



MCKELVEY PROPERTIES

FOR LEASE
1 Mid Rivers Mall Drive
St. Peters, MO 63376

Patricia McKelvey
636.448.1294
pmckelvey@mckelveyproperties.com



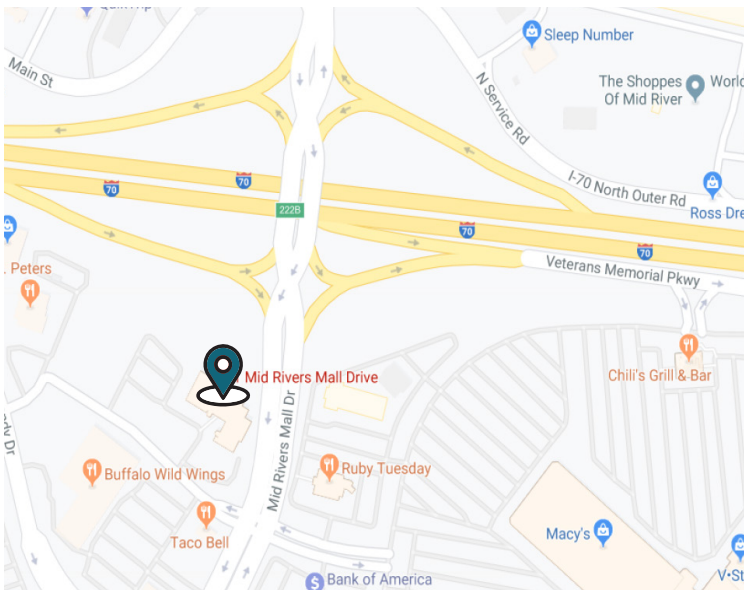
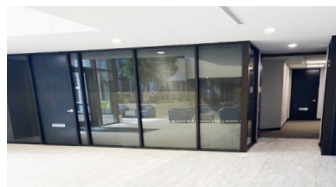
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1 Mid Rivers Mall Drive
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709-4,303 SF OFFICE SPACE



**McKELVEY
PROPERTIES**
building relationships . creating wealth



709-4,303 SF OFFICE SPACE FOR LEASE

TURNKEY SUITES AVAILABLE

NEWLY RENOVATED ATRIUM LOBBY
FEATURES DUAL STAIRCASES

THREE-STORY BUILDING WITH
ELEVATOR SERVICE

HIGH TRAFFIC AREA WITH
IMMEDIATE ACCESS TO I-70

OVER 32,000 VPD ON MID RIVERS MALL DR

LOCATED ACROSS FROM MID RIVERS MALL

LEASE RATE: \$21.00-\$23.00/SF FULL SERVICE

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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
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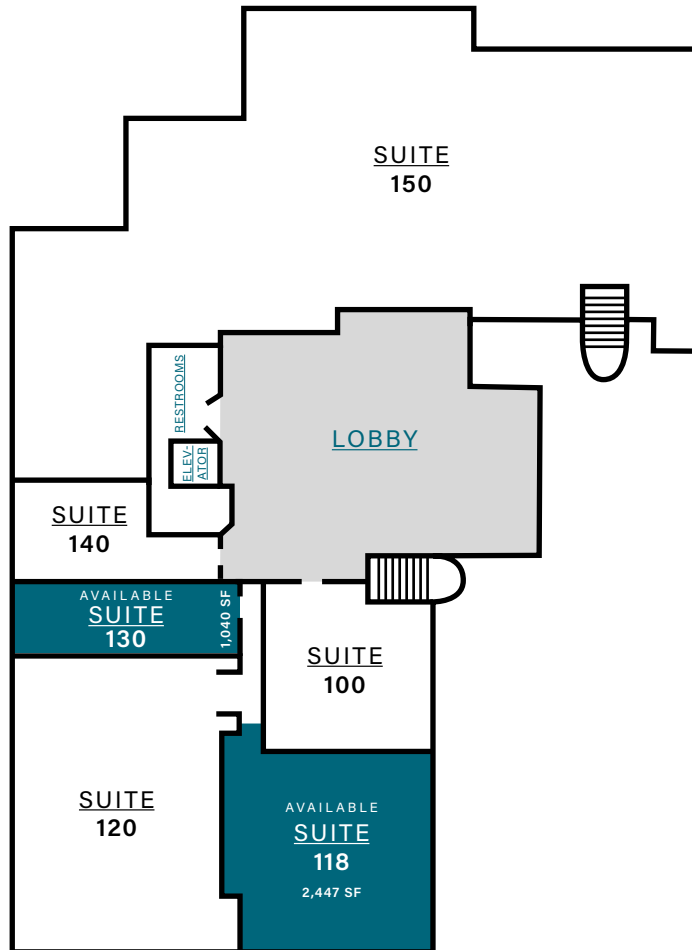
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FLOOR PLAN - 1ST FLOOR



