

450 N. NEW BALLAS ROAD
CREVE COEUR, MO 63141



Contact Information

Michael Cozad
(314) 646-3307
mcozad@cozadgroup.com

Matt Hirsch
(314) 646-3305
mhirsch@mdrea.com

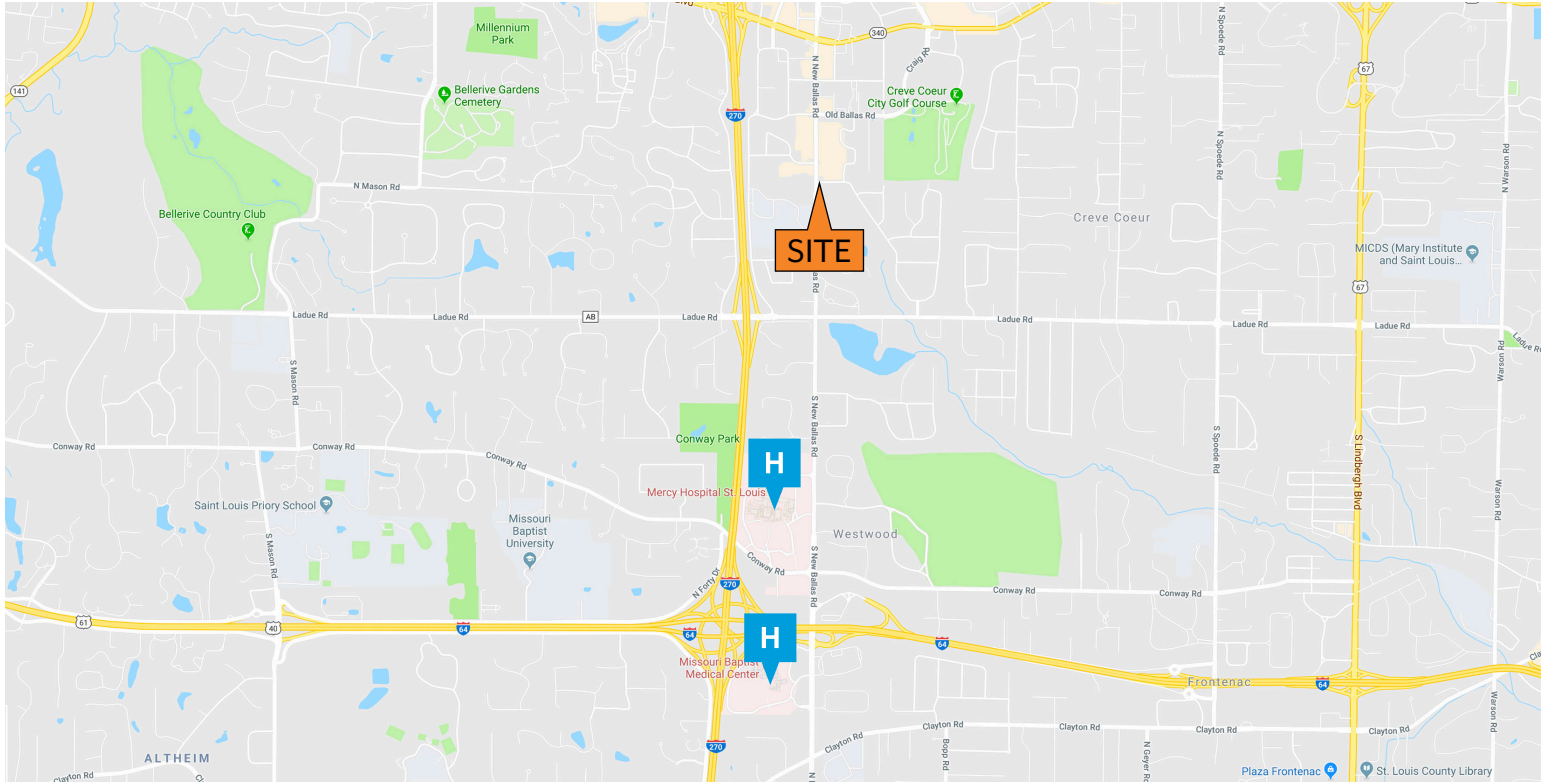


Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

PROPERTY HIGHLIGHTS

- ▶ 1,040 – 4,230 SF Medical Office
- ▶ Premier Ballas Road location strategically located minutes from BJC, Missouri Baptist, Mercy Hospital, and Barnes West County
- ▶ Easy access to I-270 and I-64/40
- ▶ Covered physician and patient parking
