



477
ARGOS FAMILY OFFICE
ARGOS CAPITAL PARTNERS
MGM HEALTHCARE

FOR SALE
AND LEASE

477

N LINDBERGH BLVD

Creve Coeur, MO

 **LCG**
Capital Management



477 N Lindbergh Blvd

PHOTOS + DETAILS

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- Exceptional Parking: Generous 5/1,000 SF parking ratio with a secured, covered parking garage
- Professional Office & Medical Suites Available
- Move-In Ready & Build-to-Suit Options
- Flexible Floor Plans to accommodate a wide range of tenant needs
- Monument Signage Available
- On-Site Fitness Center for tenant use
- Landscaped Outdoor Picnic & Break Areas
- Locally Owned & Managed with responsive, hands-on management
- High-Visibility Site with convenient access to I-64, Olive Blvd., and Page Ave.
- Premier Location on Lindbergh Blvd
- Centrally Located in Creve Coeur, surrounded by national retailers, affluent neighborhoods, and top-tier schools

- SALE PRICE: \$7,560,000
 - LEASE RATE: \$24.50 PSF FULL SERVICE
- AVAILABILITIES:

- SUITE 220: 9,893 SF - AVAILABLE 6/30/26
- SUITE 310: 14,414 SF - AVAILABLE 8/31/26



DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	5,525	63,830	221,568
HOUSEHOLDS	2,329	27,840	95,982
EMPLOYEES	4,711	87,045	225,911
MED HH INCOME	\$150,968	\$116,540	\$114,098



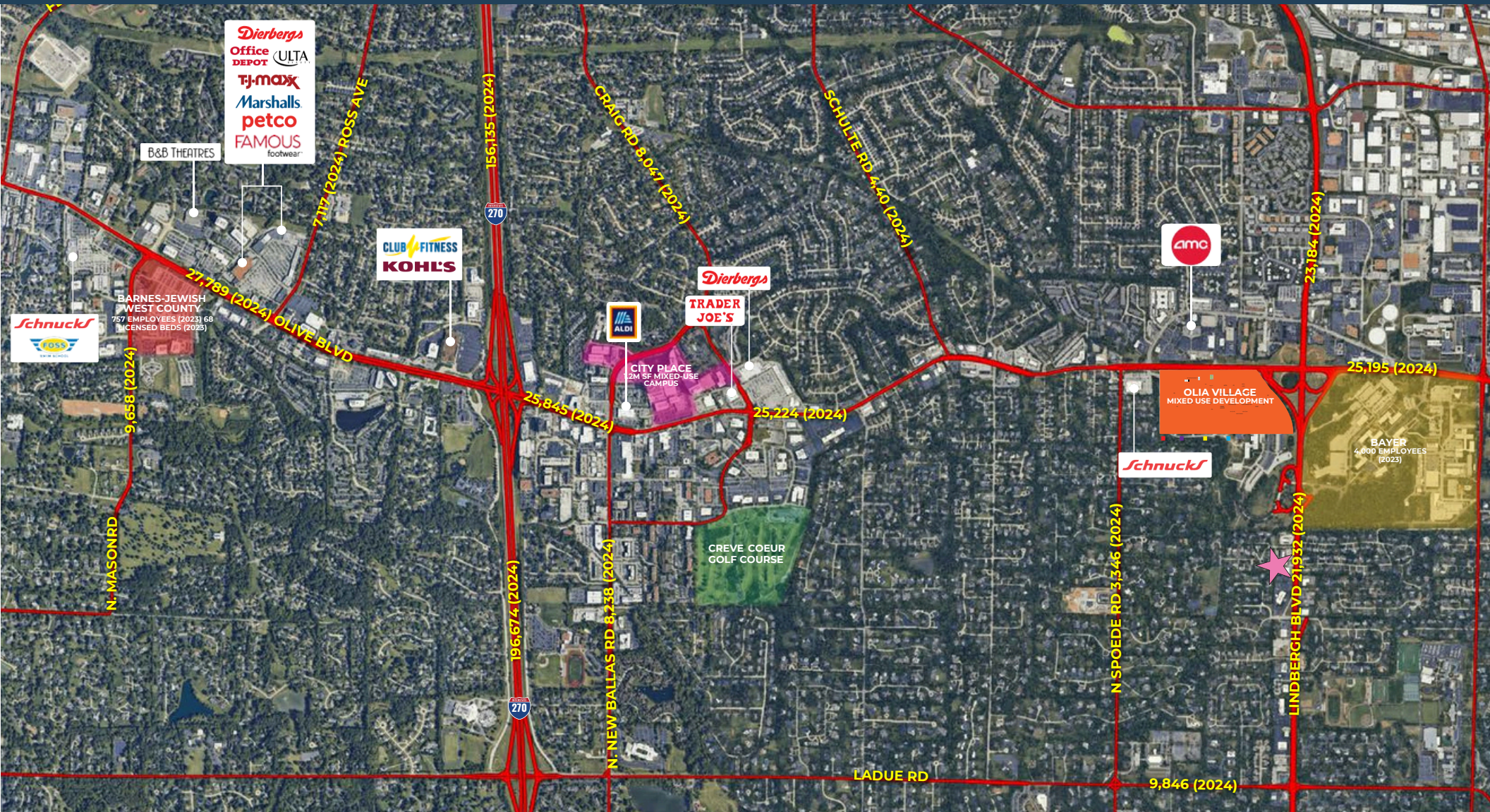
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AERIAL

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