

HERMANNLONDON

COMMERCIAL

4,895 SF Medical Office
FOR LEASE: \$15/SF/NNN

9719 Olive Boulevard
Olivette, MO 63132



Free-Standing Medical Flex
Men's & Women's Restrooms
30 Parking Spaces

8 Exam Rooms w/Reception
40% Warehouse
Medical / Office / Retail Possibilities



MATT SIMON

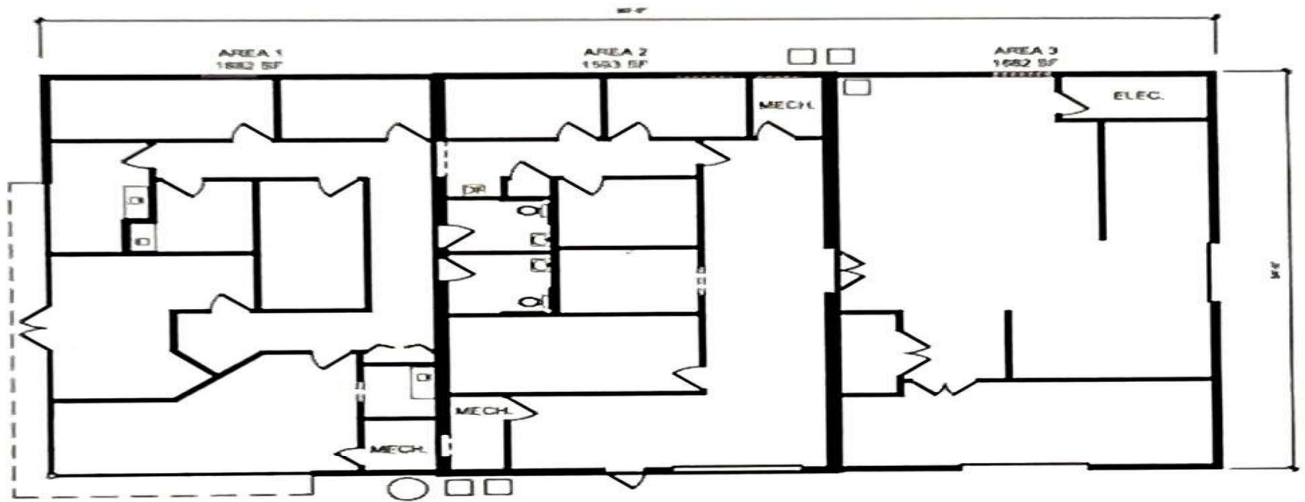
Hermann London Group
Commercial Real Estate
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314.922.3523

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MISSOURI

7350 Manchester Rd.
Saint Louis, MO 63143



FLOOR PLAN
SCALE: 1/8"=1'-0"

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Building Description

3,000 SF +/- Currently Built-out for Medical Retail or Medical Office

1,895 SF +/- Warehouse with 3 Drive-in Doors

Building sits on 1.38 Acres with an Open 1/2 Acre +/- in the Rear.

