



# FOR LEASE

1120 Wolfrum Rd.  
Weldon Spring, MO 63304



**MCKELVEY PROPERTIES**  
building relationships . creating wealth



<b>BUILDING SF</b> 16,800 SF	<b>ZONING</b> C-2	<b>TAXES</b> \$31,816.40 (2021)
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## FEATURES:

- PRISTINE BRICK OFFICE
- MAIN LEVEL SPACES NNN:
  - SUITE 104: 1,480 SF
- 2ND FLOOR SPACE
  - 3,992 SF OFFICE SPACE AVAILABLE
- FIBER ON SECOND FLOOR. ELEVATOR LEADS TO LOVELY OFFICE BUILD OUT INCLUDING KITCHEN, CONFERENCE ROOMS, & RECEPTION.
- OPEN AREAS AND PRIVATE OFFICES LINE WINDOW LINES.
- 75+ SPACE PARKING LOT WITH EXCELLENT SIGNAGE ALONG HWY 94 IN ST. CHARLES COUNTY.
- EXCELLENT VISIBILITY FROM HWY 94 WITH OVER 40,000 VPD.
- QUICK ACCESS TO MID RIVERS MALL DRIVE, HWY 94, HWY 364 & HWY 44.
- BUILDING SIGNAGE AVAILABLE

OFFICE LEASE RATE: \$19.00/SF FULL SERVICE  
 RETAIL SPACES: \$16.00/SF + \$4.35/SF NNN

**CONTACT:** Patricia McKelvey • 636.448.1294  
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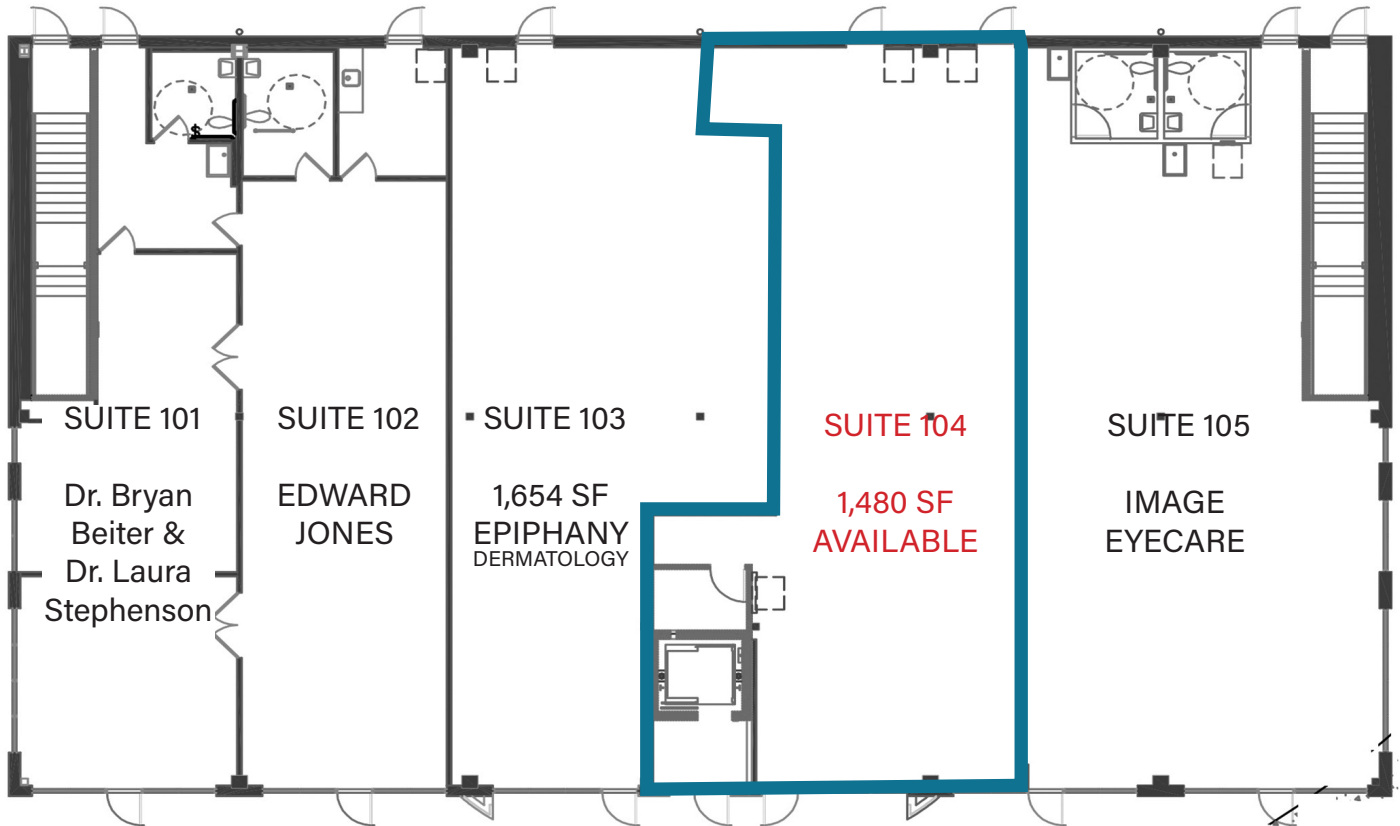
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## 1ST FLOOR RETAIL SUITE



