

**1060 MEYER ROAD**  
WENTZVILLE, MO 63385



## Contact Information

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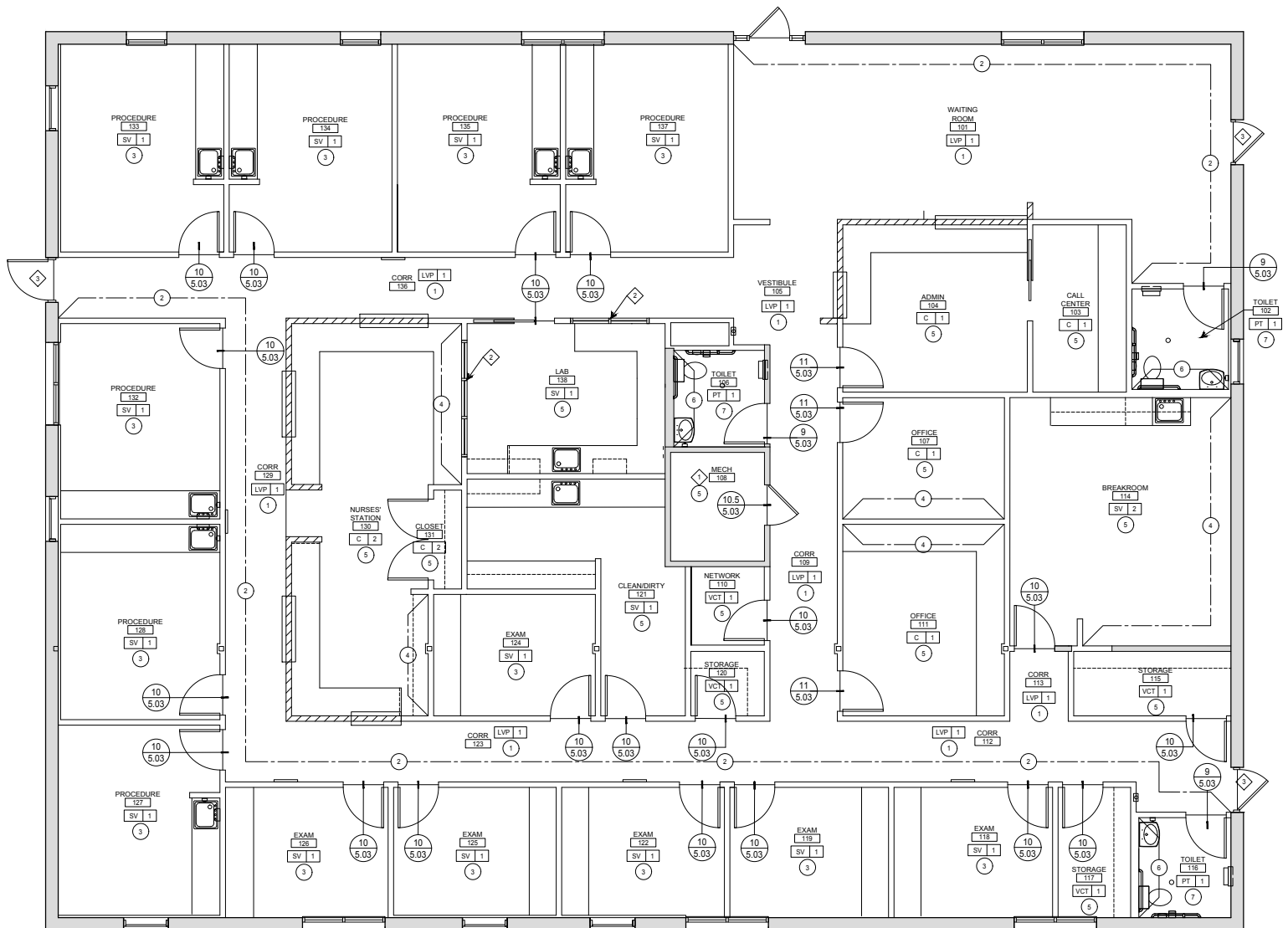


Cozad Commercial Real Estate  
MD Real Estate Advisors, LLC  
16 Sunnen Drive, Ste. 164  
St. Louis, Missouri 63143