- ▶ Class A finishes throughout
- ▶ Fully sprinklered
- ▶ Equipped with back-up generators
- ▶ Building includes 6 elevators, a lounge area, and a building conference room
- ▶ **Lease Rate: \$30.00/sf FS**

450 N. NEW BALLAS ROAD CREVE COEUR, MO 63141



Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

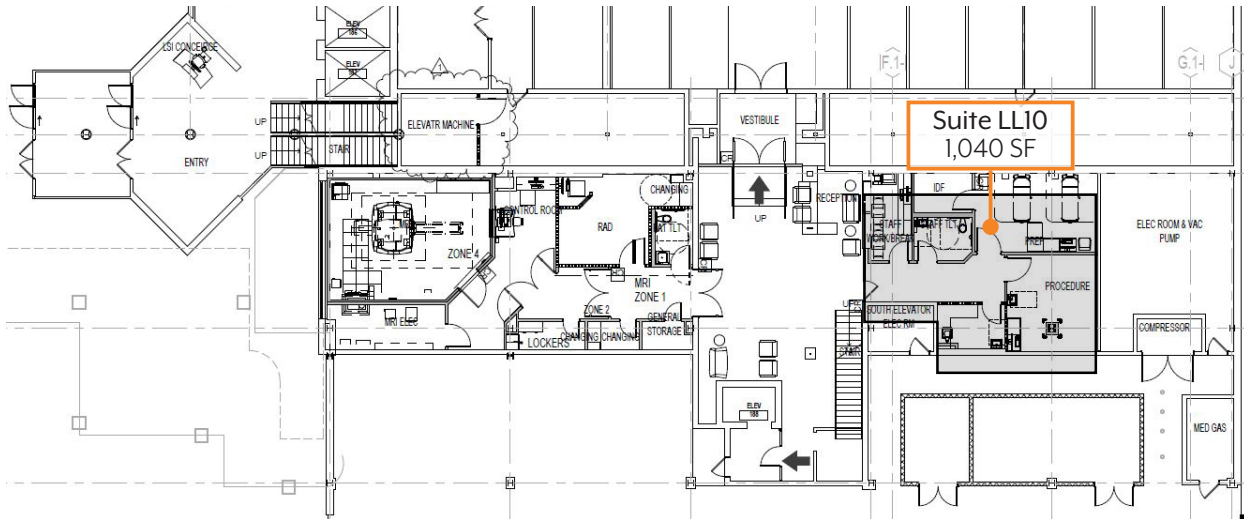
COZAD COMMERCIAL REAL ESTATE
MD REAL ESTATE ADVISORS
A subsidiary of Cozad Commercial Real Estate, Ltd.
16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143

