



## 1552 Natchez Dr

1552 Natchez Dr, Festus, MO 63028



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Festus, MO 63028



## 1552 Natchez Dr

\$15.00 /SF/YR

Medical Office could be used for non-medical facility. Beautifully finished chiropractic office for lease, which could be converted to general office space or converted to suit your needs. Attractive reception waiting room area, four or five private exam and treatment rooms (five if use admin office as an exam room), procedure area to accommodate multiple patients at one time, X-ray room, private bathroom, two entry/exports. Very high visibility, on the corner of Pounds and Hwy. A, the prime commercial street in Festus....

- Prime Commercial Location behind Lucas Smith Dodge. Visible off Highway A close to Pasta House Co. Ample parking. Next to True Title Company



Rental Rate: \$15.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: C

Rentable Building Area: 1,320 SF

Year Built: 2008

Walk Score ®: 34 (Car-Dependent)

Taxes: \$0.16 USD/SF/MO

Operating Expenses: \$0.12 USD/SF/MO

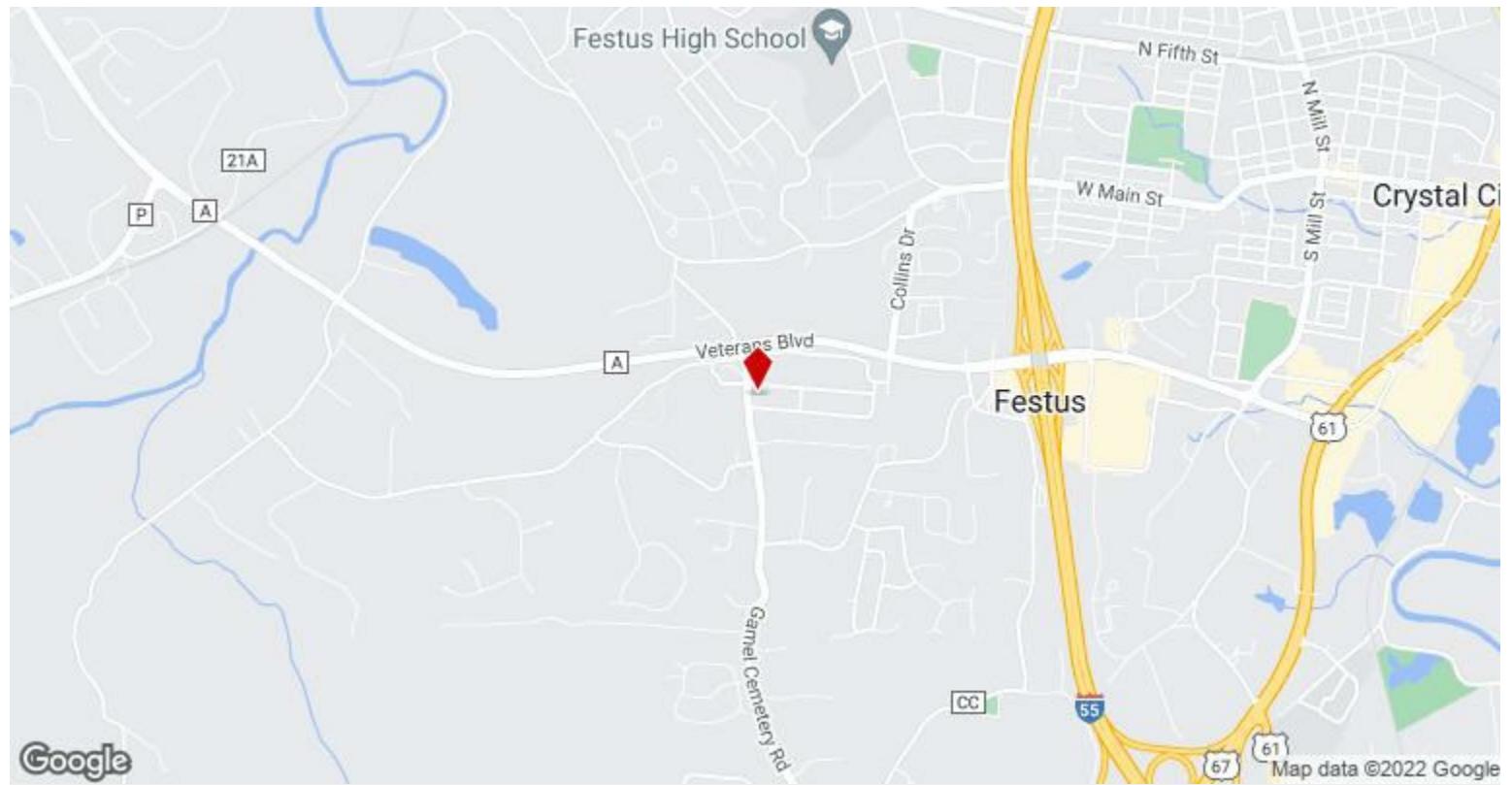
Rental Rate Mo: \$1.25 /SF/MO

## 1st Floor

Space Available	1,320 SF
Rental Rate	\$15.00 /SF/YR
Date Available	December 30, 2022
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years