## PROPERTY HIGHLIGHTS

- ▶ 6,000 SF medical office building
- ▶ Parking ratio: 6 per 1,000
- ▶ Converted/Renovated to Medical Use in 2021  
– Build out includes 7 Procedure Rooms, 6 Exam Rooms, and 2 Private Offices
- ▶ Located at the intersection of Meyer Road and Wentzville Parkway
- ▶ Excellent location in Wentzville, a highly desirable location as one of the fastest-growing cities in Missouri
- ▶ Easy access to I-70, I-64, and MO-61
- ▶ Surrounded by an abundance of amenities
- ▶ Available March/April 2026
- ▶ **Lease Rate: \$27.00/sf FS** (net of utilities and janitorial)

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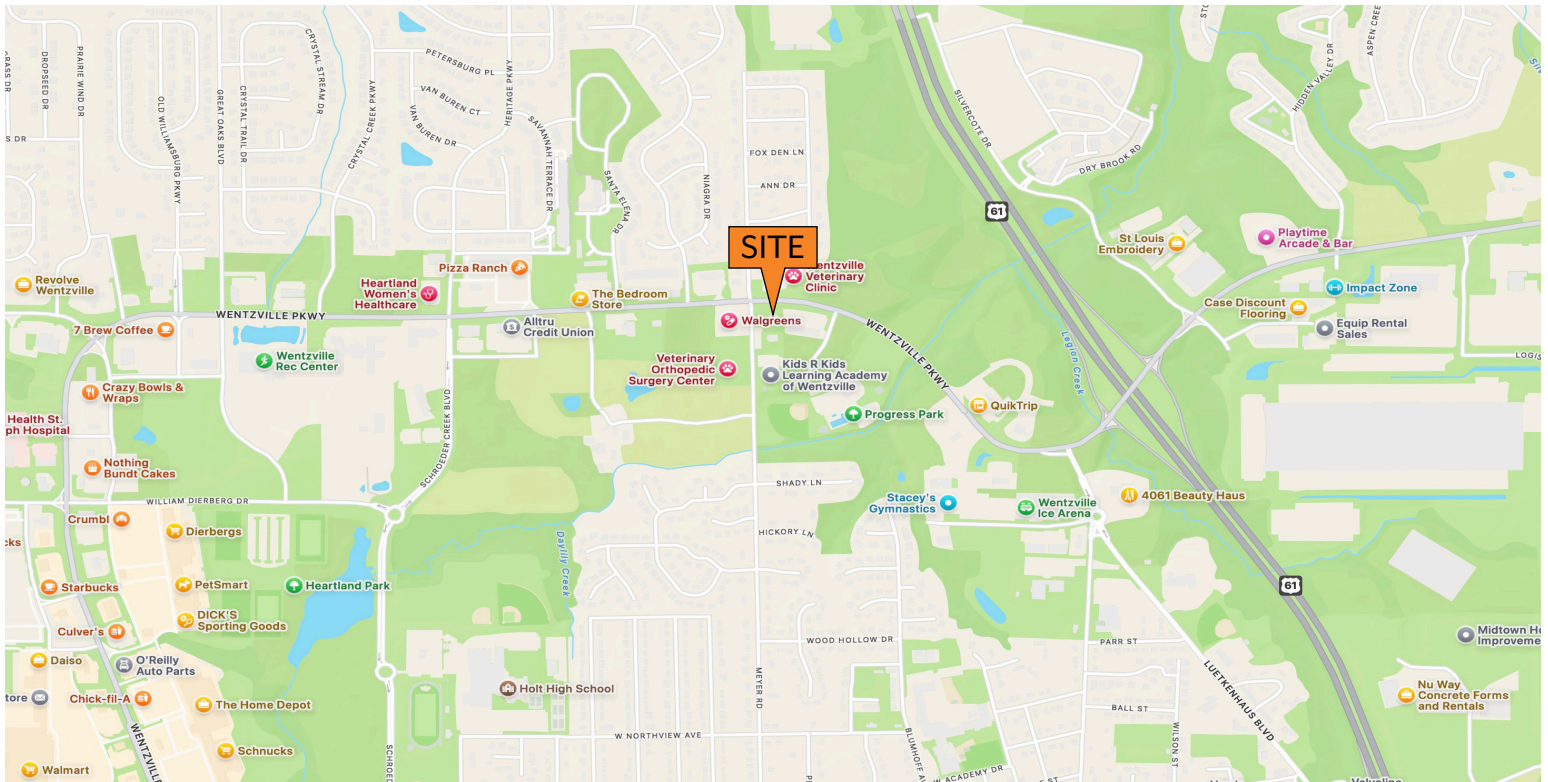
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# 555 N. NEW BALLAS ROAD

CREVE COEUR, MO 63141



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