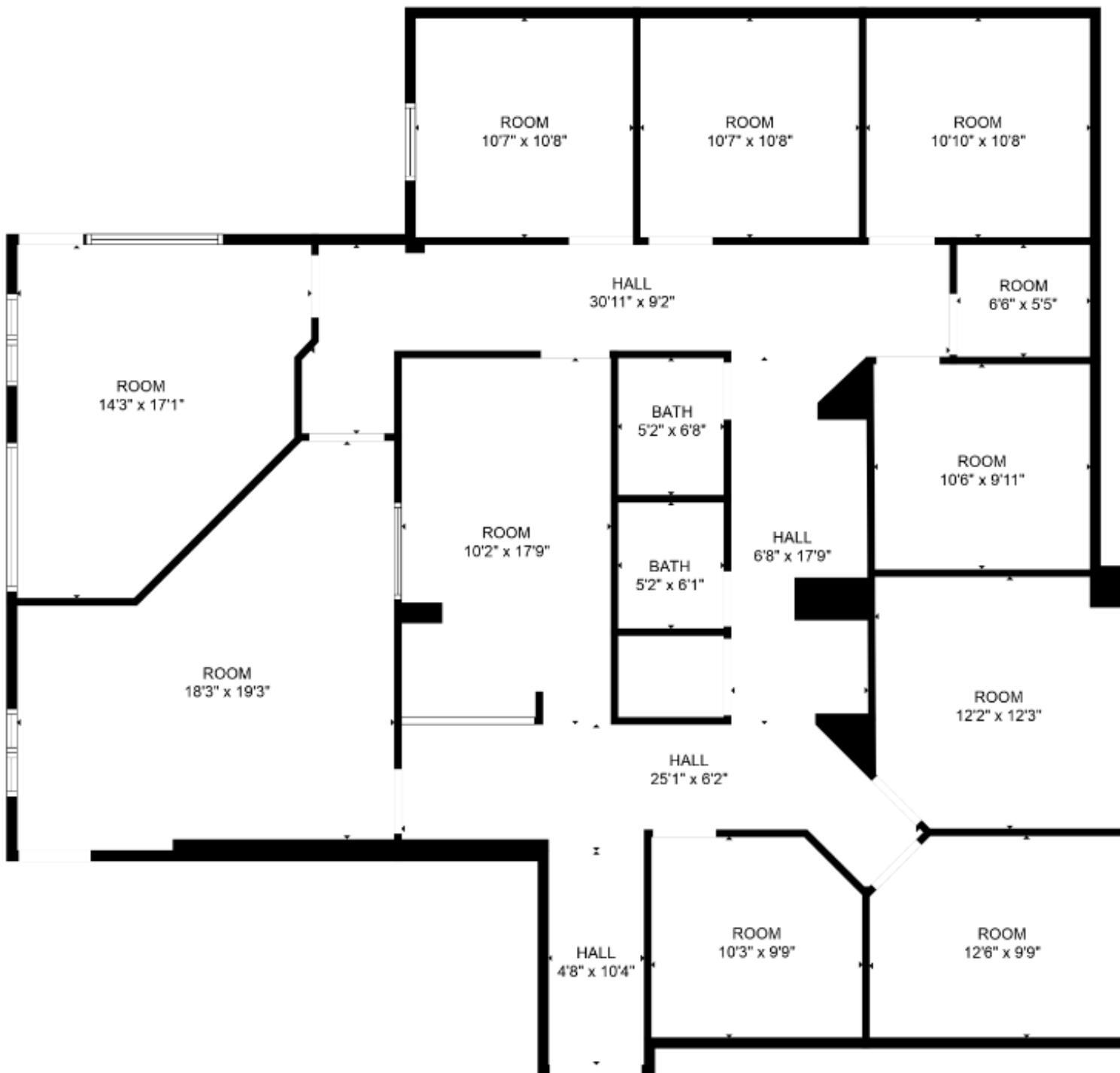
SUITE 201: 2500 SQFT



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SUITE 202



AERIAL



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