Approximately 95' of Frontage on Olive with 32,922 Vehicles a Day

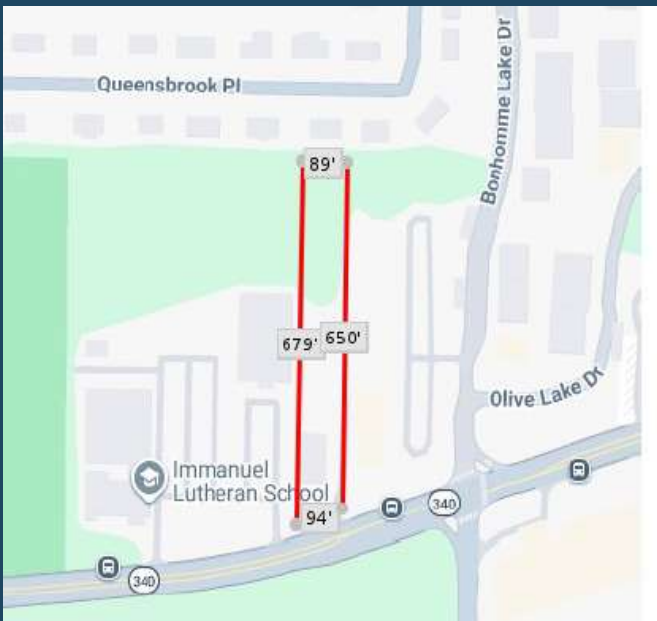
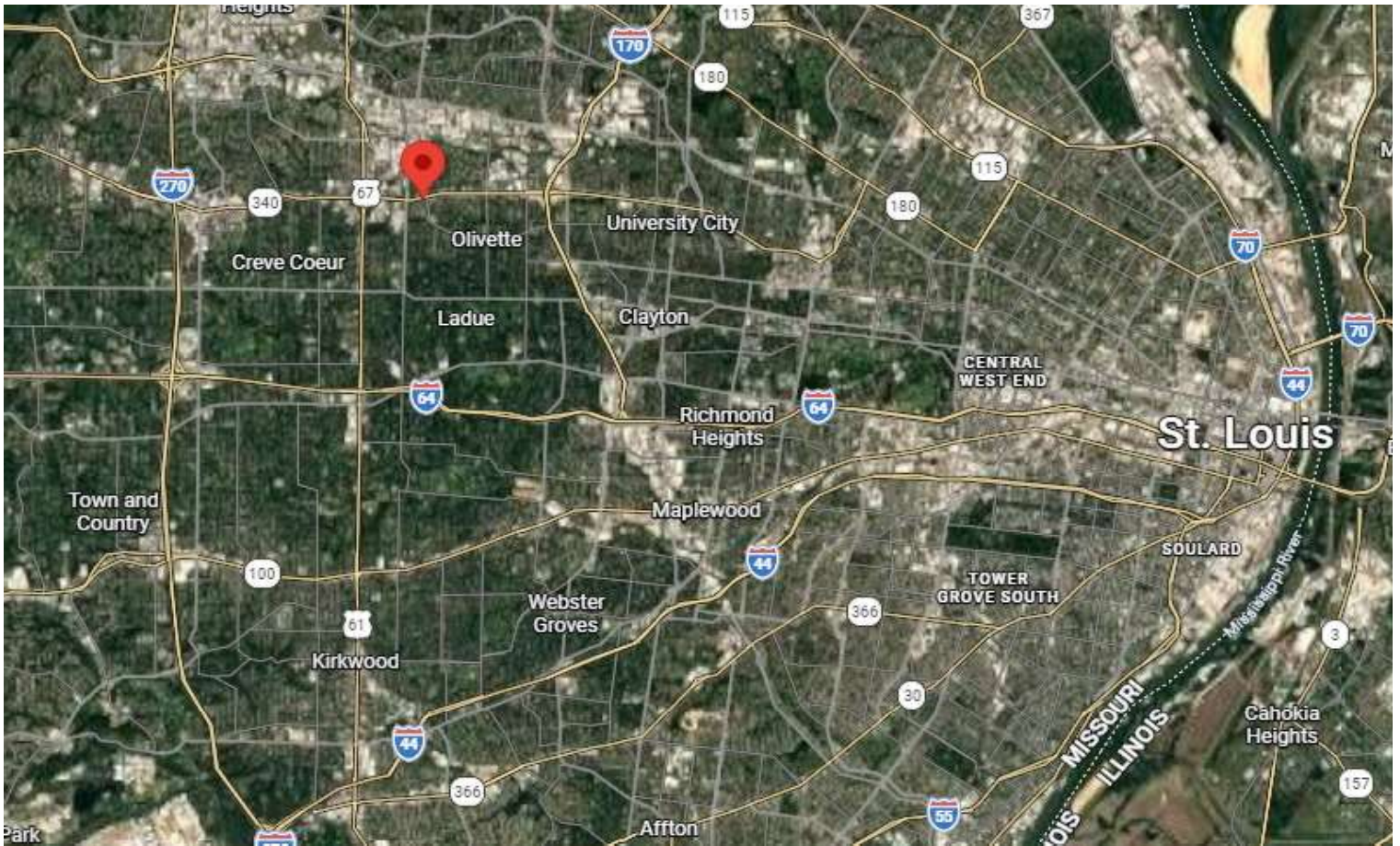
Utilities

Electric

Gas

Water/Sewer

Cable/Internet/Phone



U.S. Census	1 Mile	3 Miles	5 Miles
Population	8,267	74,673	231,601
Households	3,269	32,278	98,928
Avg HH Inc.	\$128,910	\$121,621	\$116,709

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Best Uses

- Medical/Outpatient
 - a. Physical Therapy
 - b. Orthopedic
 - c. Dental
 - d. Behavioral Health

- Urgent Care/Specialty Clinic

- Service Retail
 - a. Insurance
 - b. Staffing
 - c. Educational Center

- Hybrid Office with Storage
 - a. Contractor HQ
 - b. Home Services

NNN Breakdown (2026)

Taxes: \$5.20/SF

Insurance: \$1.30/SF

Maintenance: \$1.00/SF

TOTAL: \$7.50/SF

Thank You

for your business

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