

17300 N. OUTER FORTY ROAD
CHESTERFIELD, MO 63005



Contact Information

Michael Cozad
(314) 646-3307

mcozad@cozadgroup.com

Matt Hirsch
(314) 646-3305

mhirsch@mdrea.com



Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

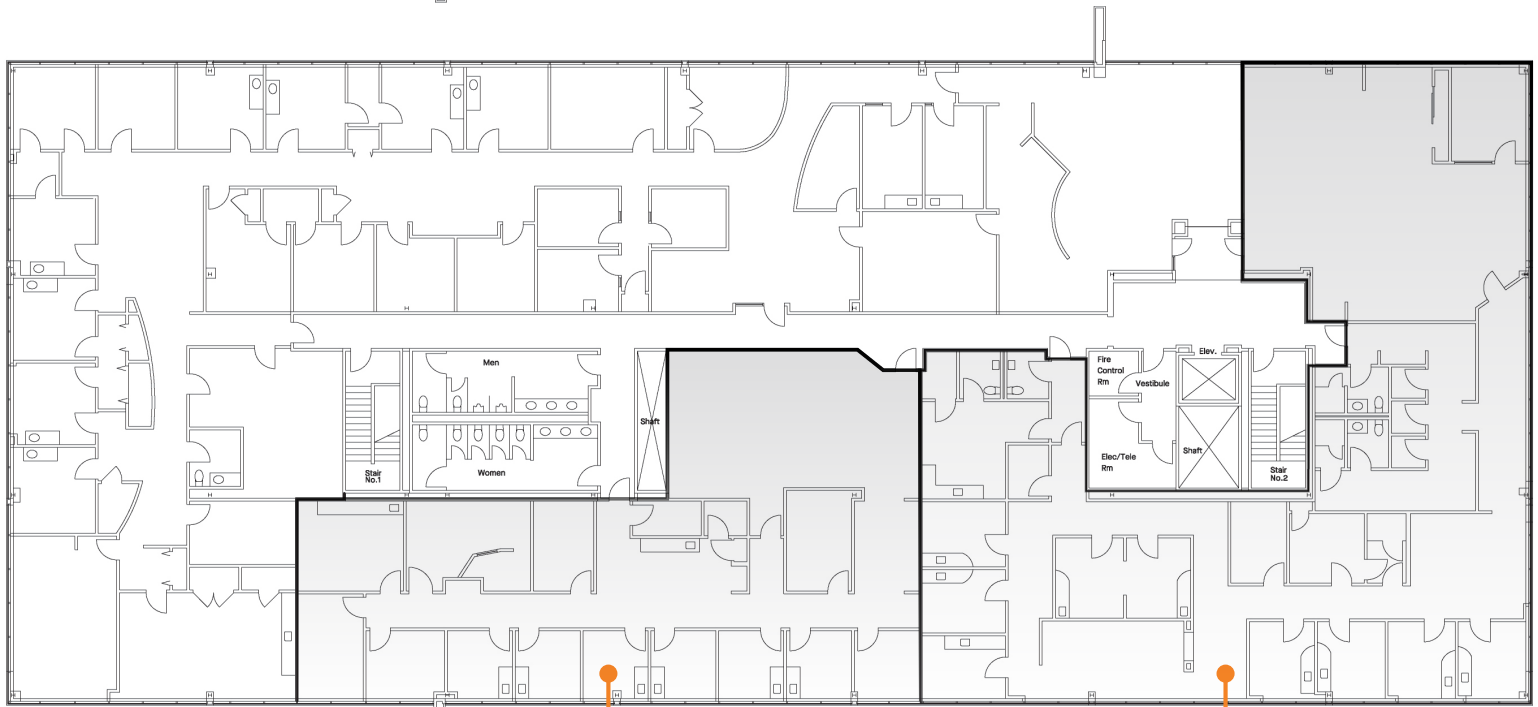
PROPERTY HIGHLIGHTS

- ▶ Up to 6,445 SF Medical Office space
 - Suite 203: 1,653 SF
 - Suite 301: 4,114 SF
 - Suite 305: 3,000 – 6,555 SF — combine for 10,669 SF
— formerly used as a medical spa
- ▶ 3-story Class A medical facility
- ▶ Abundant parking available: 4.5 / 1000
- ▶ Professionally managed building
- ▶ Ideally positioned at the intersection of I-64/40 and Boones Crossing
- ▶ Located within 15 minutes of St. Luke's, Barnes Jewish West County, Mercy, and Missouri Baptist Hospitals
- ▶ **Lease Rate: \$30.00/sf FS**

