



MCKELVEY PROPERTIES

FOR LEASE
11705 Dorsett Road
Maryland Heights, MO 63043

Patricia McKelvey
636-448-1294
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Joi Niedner
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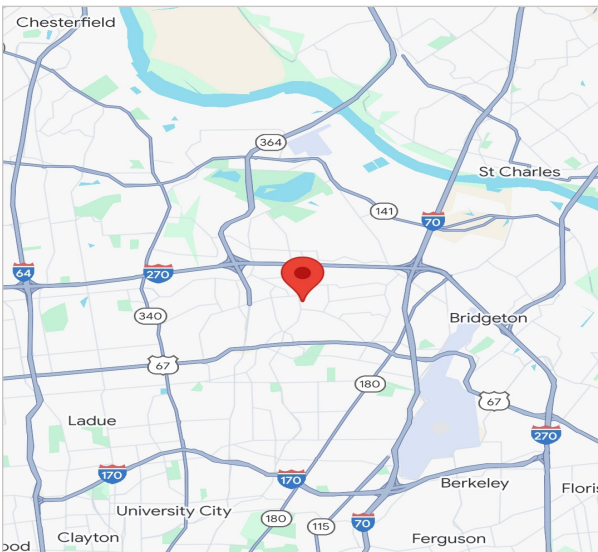
FOR LEASE

11705 Dorsett Road
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1,174-2,370 SF OFFICE/RETAIL



**McKELVEY
PROPERTIES**
building relationships . creating wealth



BUILDING SF 27,064 SF	ZONING C2	TAXES (2024) \$54,231.62
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1,174-4,975 SF OFFICE/RETAIL FOR LEASE
FIRST LEVEL AND UPPER SUITES AVAILABLE

SUITE 104+105: 2,370 SF
SUITE 203: 1,174 SF

NEWER CONSTRUCTION BUILDING WITH
EXTENSIVE GLASS LINES

BUILDING SIGNAGE AVAILABLE

32,344 VEHICLES PER DAY ALONG DORSETT RD

EASY ACCESS TO I-270

LEASE RATE: \$14.00/SF + \$6.35 NNN

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MP

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
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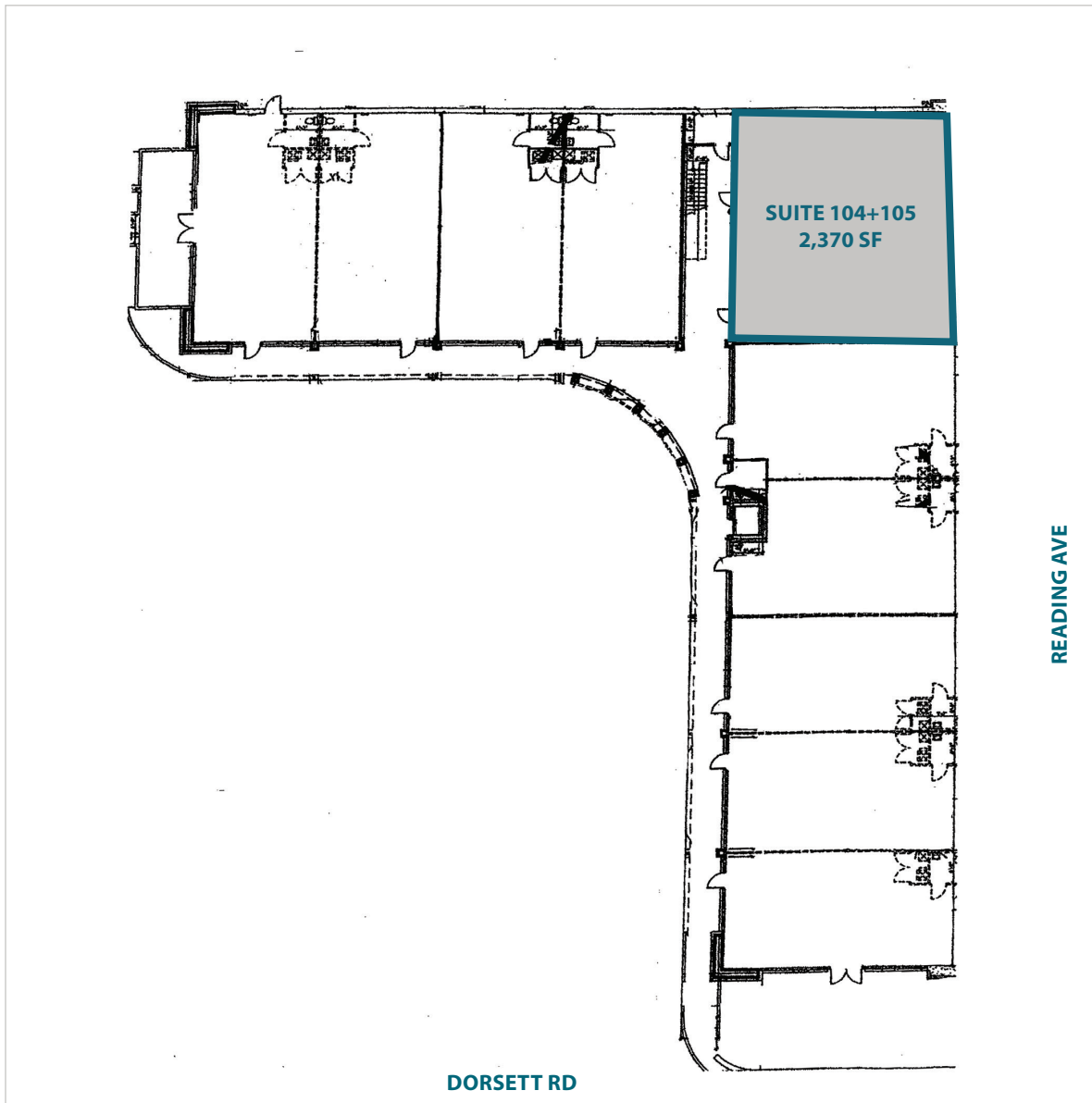
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FLOOR PLAN