### Street Level Retail Tenants:

- SUITE 101 - Dr. Bryan Beiter & Dr. Laura Stephenson
- SUITE 102 - Edward Jones
- SUITE 103 - 1,654 SF - EIPHANY DERMATOLOGY
- SUITE 104 - 1,480 SF - AVAILABLE
- SUITE 105 - Image Eye Care

### 2nd Floor Office Tenants:

- SUITE 200 A - 3,992 SF - AVAILABLE
- SUITE 200 B - 4,544 SF - Guild Mortgage

### Seasonal Tenant:

\*\*Powder Money Fireworks - Outlot

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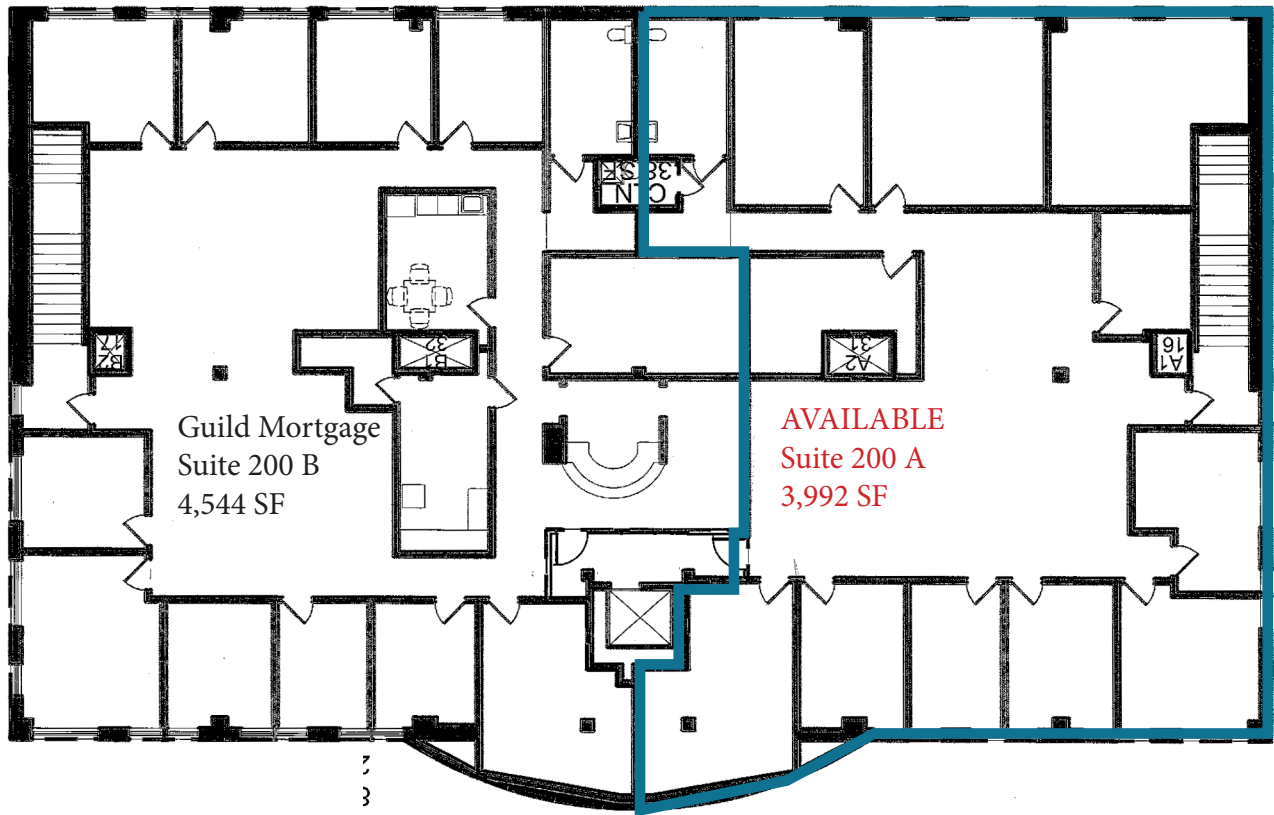
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### 2ND FLOOR OFFICE SUITE



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### FOR LEASE 2ND FLOOR



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,670	53,087	157,223
HOUSEHOLDS	2,558	19,740	59,302
MEDIAN INCOME	\$111,953	\$107,108	\$101,725
TRAFFIC COUNT	17,997	34,866	146,293

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