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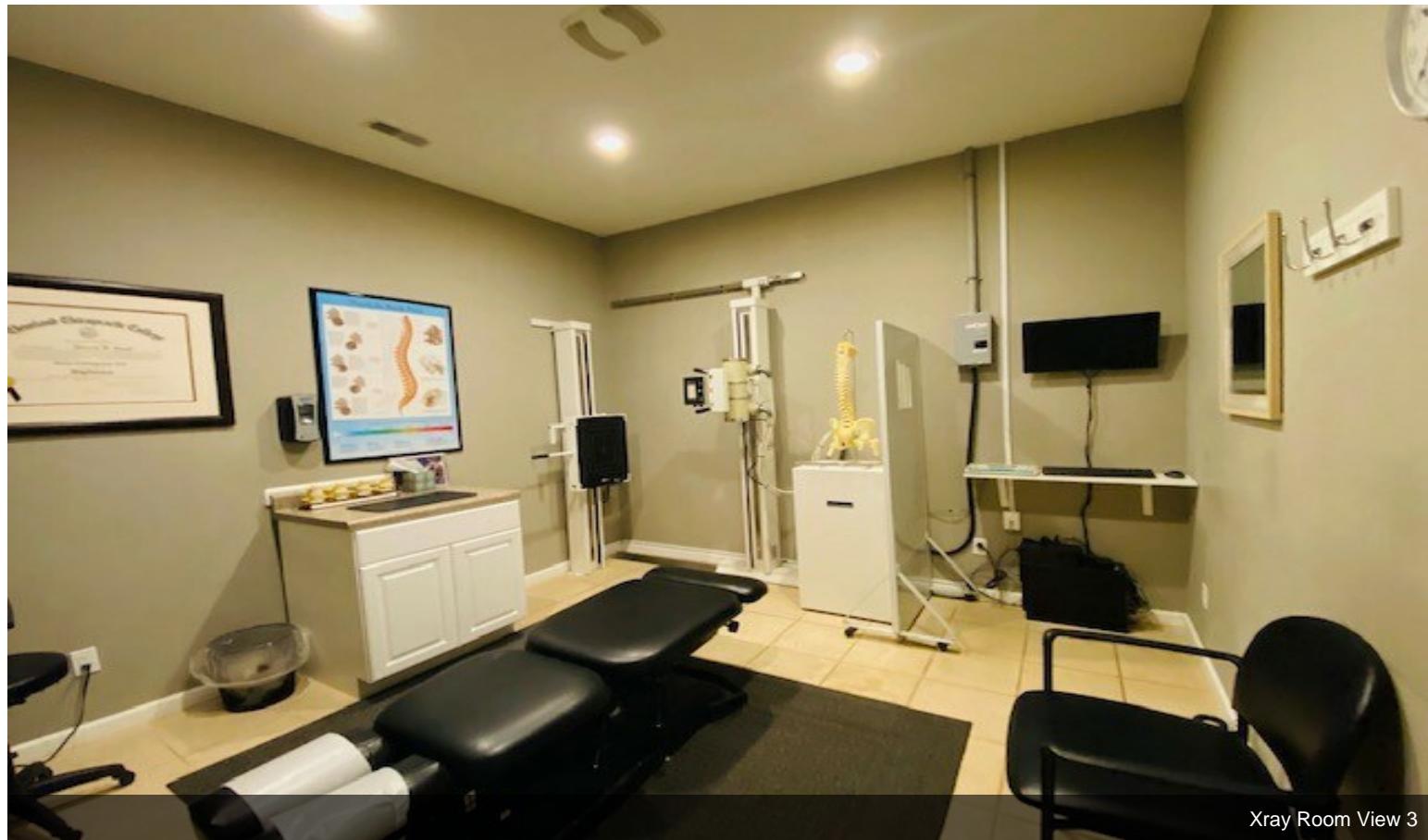
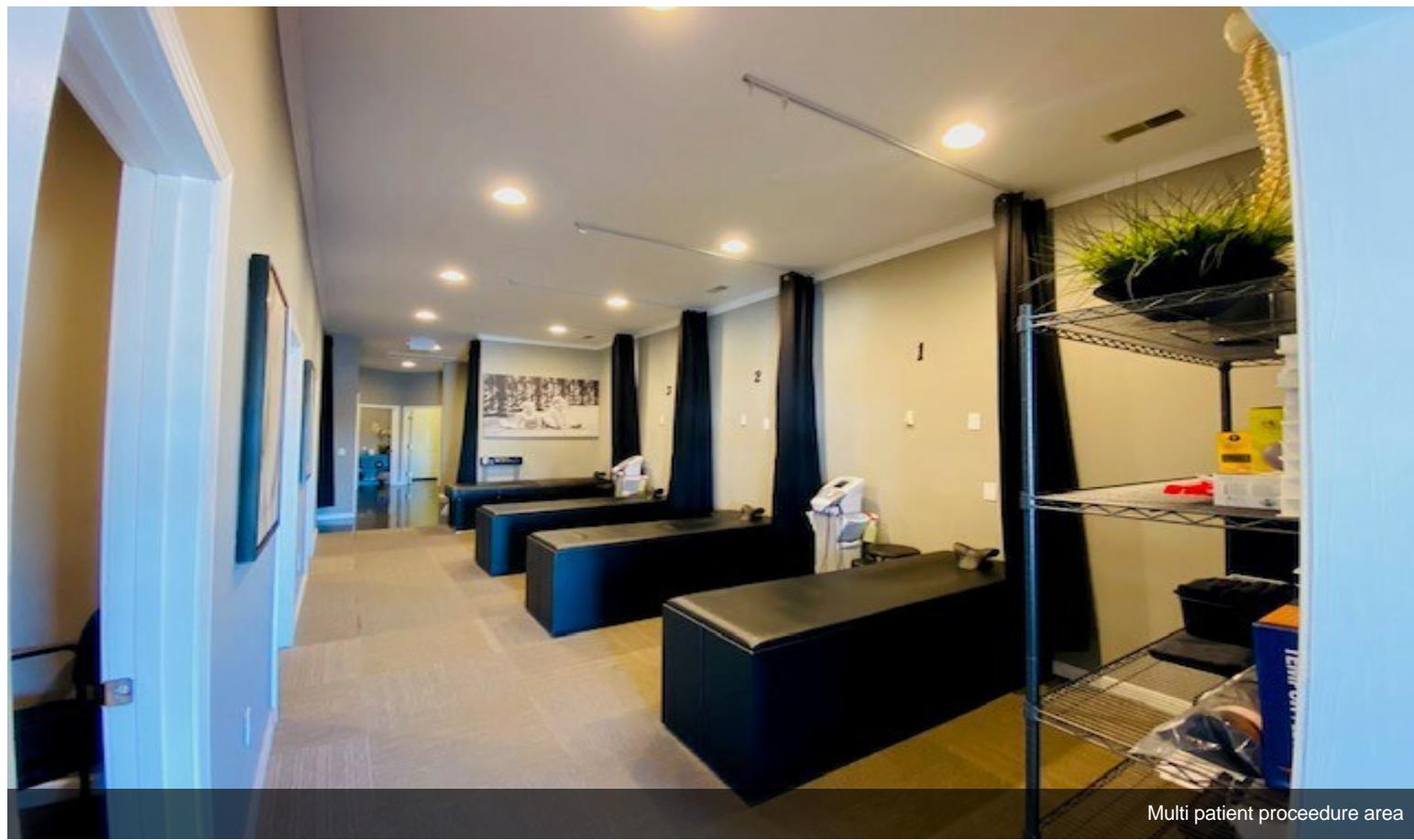
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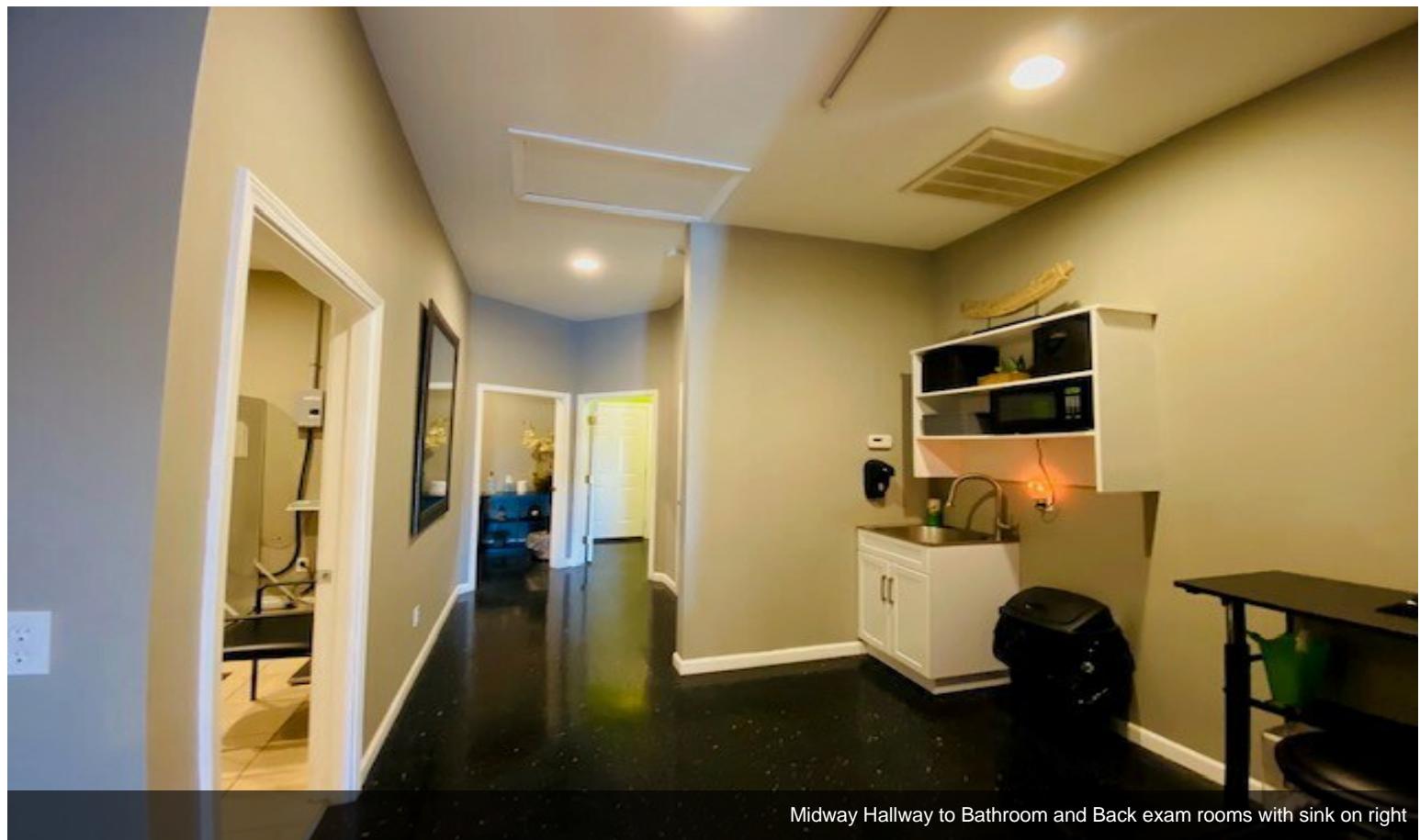
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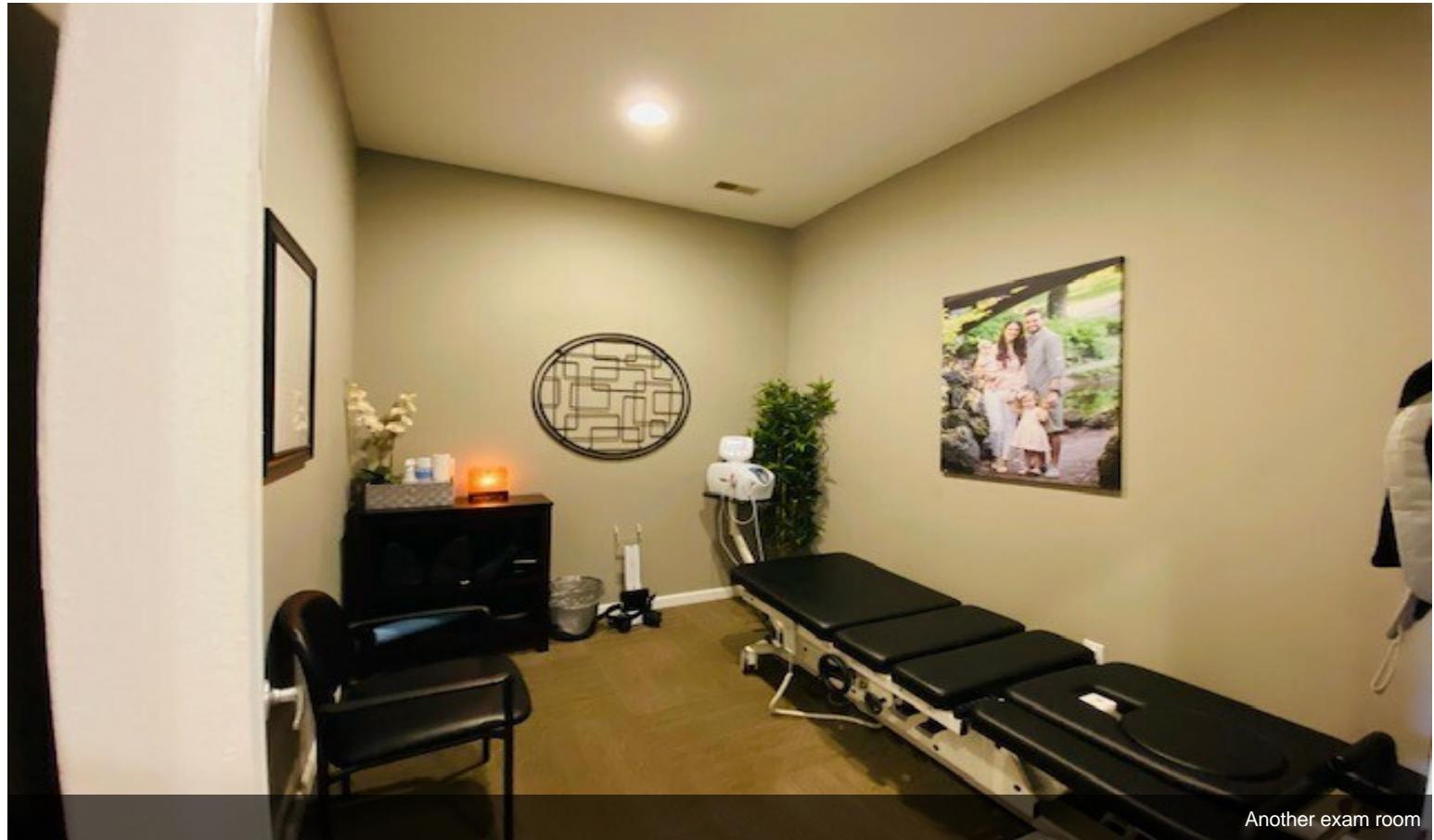
## Property Photos



