

# FOR LEASE

300 Water St.

St. Charles, MO 63301



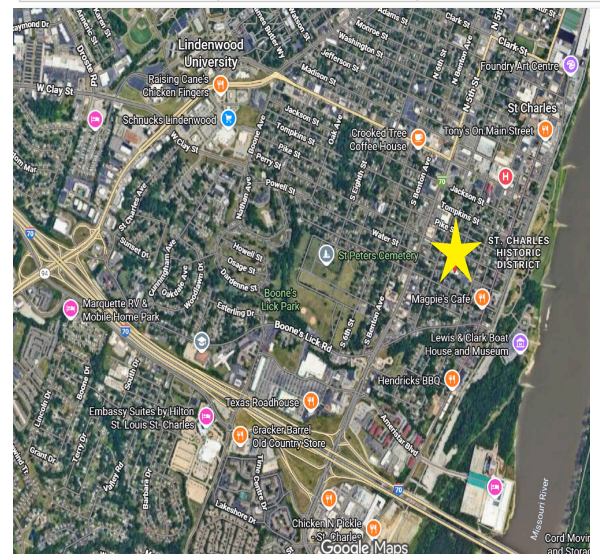
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## For Lease:

- Full Service All Utilities and Internet Included
  - 120 SF -6,500 SF Available
  - Single Office Suites Starting At \$700 Per Month
  - Mixed Use - Can Be:  
Office, Daycare, Restaurant, Retail, Call Center, Martial Arts Studio, Fitness Classes, And More!!
  - Newly Renovated And Move- In Ready
  - Tenants Can Select Your Own Paint Colors
  - Historic Main St Visibility / Walking Distance
  - 3 Phase Electrical
  - Abundant Parking
- LEASE RATES FOR FULL SERVICE:**  
**\$700-\$1,500 PER MO FOR SUITES**  
**\$18.00 SF /OVER 1,000 SF**

Lot Size	Zoning	Taxes 2025
2 Acres	C	\$13,596



**CONTACT:** Kim Richter  
314-333-9844  
krichter@mckelveyproperties.com

**MP**

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

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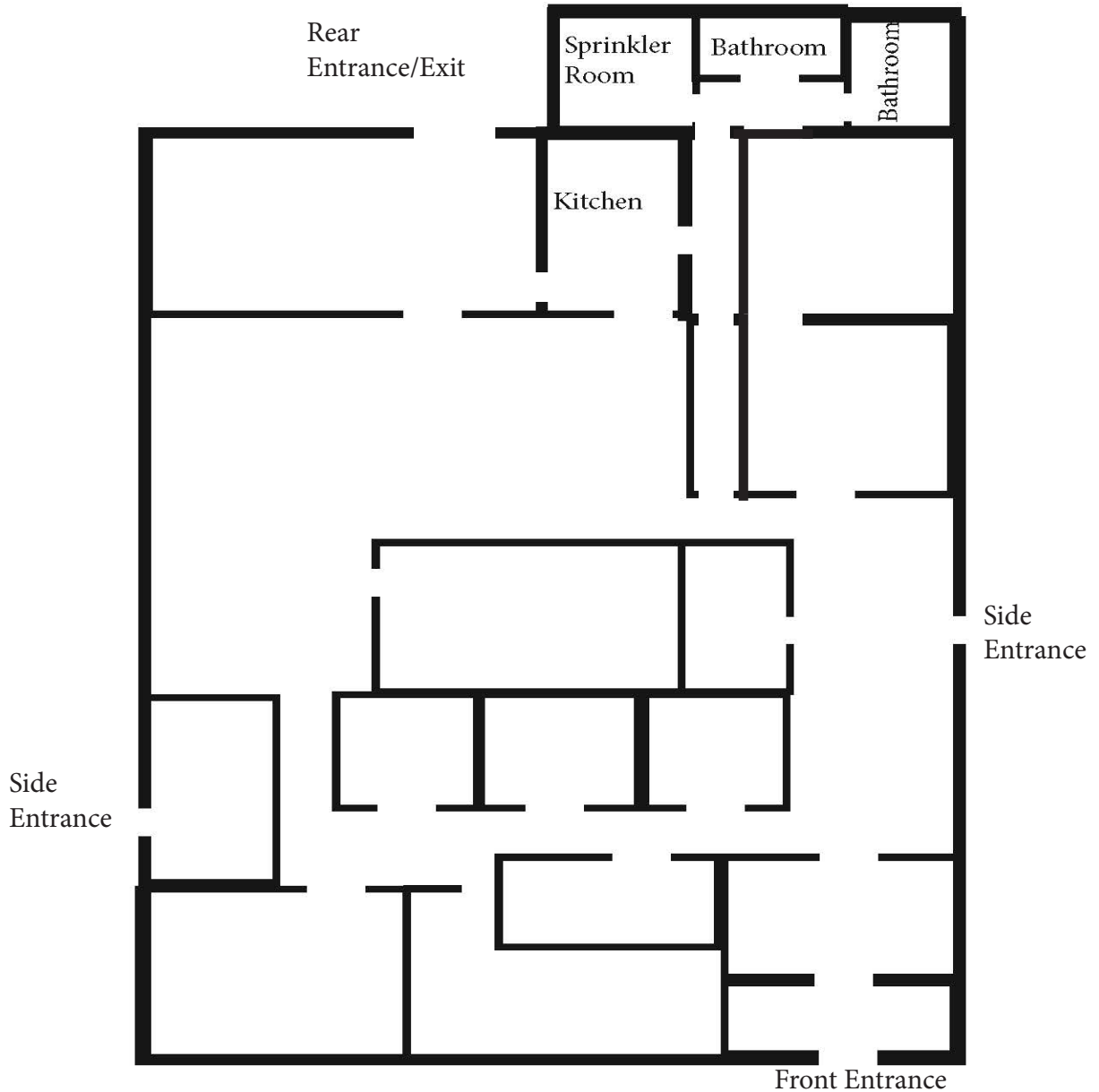
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## FLOOR PLAN



