



TRI-COUNTY MEDICAL OFFICE SUITE

SCAN HERE!



EDDIE CHERRY

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MARK CLARKSON

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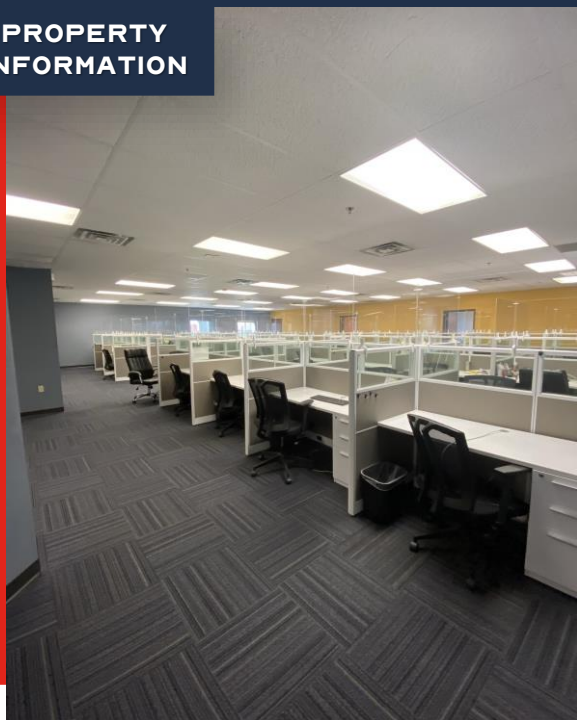
4800 MEXICO ROAD, SUITE 200

ST. PETERS, MO 63376

14,000 S.F. FULL FLOOR

\$1,470,000 | \$16.00/S.F. M.F.G

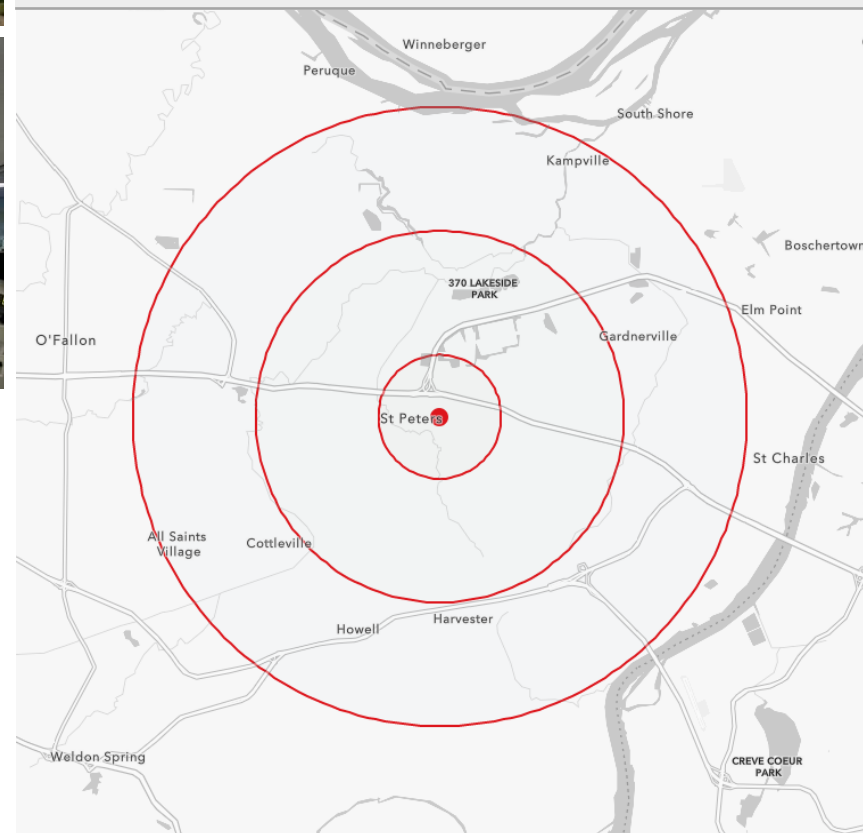
PROPERTY INFORMATION



- FULL 2ND FLOOR OF 14,000 S.F. AVAILABLE FOR LEASE OR PURCHASE
- EXCELLENT OWNER OCCUPANT OPPORTUNITY
- LEASED THROUGH SEPTEMBER 2023, AVAILABLE SOONER IF NEEDED
- RECENT CONDOMINIUM SALE COMPS WITHIN THE BUILDING EXCEED \$150 PSF
- FLOOR PLATE HAS A LARGE OPEN PLAN, MULTIPLE OFFICE SUITES, BREAKROOMS, RESTROOMS, AND HIGH MEP CAPACITY
- THE BUILDING WAS RENOVATED WITH A NEW ROOF IN 2017
- STRATEGICALLY POSITIONED IN THE HEART OF ST. CHARLES COUNTY'S PRIMARY OFFICE SUB-MARKET, IN IMMEDIATE PROXIMITY TO I-70 AND HWY 370
- AREA STAKEHOLDERS INCLUDE BJC AND THE CITY OF ST. PETERS