450 N. NEW BALLAS ROAD

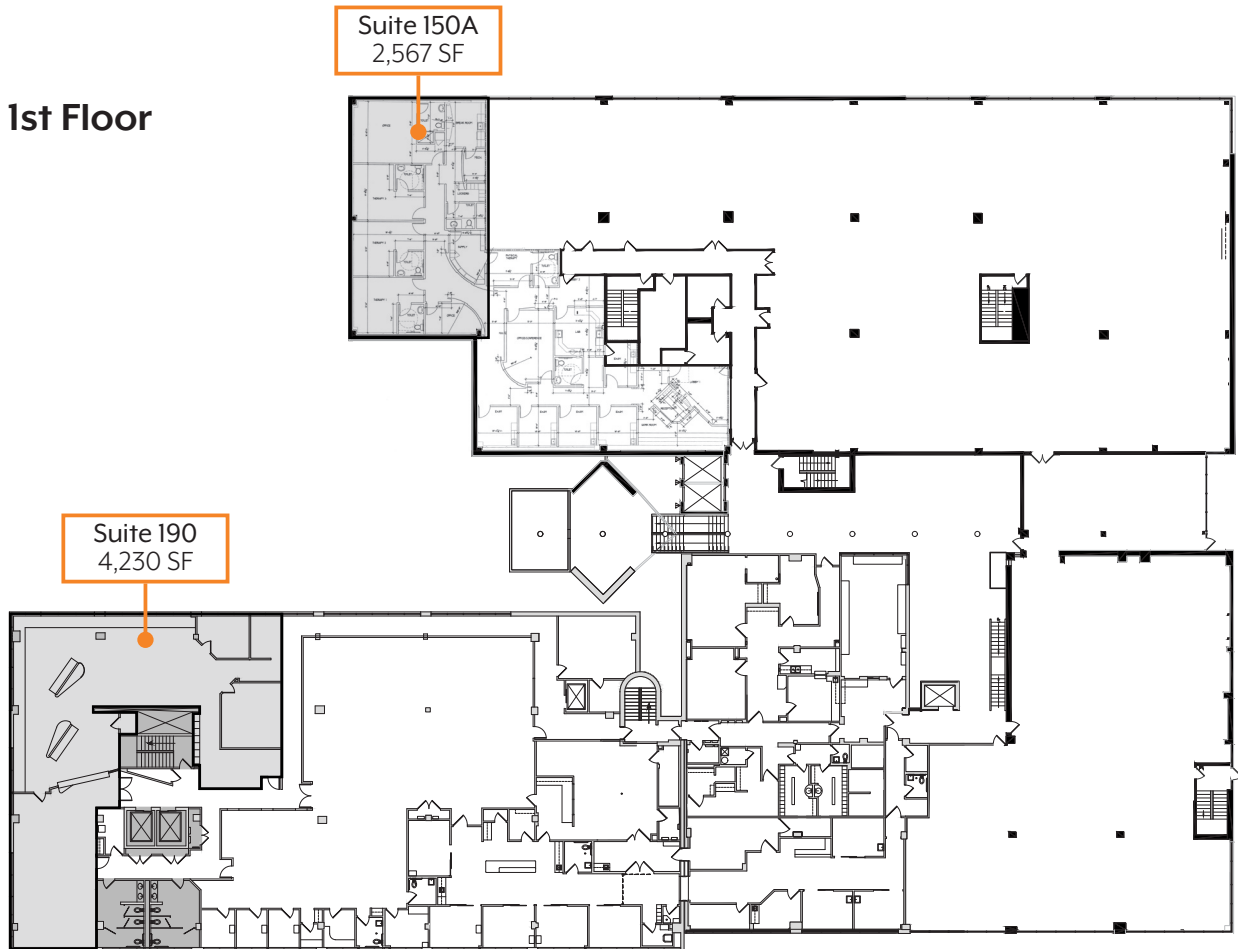
CREVE COEUR, MO 63141



Lower Level

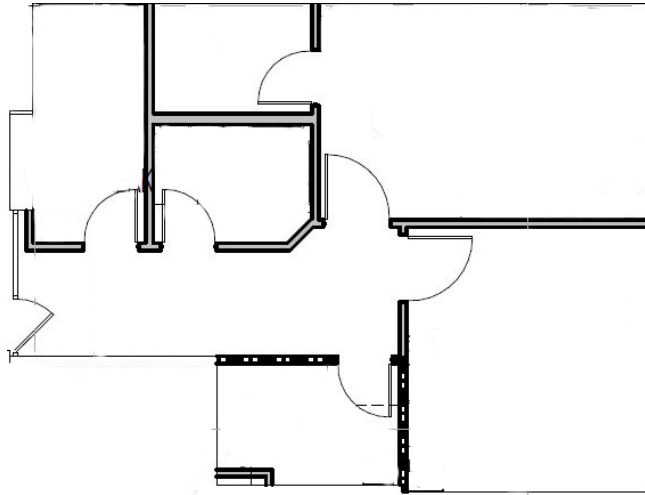


1st Floor

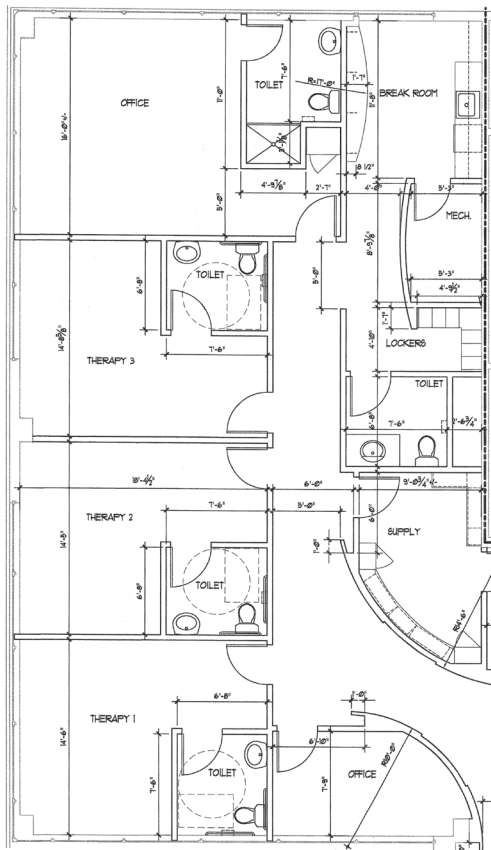