SUITE	TENANT	SF
100	FARMERS INSURANCE	1,500
118	AVAILABLE	2,477
120	KRILOGY FINANCIAL	2,830
130	DON MILLER	1,140
140	EDWARD JONES	1,040
150	US BANK	10,636

AVAILABLE
01/31/24

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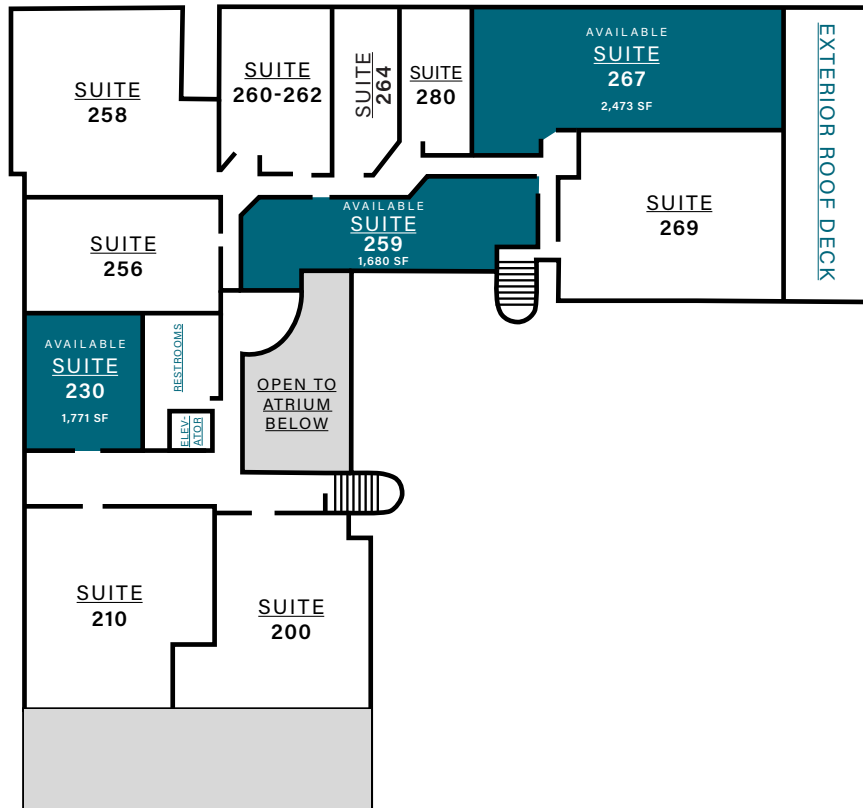
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FLOOR PLAN - 2ND FLOOR



SUITE	TENANT	SF
200	SUREGUARD COVERAGE SOLUTIONS	2,230
210	SUREGUARD COVERAGE SOLUTIONS	2,903
230	AVAILABLE	1,771
256	DEWEY MUNDWILLER	819
258	SCHORMANN LAW FIRM	1,638
259	AVAILABLE	1,680
260-262	FED EX CORPORATE SERVICES	1,631
264	ARCHWORKS QUALITY INSTALL	709
267	AVAILABLE	2,473
269	EDWARD JONES	2,840
280	LOU HOROWITZ	2,471