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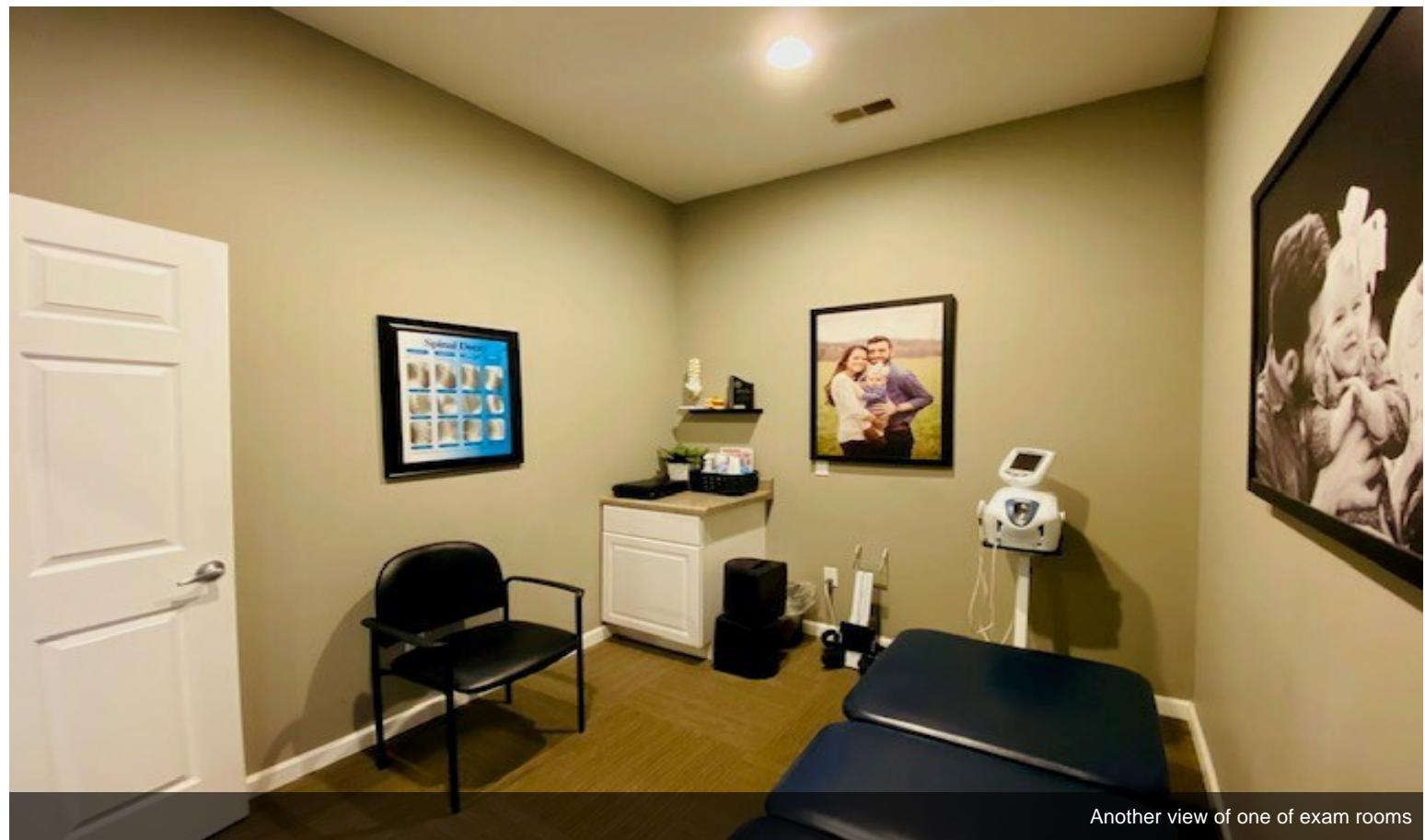