17300 N. OUTER FORTY ROAD

CHESTERFIELD, MO 63005

Suite 203
1,653 SF

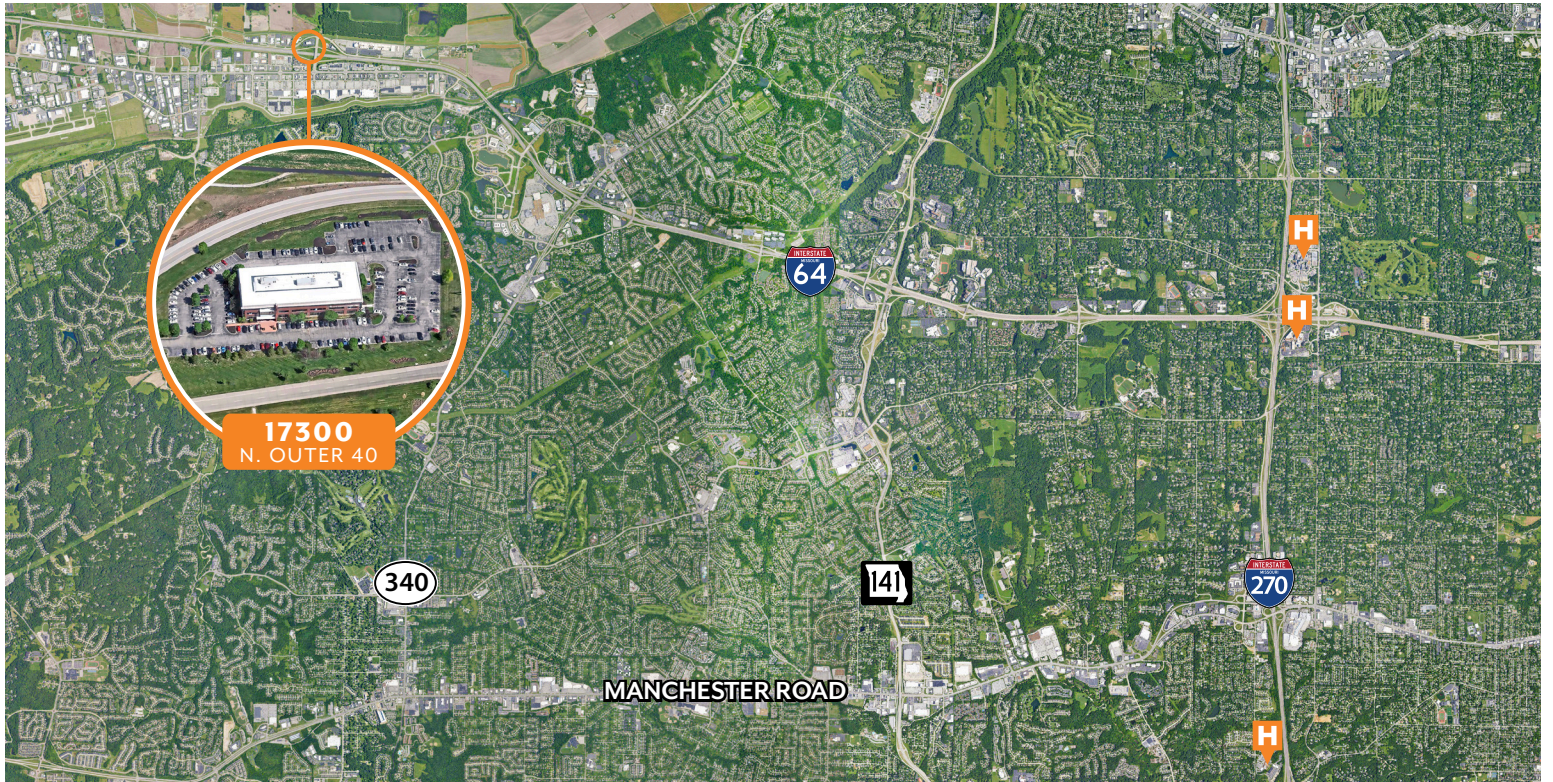
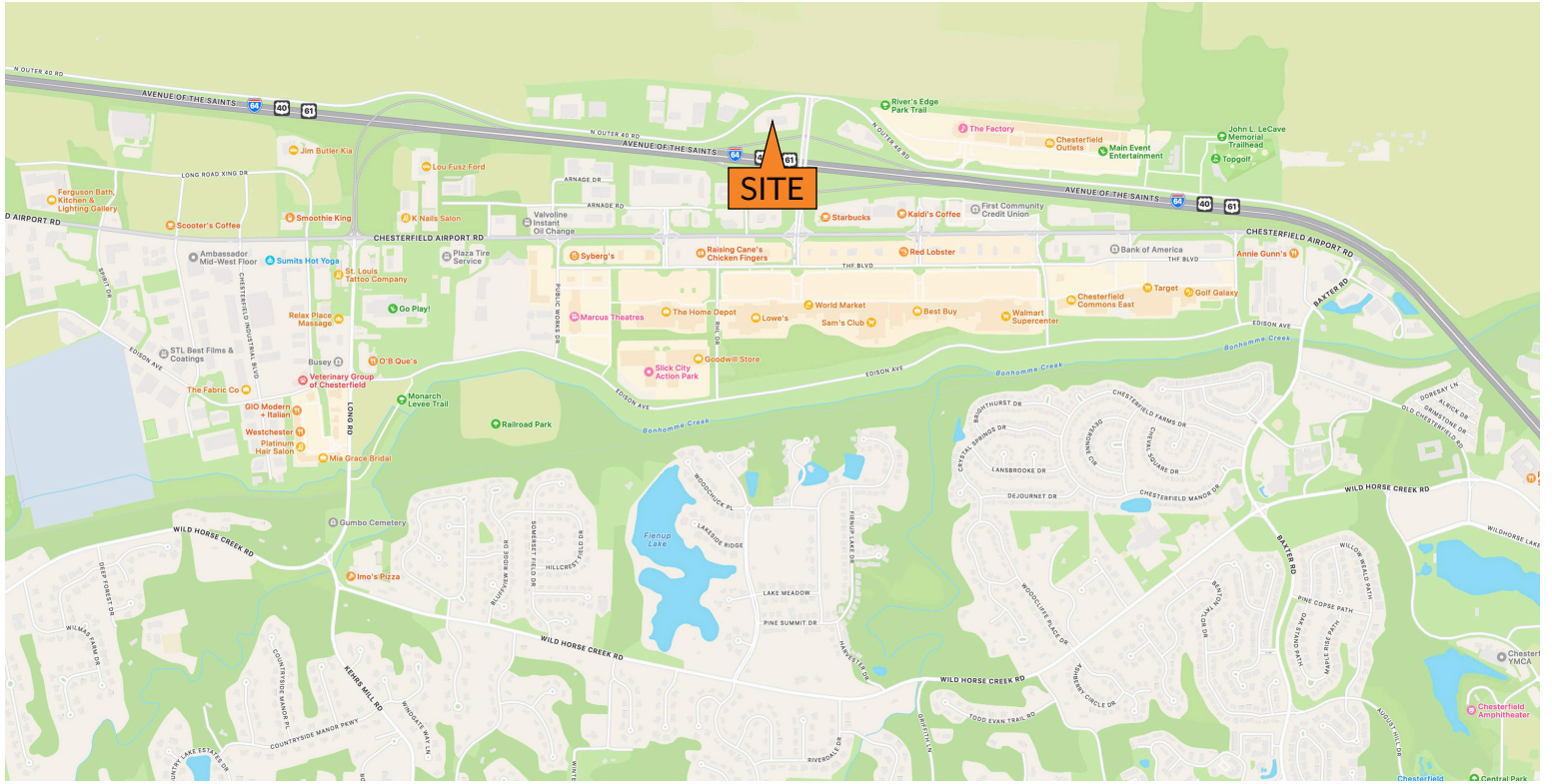


Suite 301 *
4,114 SF

Suite 305 *
3,000 - 6,555 SF

* combine suites for 10,669 SF

17300 N. OUTER FORTY ROAD CHESTERFIELD, MO 63005



Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

**COZAD COMMERCIAL REAL ESTATE
MD REAL ESTATE ADVISORS**
A subsidiary of Cozad Commercial Real Estate, Ltd.
16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143