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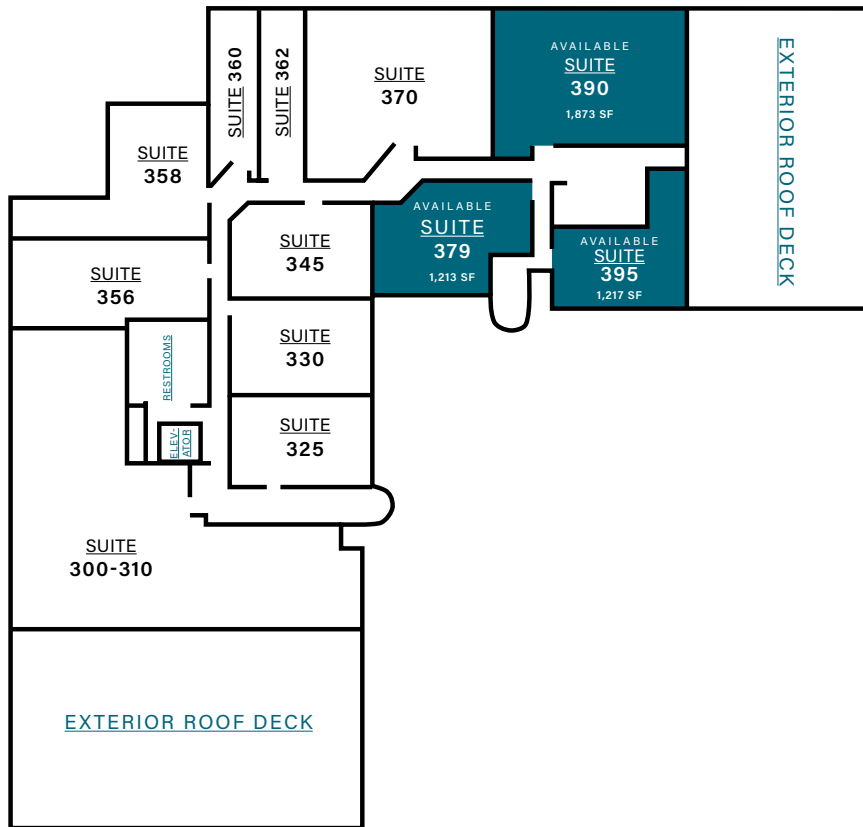
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FLOOR PLAN - 3RD FLOOR



SUITE	TENANT	SF
300-310	MO CENTER FOR ORAL SURGERY	5,266
325	TRUE VINE COUNSELING	777
330-345	RESOLUTIONS FOR THE PEOPLE	1,898
356-358	LADLIE TRACHSEL FINANCIAL	1,939
360	SAMEER ARAIN M.D.	648
362	DAVID BEAVERS	603
370	DR. MARK MANGELS	2,098
379	AVAILABLE	1,213
390	AVAILABLE	1,873
395	AVAILABLE	1,217

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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Located directly across Mid Rivers Mall Drive from Mid Rivers Mall!</p> <p>High VPD and easy access.</p> <p>Located near many large name retailers and restaurants.</p>	<p>This space would suit a wide variety of needs for office, retail, and medical space including insurance, finance, law offices, storefront, doctors offices, medical spas, podiatry, and more!</p>	<p>146,293 VPD within one mile.</p> <p>116,496 VPD within three miles.</p>	<p>Sybergs Buffalo Wild Wings Bob's Furniture Mattress Firm Coopers Hawk The Vitamin Shop in addition to the retailers on the map</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,757	55,608	154,581
HOUSEHOLDS	3,027	21,871	60,685
AVERAGE INCOME	\$75,696	\$112,814	\$114,090

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