FIRST FLOOR



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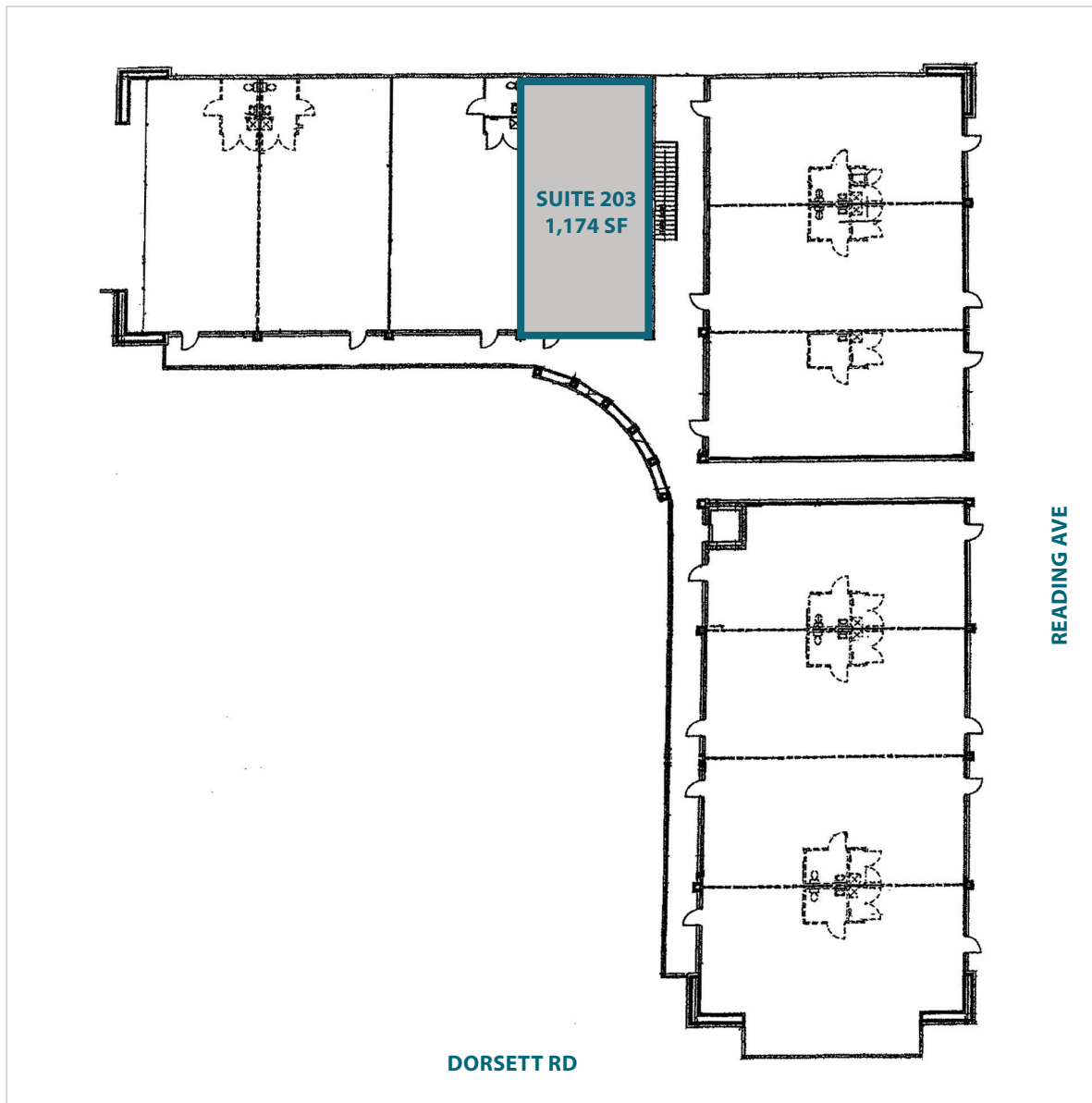
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FLOOR PLAN