Midway Hallway to Bathroom and Back exam rooms with sink on right

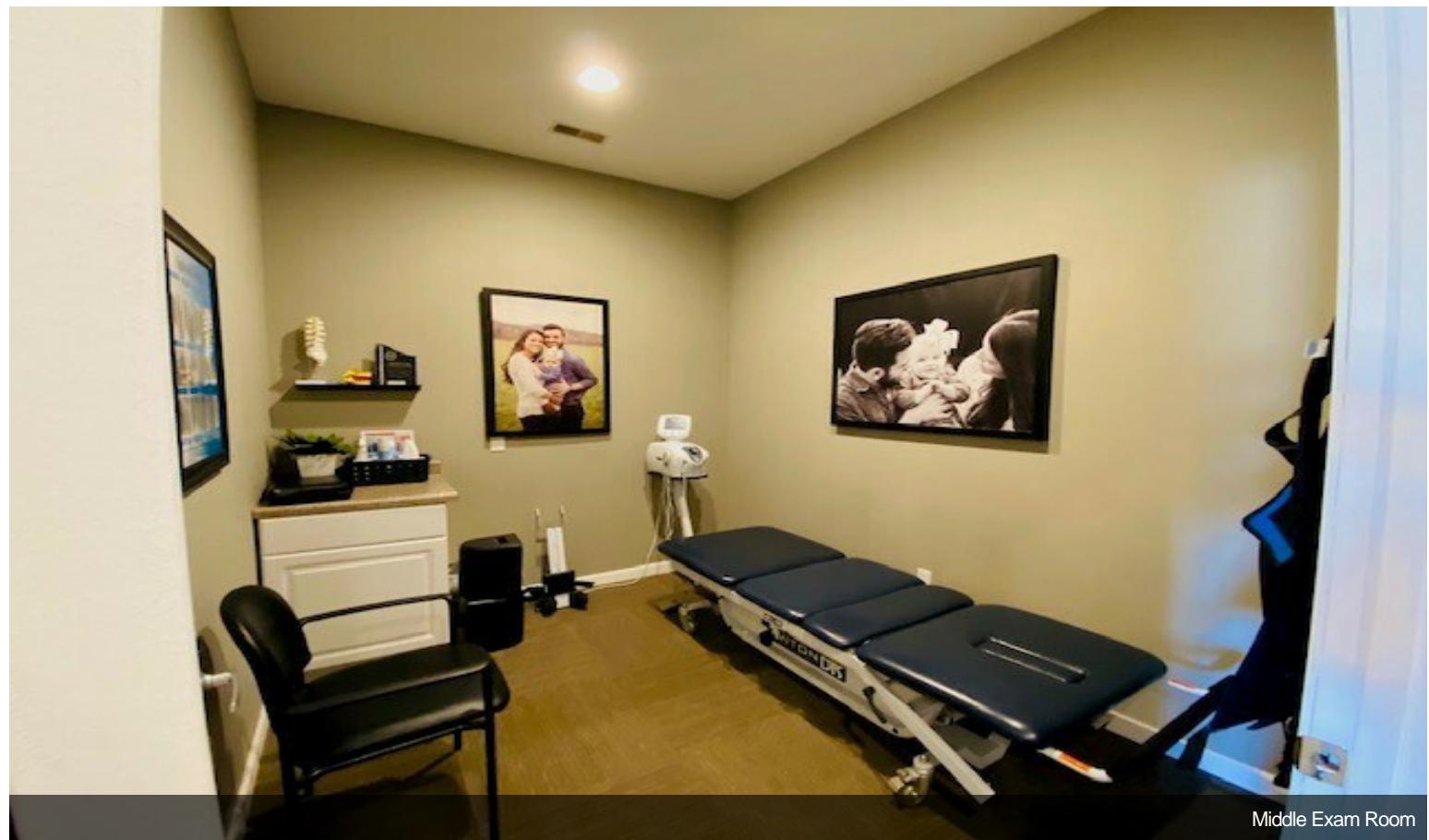


Another exam room

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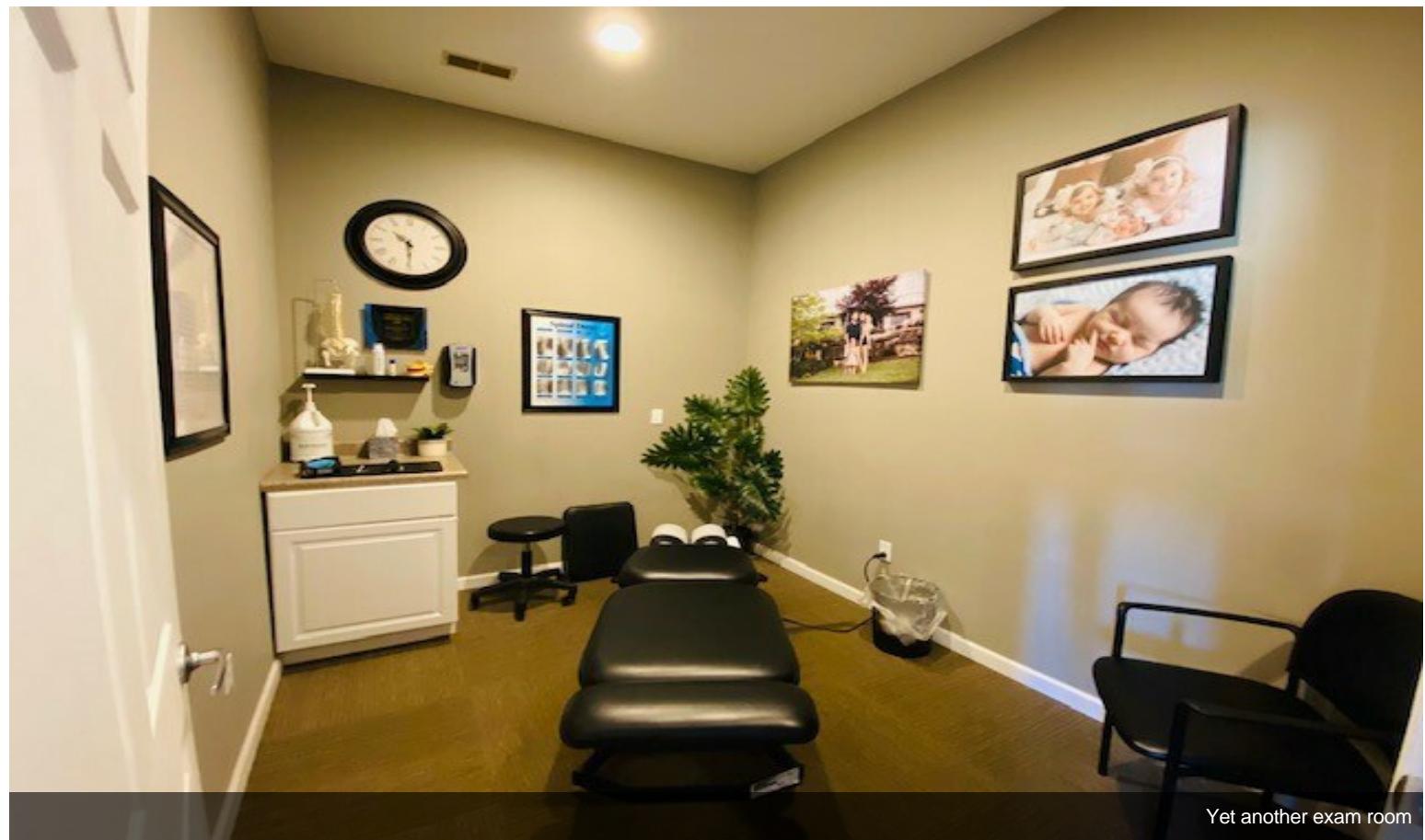