450 N. NEW BALLAS ROAD

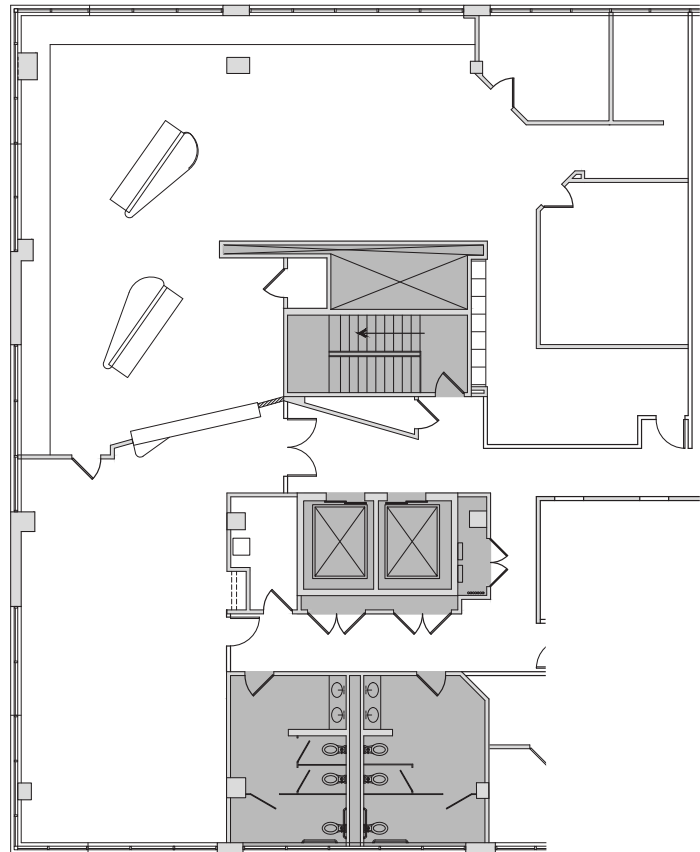
CREVE COEUR, MO 63141



Suite LL10
1,040 SF



Suite 150A
2,567 SF



Suite 190
2,000 - 4,230 SF