

# Medical / Retail Building

9845 W Florissant Ave

St. Louis, MO 63136

**URGENT  
CARE**

**4,658 SF Medical / Retail**  
**For Lease: \$18/sf/yr (NNN)**  
**For Sale: \$1,275,000**

***FOR ADDITIONAL INFO, CONTACT:***

**Joseph Lampe, Director - Healthcare**

314-728-6007 / [jlampe@ccr-stl.com](mailto:jlampe@ccr-stl.com)

**Jared Stone, Associate**

314-604-8466 / [jstone@ccr-stl.com](mailto:jstone@ccr-stl.com)

**Leased By:**



8000 Maryland Avenue, Suite 1120

St. Louis, MO 63105

[www.ccr-stl.com](http://www.ccr-stl.com)

## Building Highlights:

- ◆ 2,778 SF first-floor medical + 1,880 SF LL admin
- ◆ Modern medical office design flexible for:  
Primary Care, Pain Management, Urgent Care,  
Oral Surgery, MRI Clinic, Veterinarian, etc.
- ◆ Prominent building and pylon signage
- ◆ High parking ratio of 6 spaces per 1,000 SF
- ◆ Well maintained interior featuring:
  - Waiting room
  - Reception / Manager Office
  - Data / Storage Room
  - Four Exam Rooms + Procedure Room
  - Admin Office + Consultation Room
  - X-Ray Room
- ◆ Dense residential demographics: 244,792  
residents within a 5-mile radius



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Ferguson  
Community  
Center

Dellwood  
City Hall

Urban League  
Senior Living

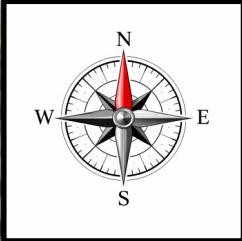
9845 W  
Florissant Ave

W Florissant Ave



Chambers Road

Urban League  
Plaza Development  
  
(Click here for more info)



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