

**17300 N. OUTER FORTY ROAD**  
**CHESTERFIELD, MO 63005**



## Contact Information

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Cozad Commercial Real Estate  
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## PROPERTY HIGHLIGHTS

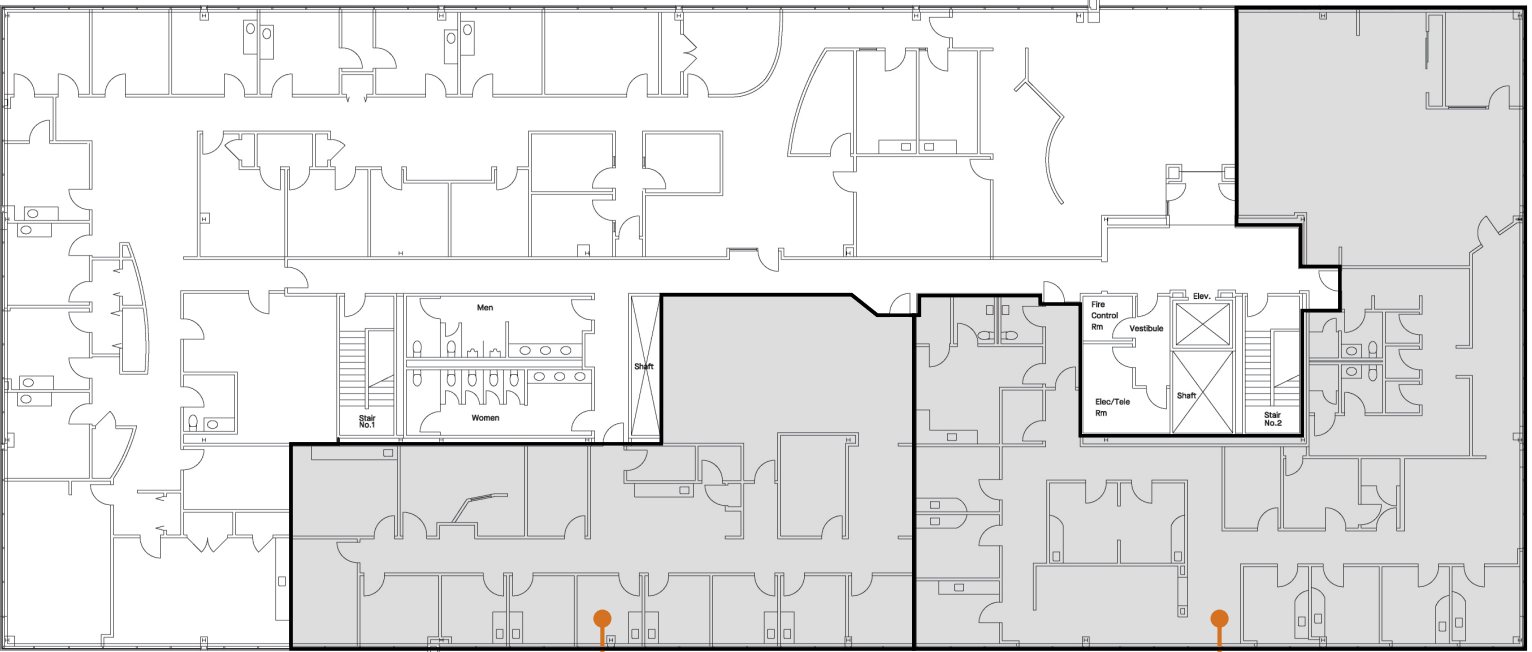
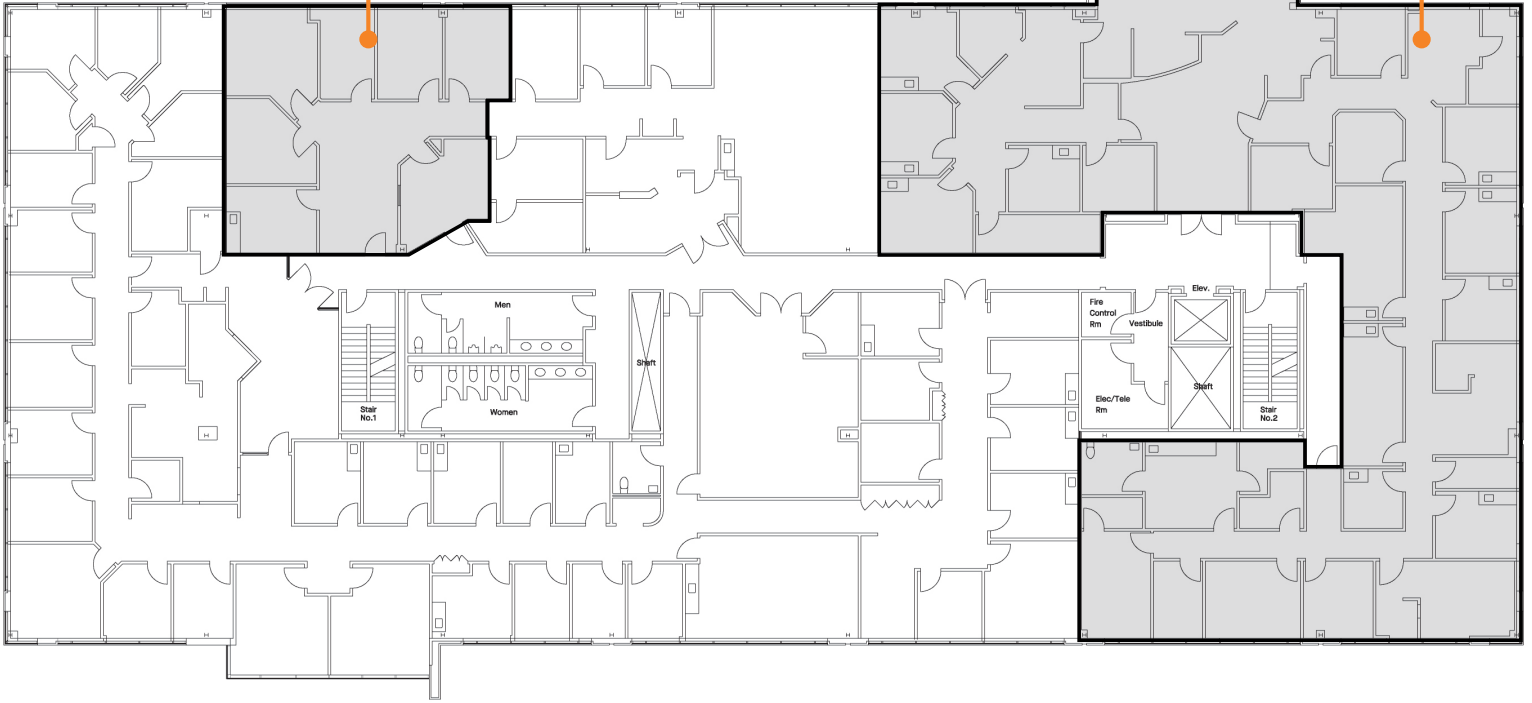
- ▶ Up to 10,669 SF Medical Office space
  - Suite 201: 7,297 SF
  - Suite 203: 1,653 SF
  - Suite 301: 4,114 SF
  - Suite 305: 3,000 – 6,555 SF — combine for 10,669 SF  
– formerly used as a medical spa
- ▶ 3-story Class A medical facility
- ▶ Abundant parking available: 4.5 / 1000
- ▶ Professionally managed building
- ▶ Ideally positioned at the intersection of I-64/40 and Boones Crossing
- ▶ Located within 15 minutes of St. Luke's, Barnes Jewish West County, Mercy, and Missouri Baptist Hospitals
- ▶ **Lease Rate: \$30.00/sf FS**

