

FOR SALE | LEASE



830-850 Horan Drive

Fenton, MO 63026



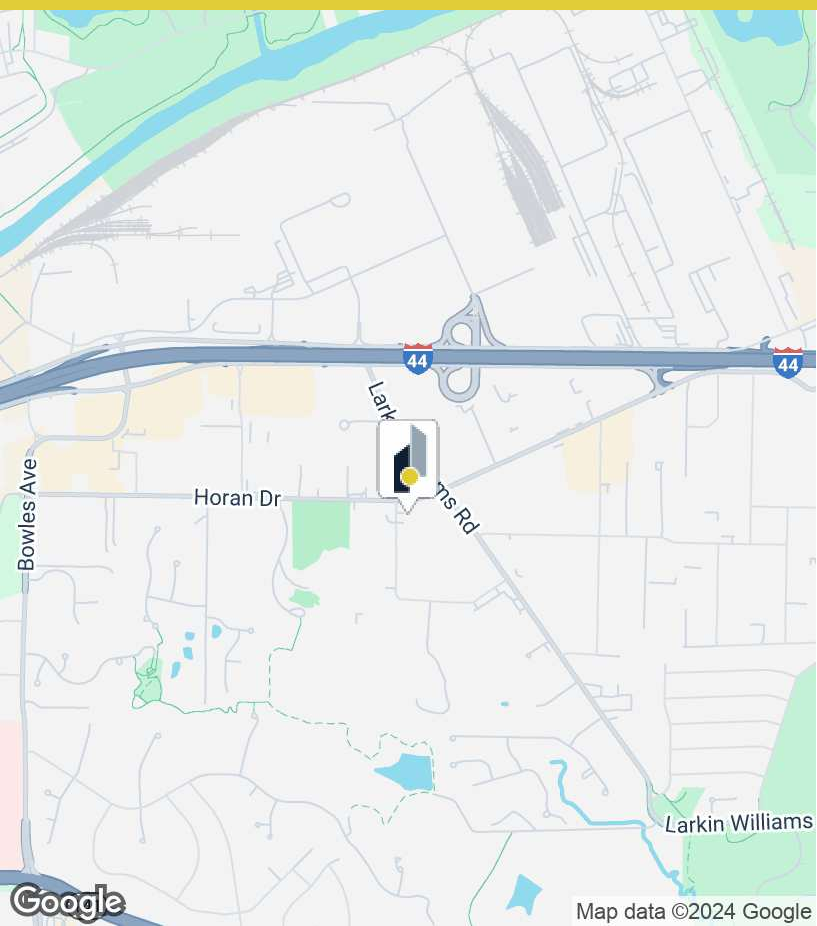
830-850 Horan Drive



Office/Medical Building For Sale or Lease in Fenton
830-850 Horan Drive | Fenton, MO 63026

FOR LEASE:
\$16.00 SF/YR NNN

FOR SALE:
\$1,950,000.00



Property Highlights

- Office/Medical Building For Sale or Lease
- Three-Tenant 9,658 SF Building On ± 1.33 Acre Site
- Suite 850 **Available Now** & Suite 830 on **1/1/2025**
- Suite 832 Leased through **8/31/2026**
- Built in 1996
- 6/1,000 Parking Ratio
- Easy Access to I-44 and I-270
- Located Less Than 1 Mile From SSM St. Clare Hospital & Medical Campus
- Building and Pylon Signage
- Contact Broker For Additional Details