UPPER LEVEL



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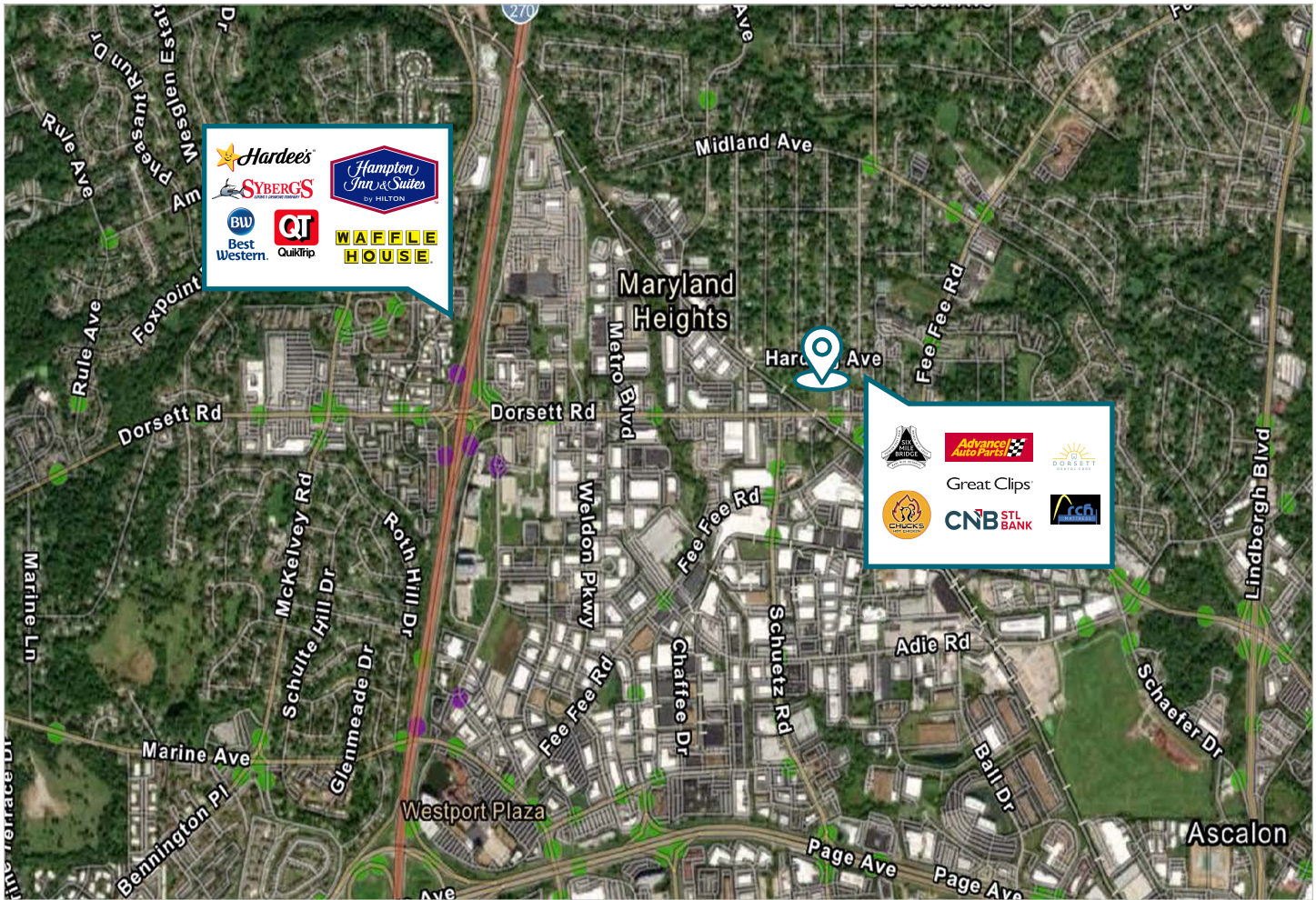
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AERIAL MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,908	80,171	155,996
HOUSEHOLDS	2,009	35,495	67,368
AVERAGE HH INCOME	\$83,242	\$83,517	\$90,621

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