Another view of one of exam rooms

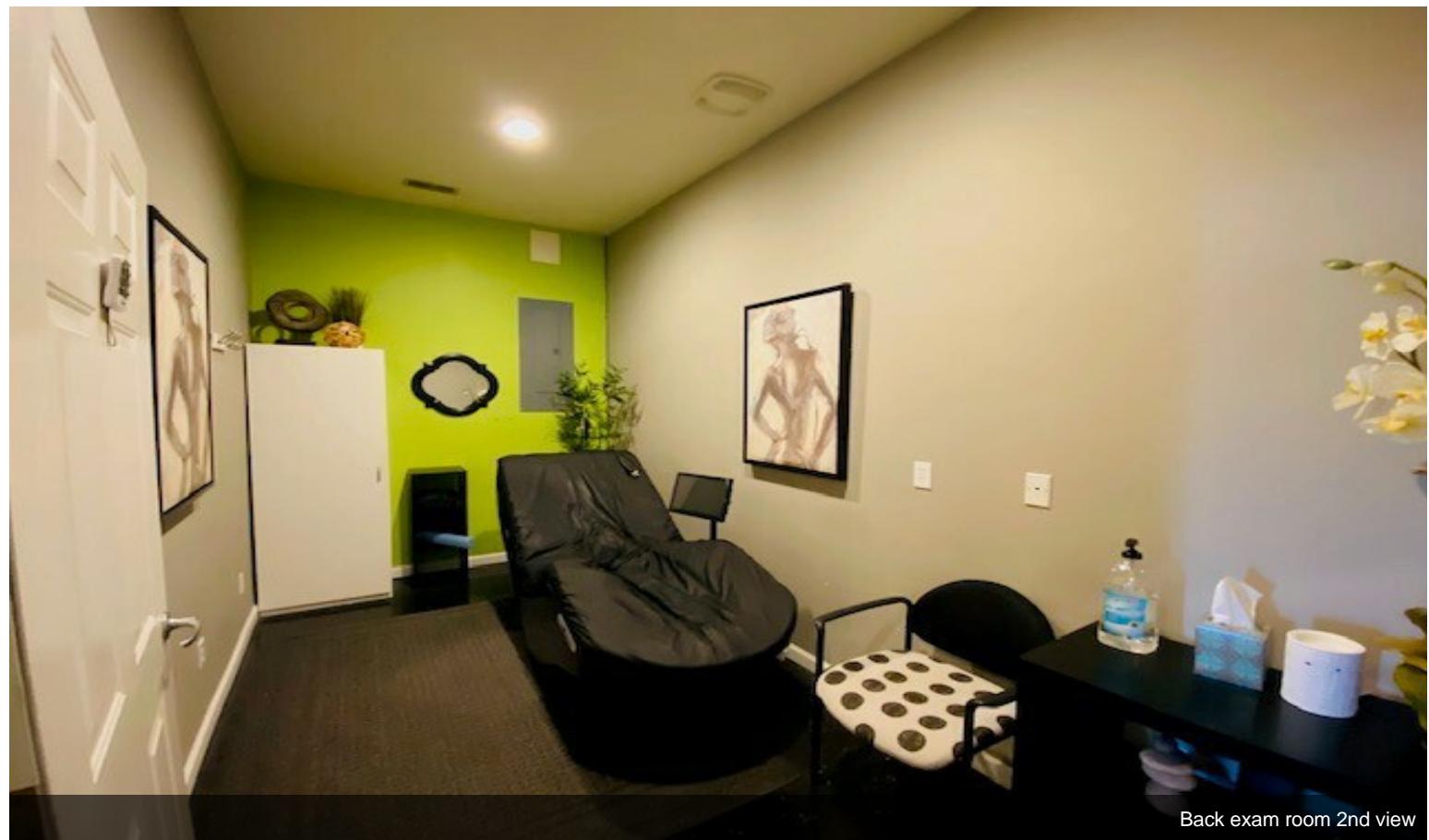


Middle Exam Room

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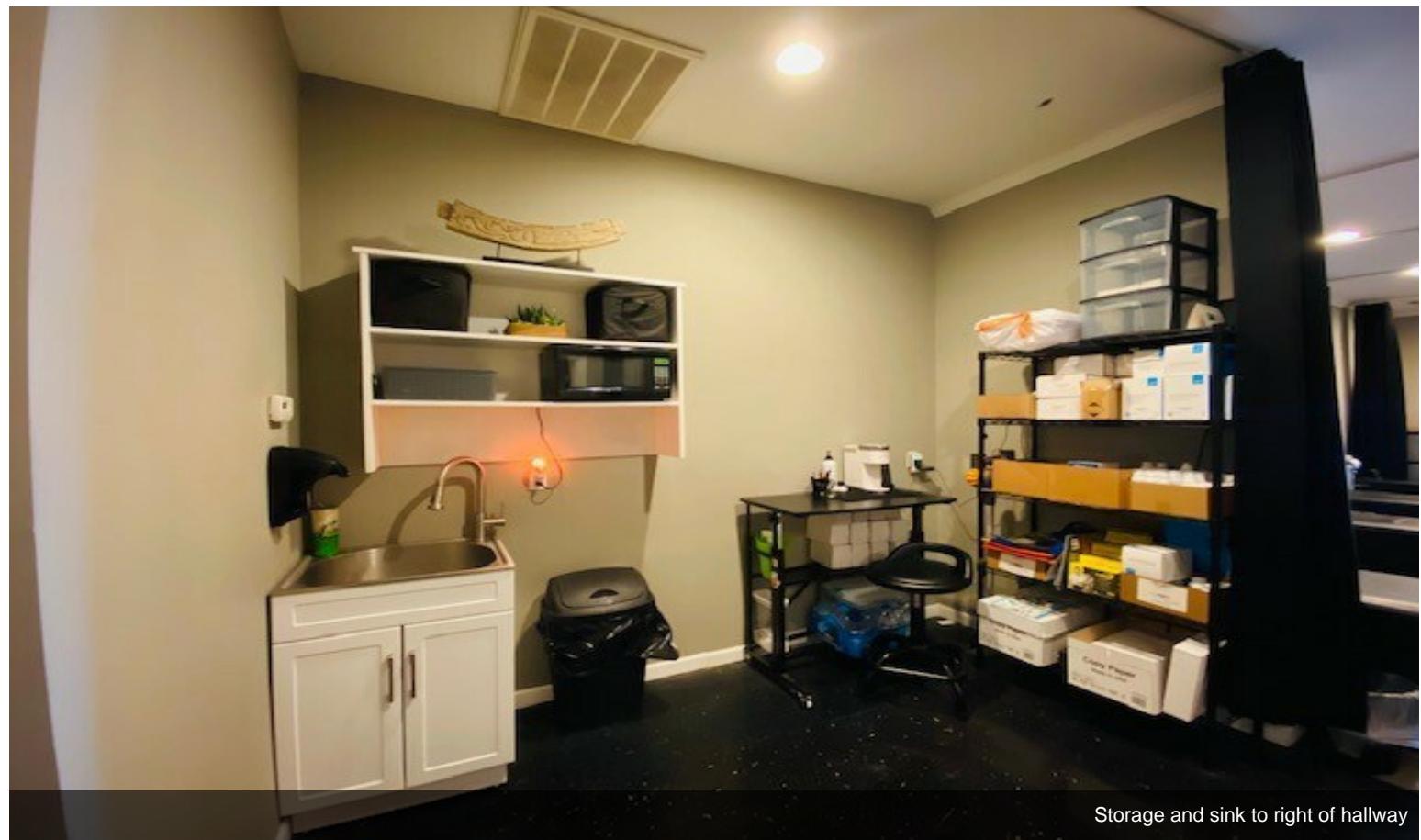