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		7,455	69,002	168,076
HOUSEHOLDS		3,067	28,154	67,429
AVERAGE HH INCOME		\$122,970	\$107,755	\$112,117



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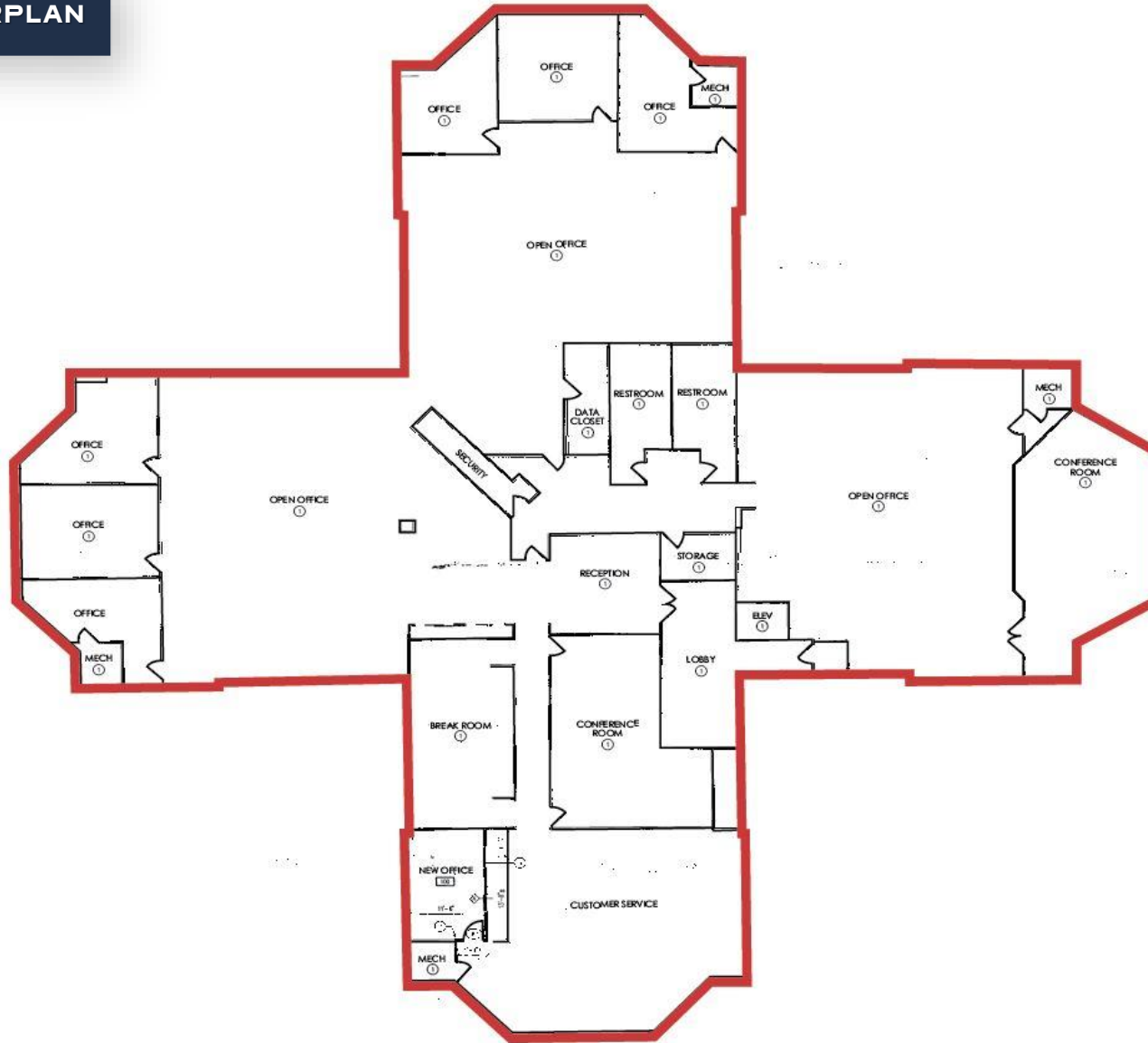
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FLOORPLAN



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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser or Lessee investigate fully.