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



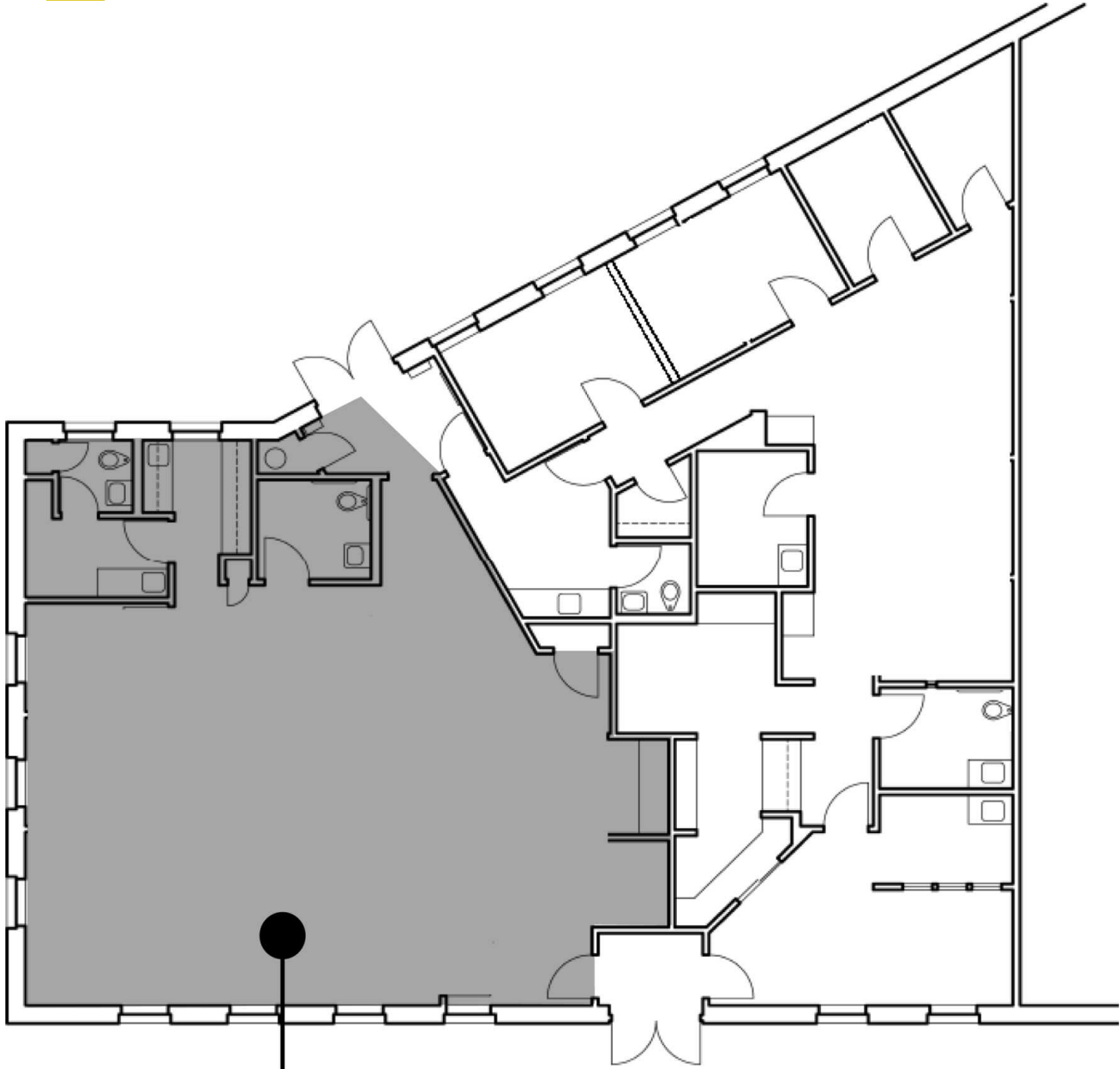
Tenant Information

- | | | |
|--|---|--|
|  830 Horan Drive
Size 1,560 SF
Status Available 1/1/2025 |  832 Horan Drive
Size 1,971 SF
Status Leased |  850 Horan Drive
Size 6,127 SF
Status Available Immediately |
|--|---|--|



Floor Plan

Unit 830 & 832



Suite 830
Available 1/1/2025

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Broker Contacts



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