Yet another exam room

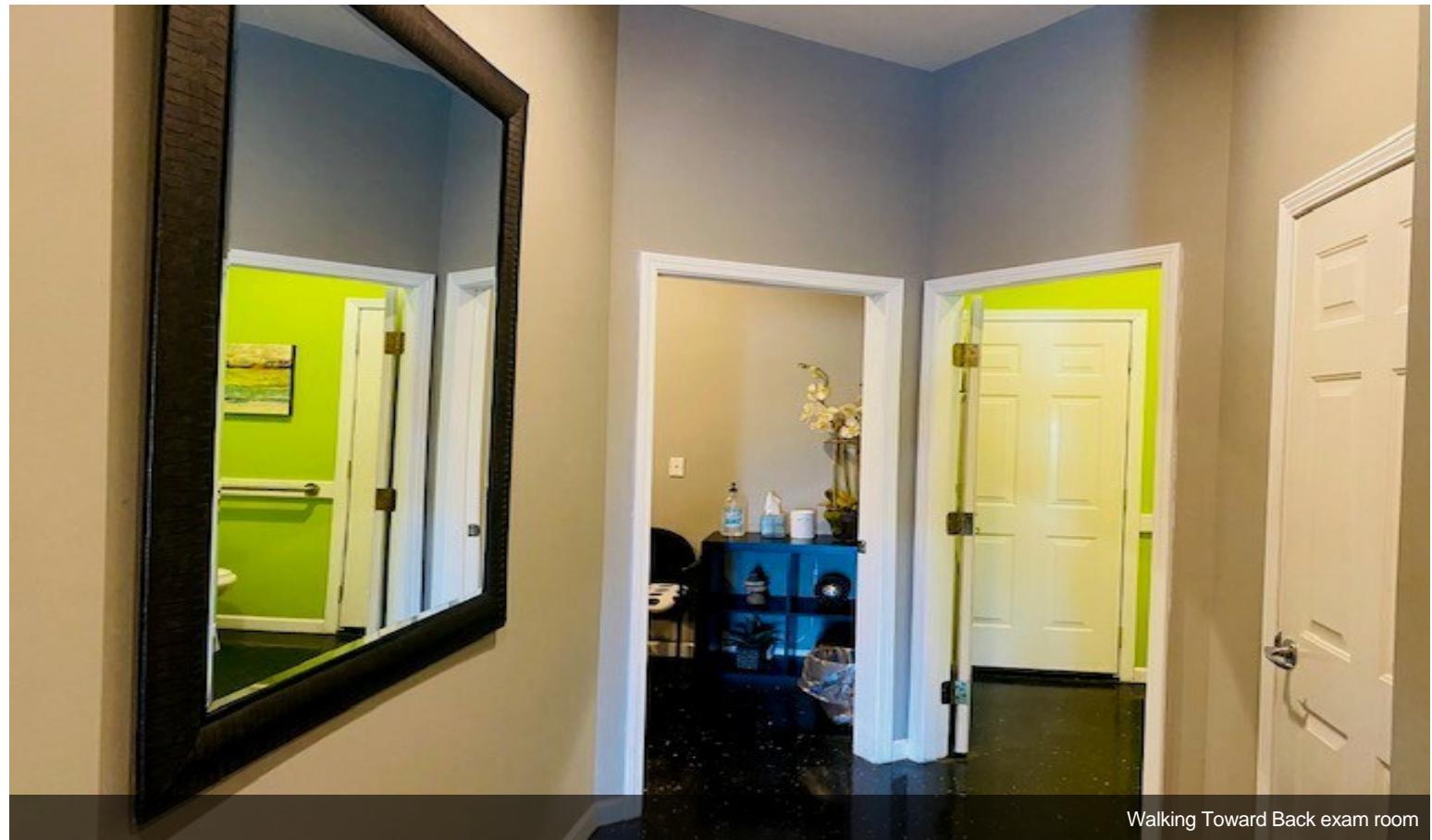


Back exam room 2nd view

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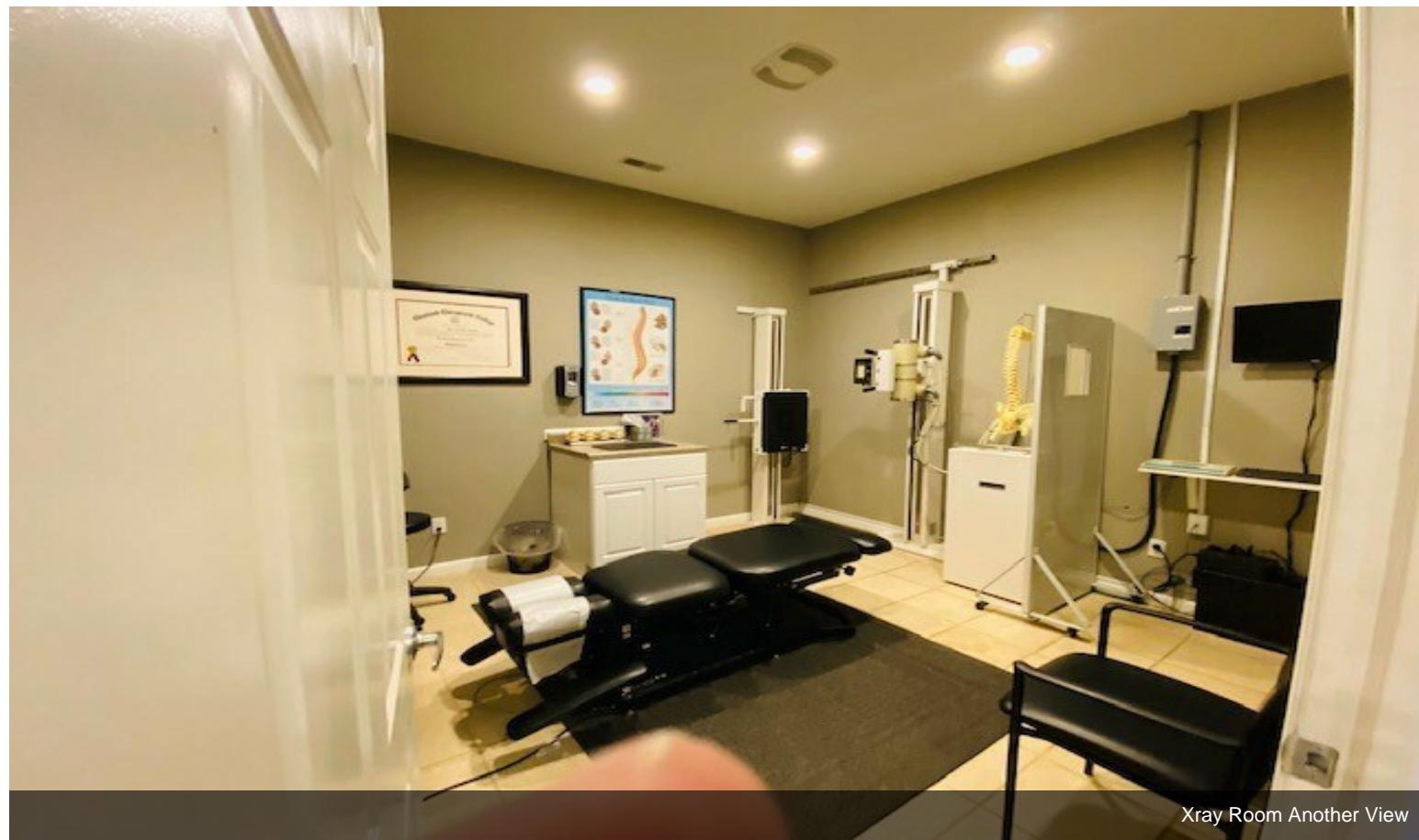


