



**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  
17280 N Outer 40 Rd, Suite 201  
Chesterfield, MO 63005  
dflaiz@mckelveyproperties.com  
Mobile: 314.267.8086  
Office: 636.669.9111

**MEDICAL OFFICE SPACES | 2- 2,500 SF SUITES | LEASE RATE: \$2,500 MODIFIED GROSS**



## SPACE INFO

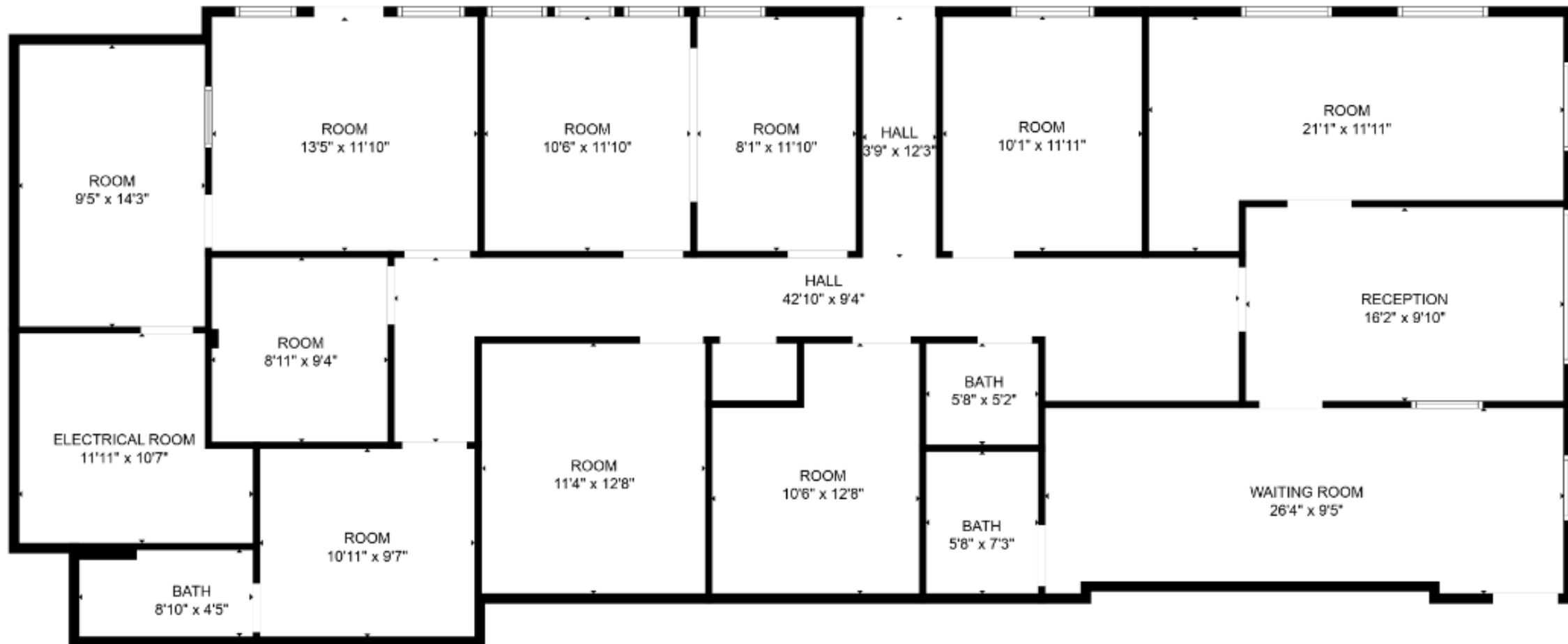
## SPACE HIGHLIGHTS

- 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



<b>Lease Rate:</b>	\$2,500 Monthly Modified Gross
<b>Property Address:</b>	1191 State Hwy KK
<b>City, State, Zip Code:</b>	Osage Beach, MO 65065
<b>Space Type:</b>	Medical or Professional Office Use
<b>Parking:</b>	Private Parking Lot