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Suite 203  
1,653 SF

Suite 201  
7,297 SF

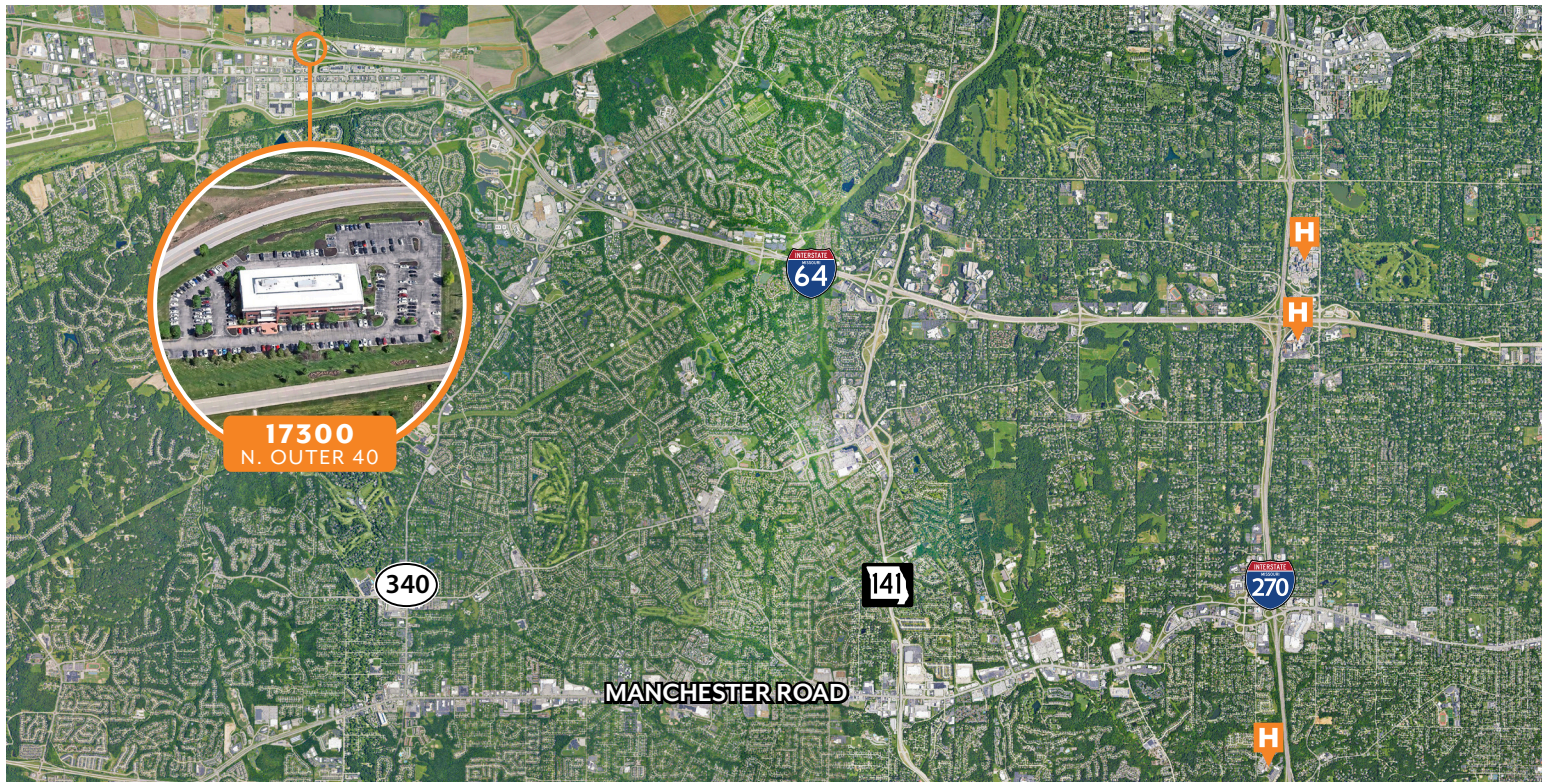
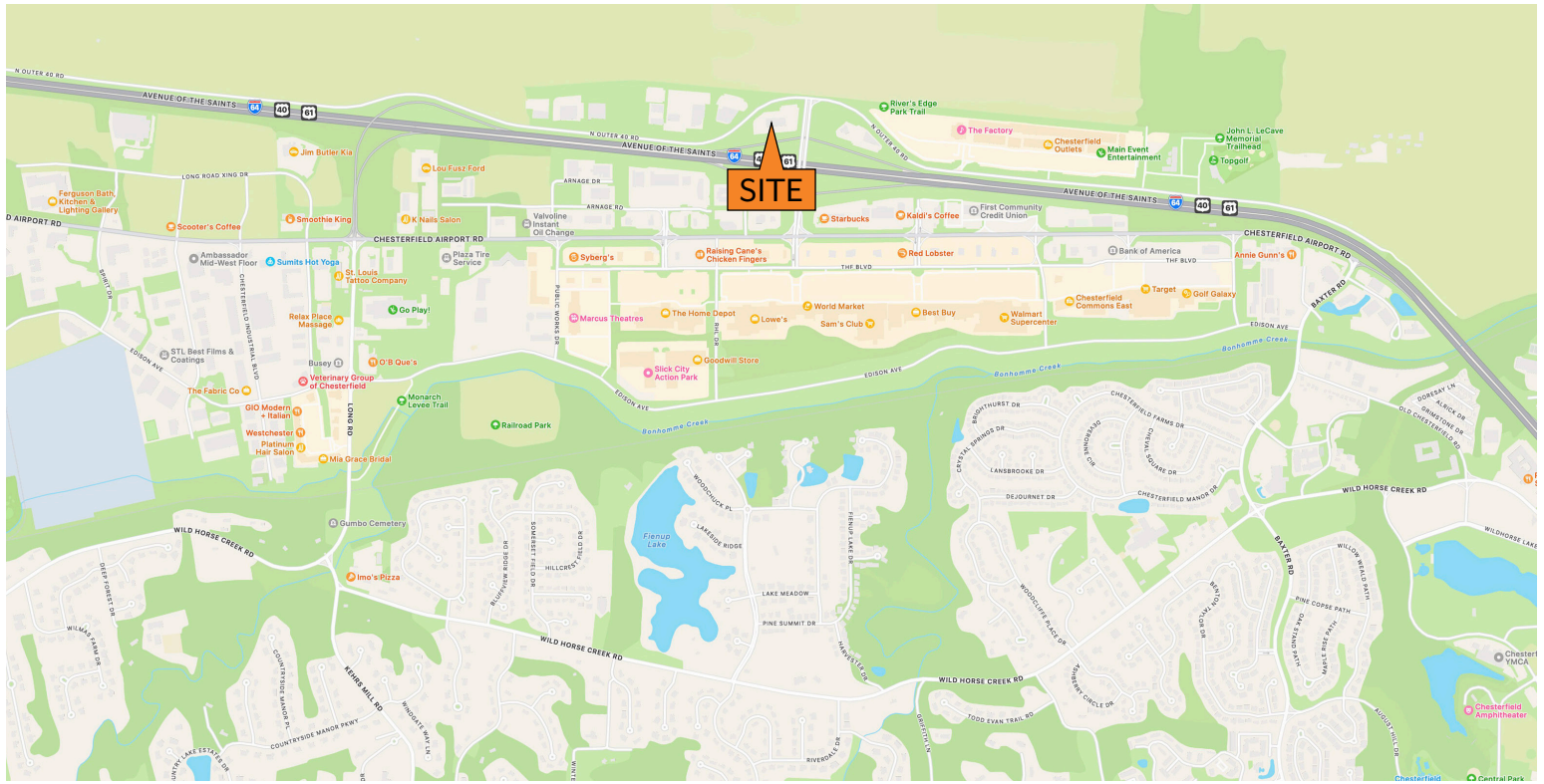


Suite 301\*  
4,114 SF

Suite 305\*  
3,000 - 6,555 SF

\* combine suites for 10,669 SF

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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.

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