Storage and sink to right of hallway

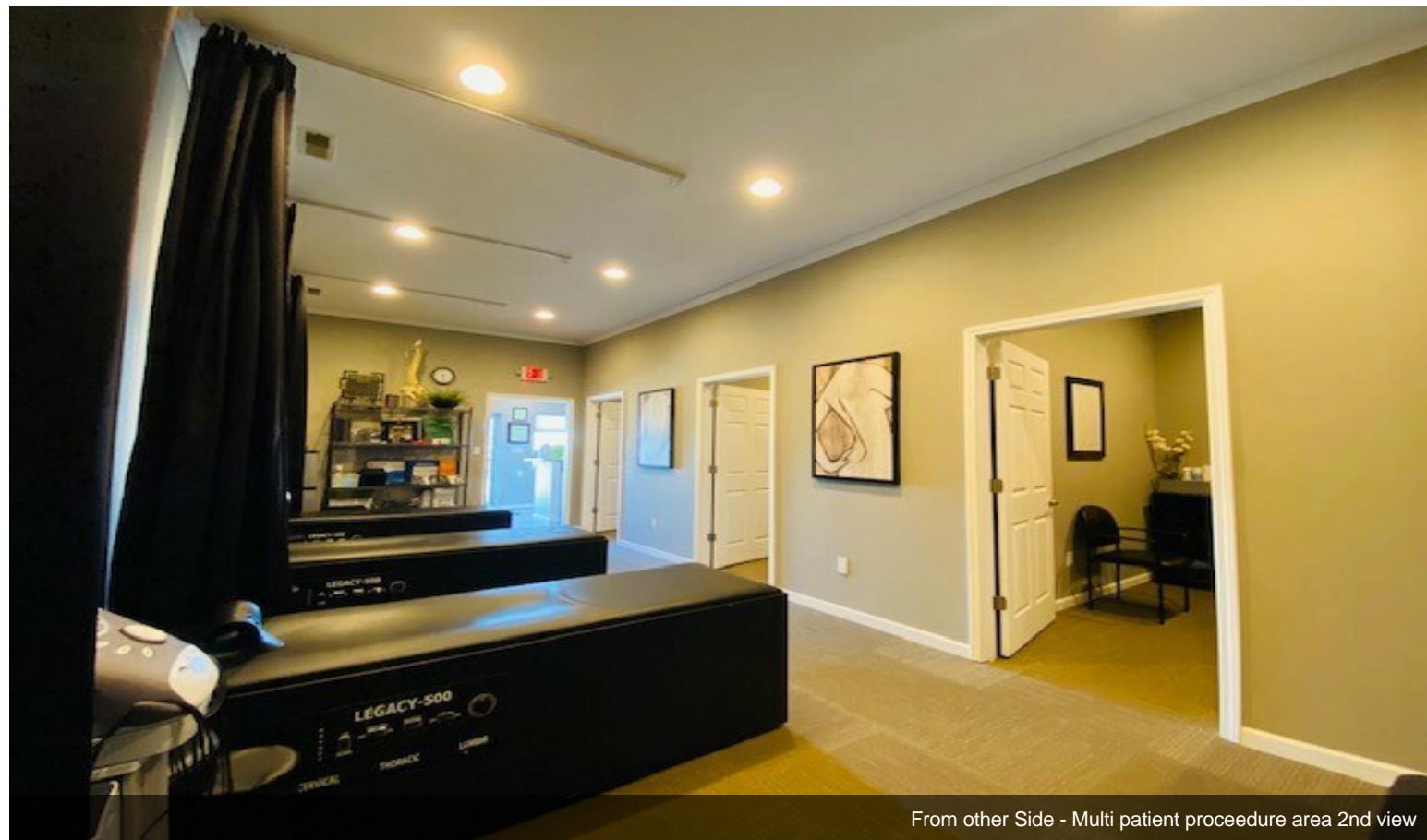


Walking Toward Back exam room

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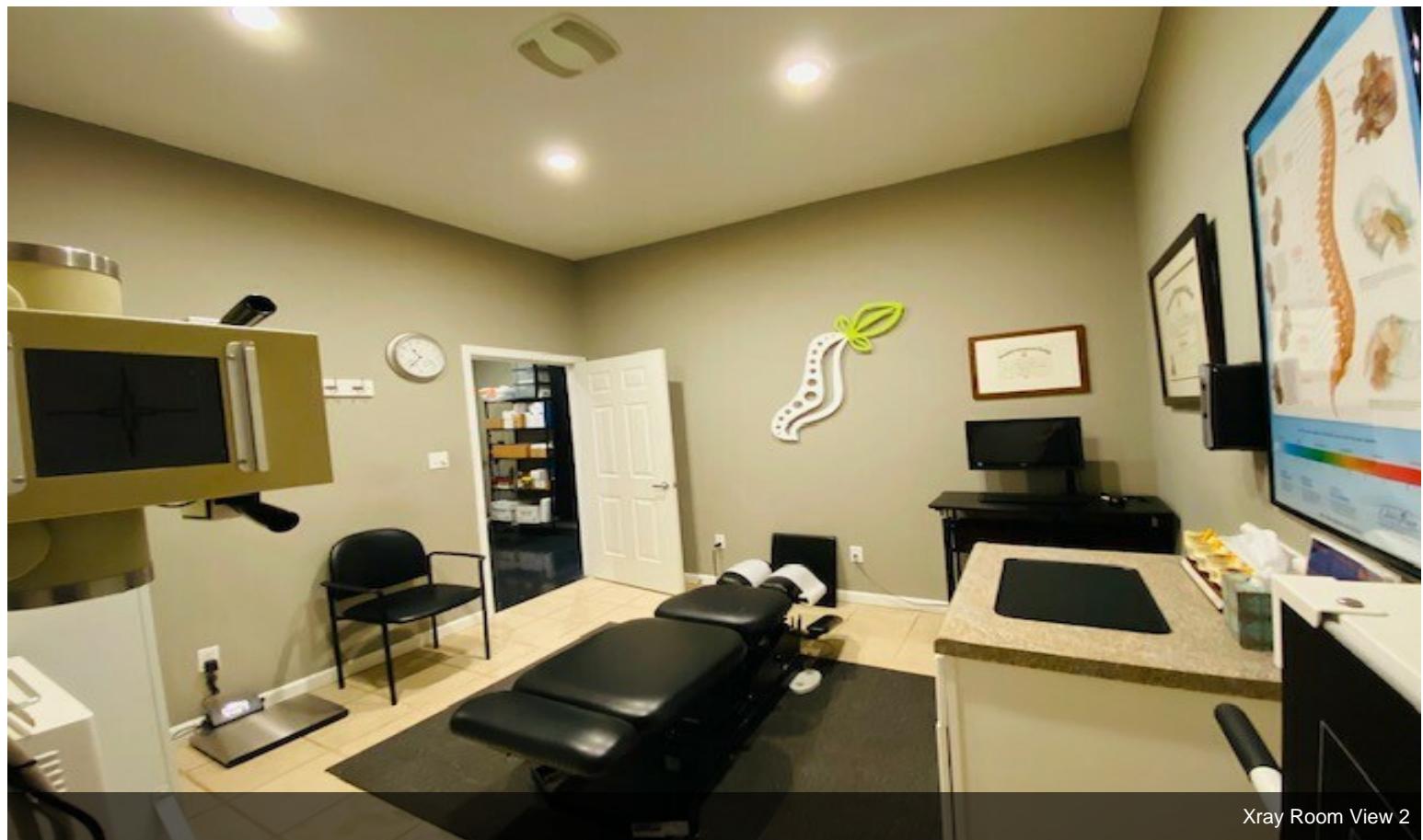