## SUITE 201: 2500 SQFT

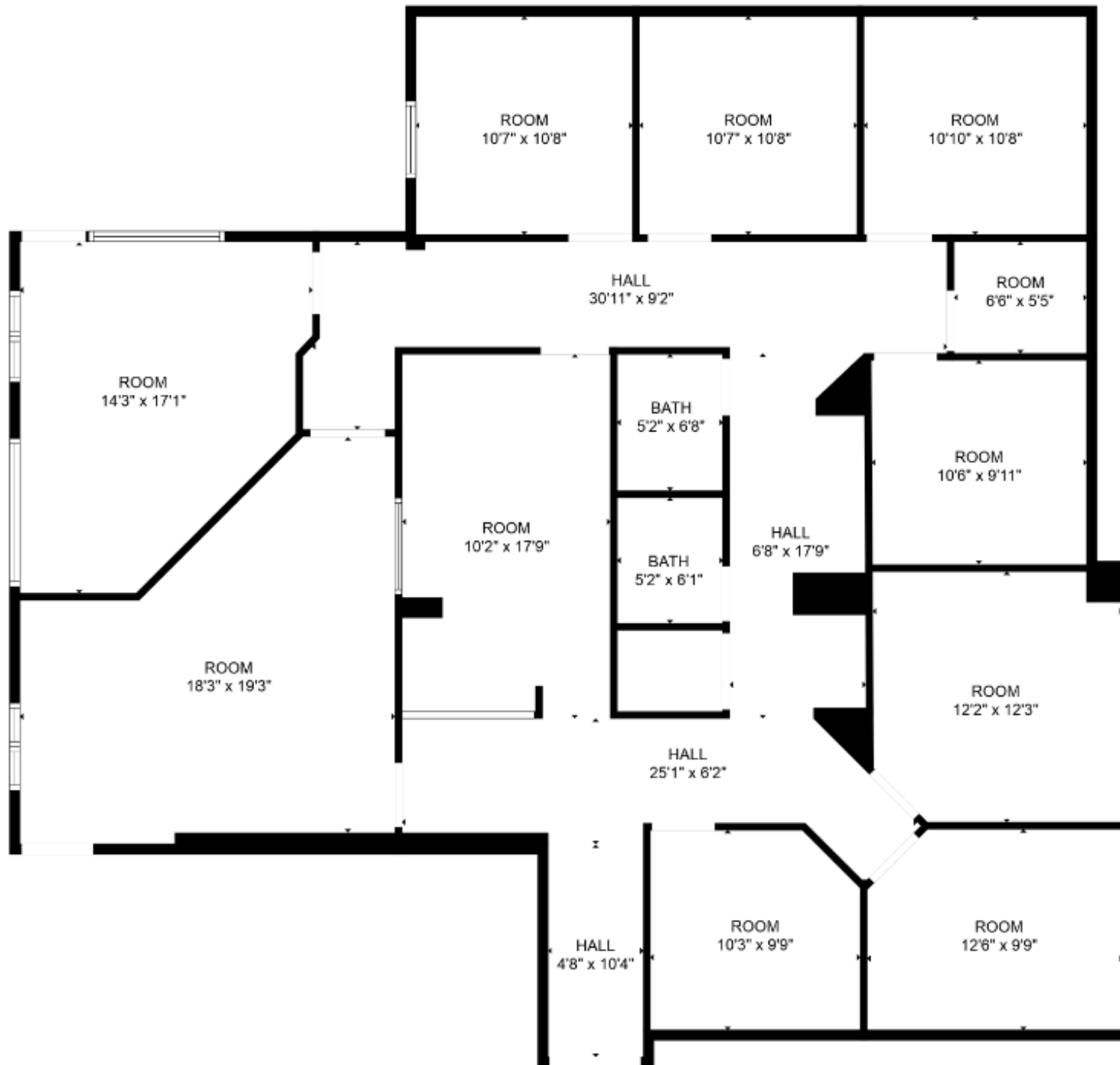




## SUITE 201



## SUITE 202: 2500 SQFT





## SUITE 202





# AERIAL





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