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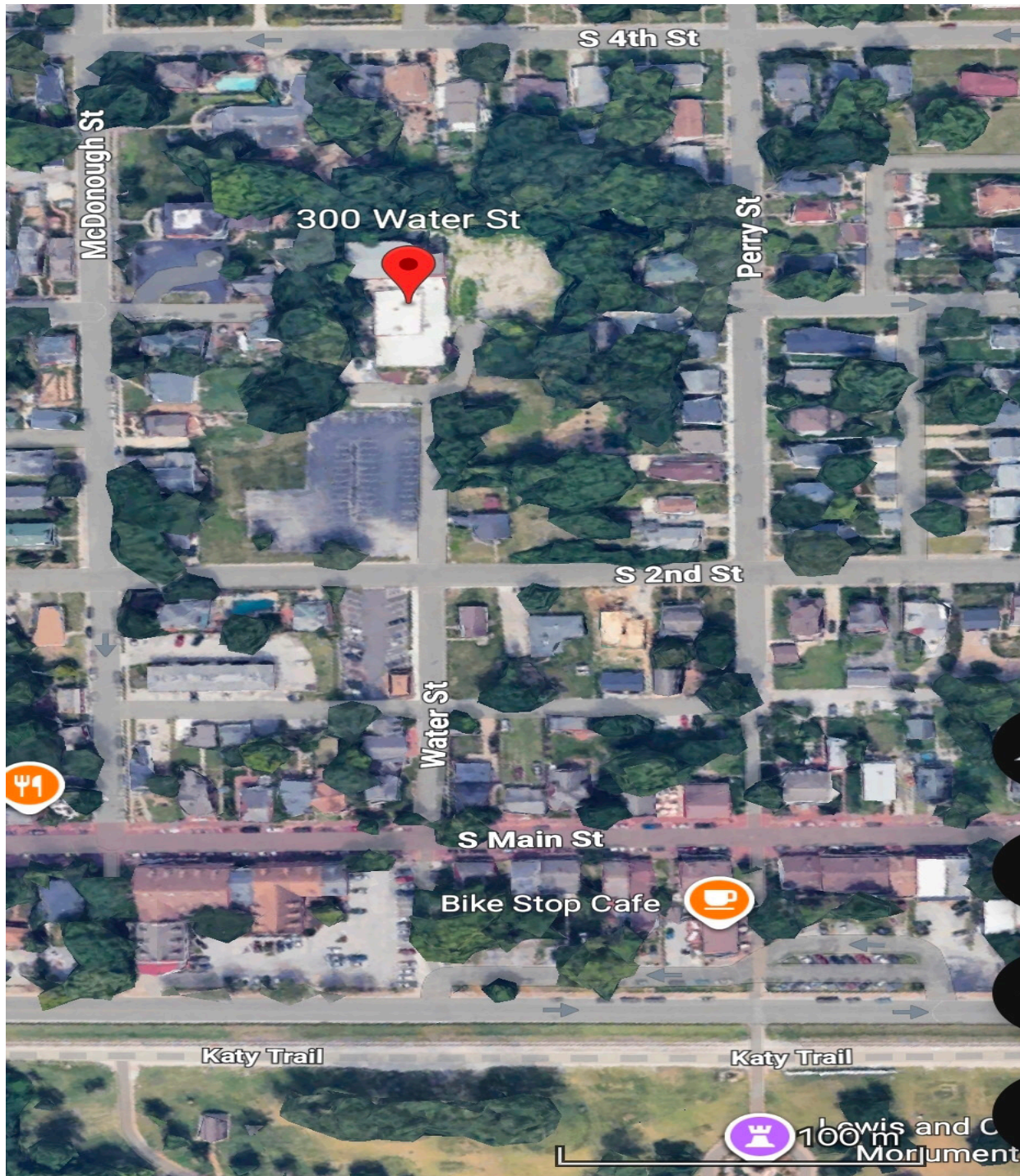
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## PROPERTY AERIAL



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