Xray Room Another View

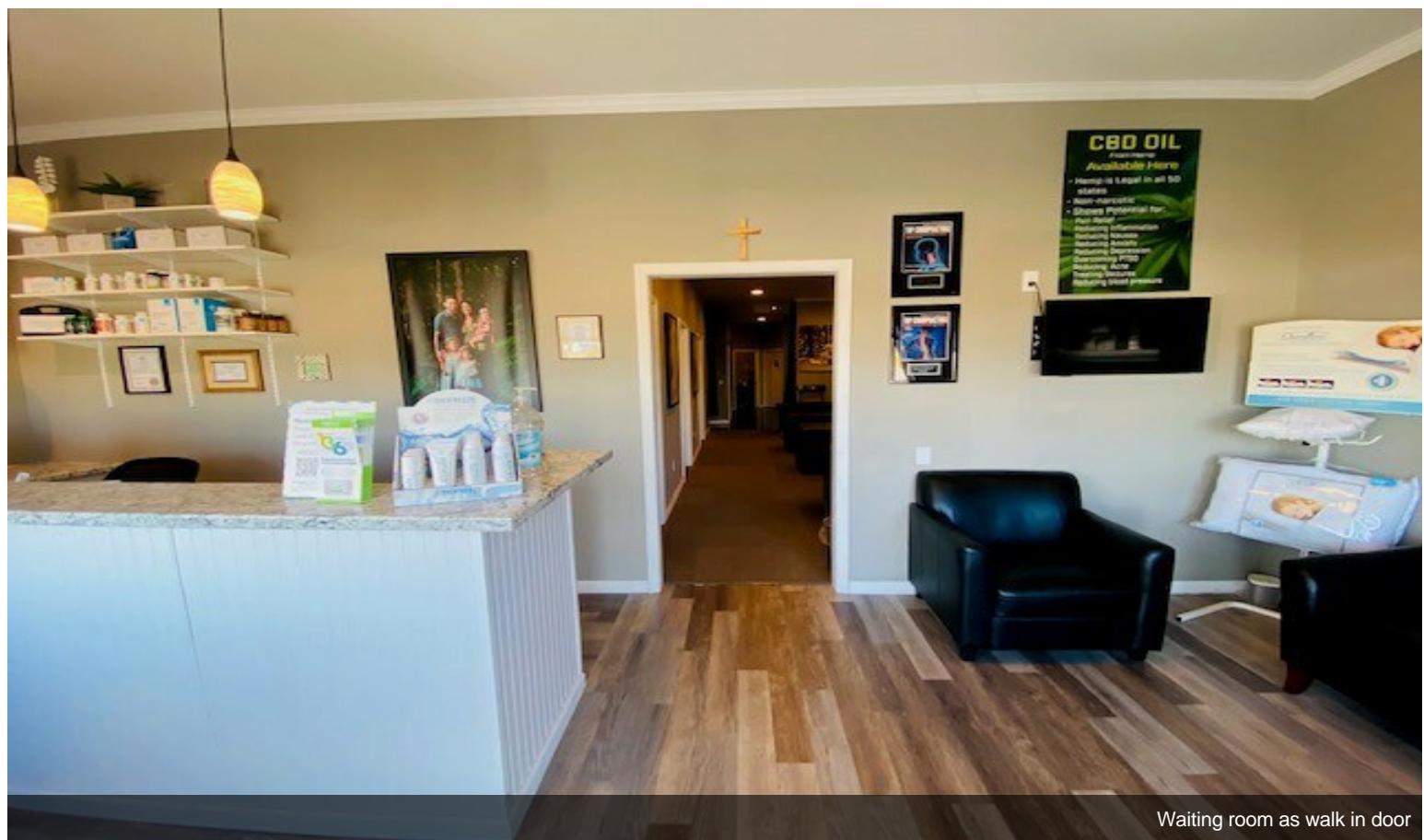


From other Side - Multi patient procedure area 2nd view

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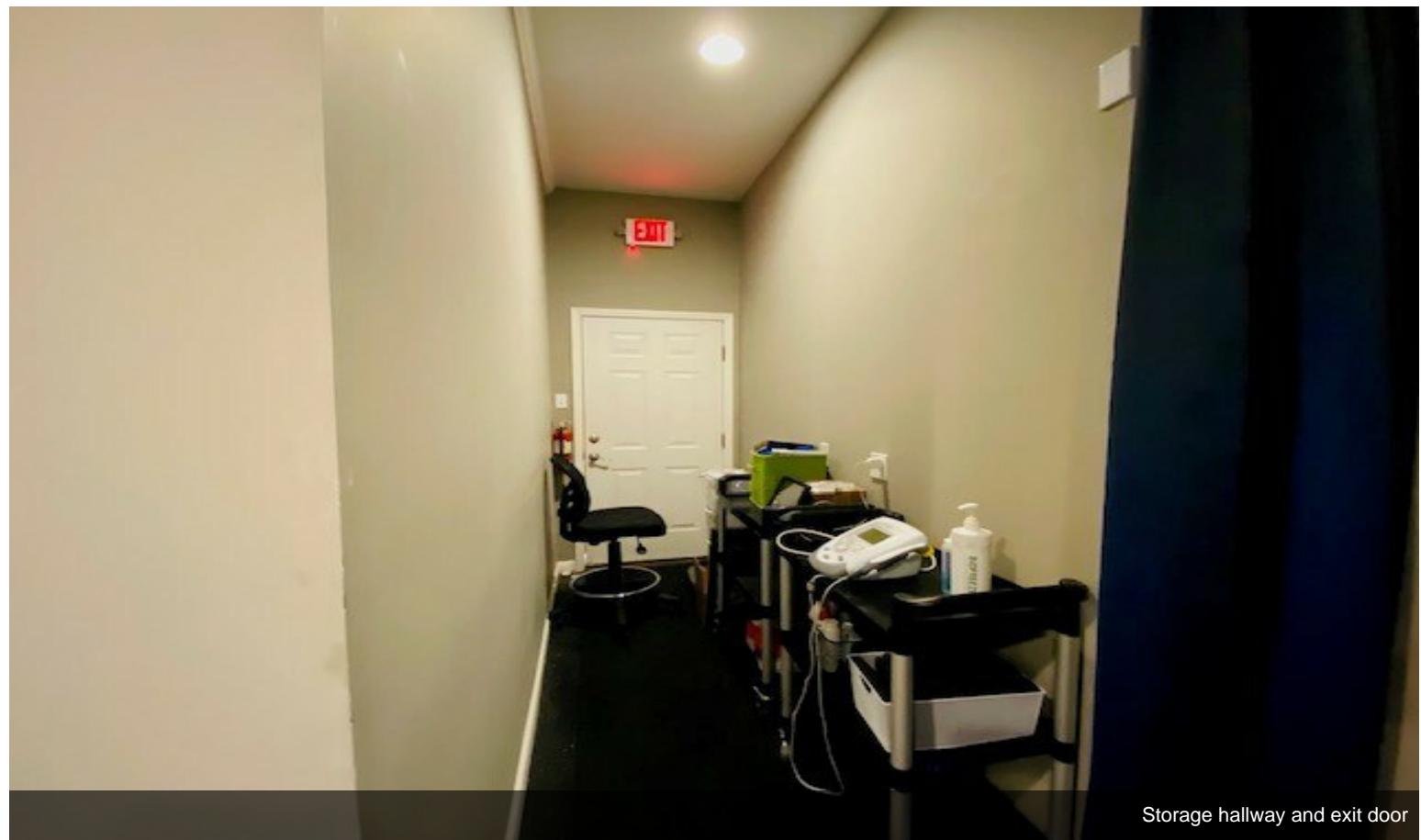


X-ray Room View 2



Waiting room as walk in door

## Property Photos



Storage hallway and exit door



Bathroom

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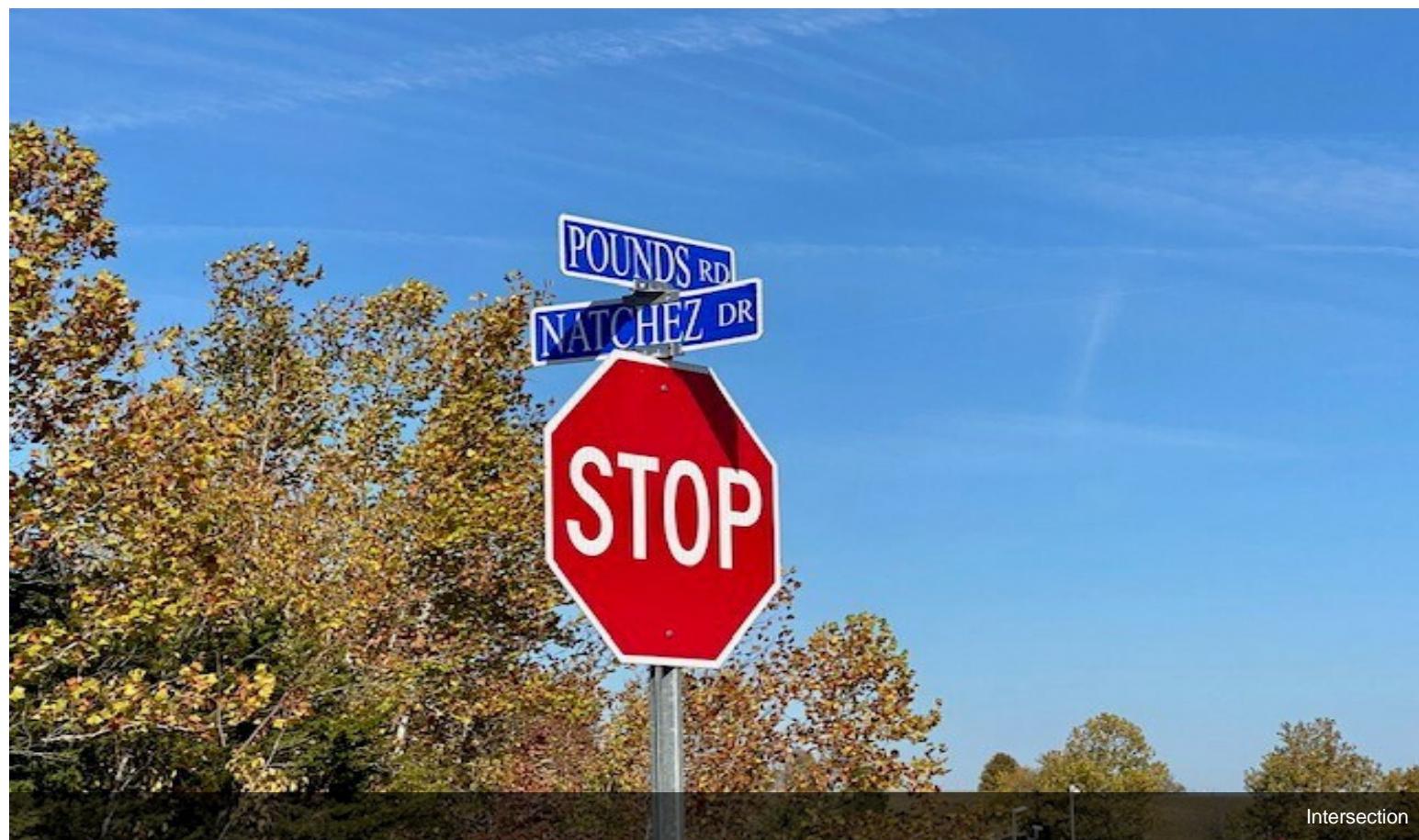


Storage accessible through bathroom



Front of Building from Distance

## Property Photos



Intersection