

**CREVE COEUR  
MEDICAL OFFICE  
BUILDING**



SCAN HERE!



**BEN CHERRY, CCIM**

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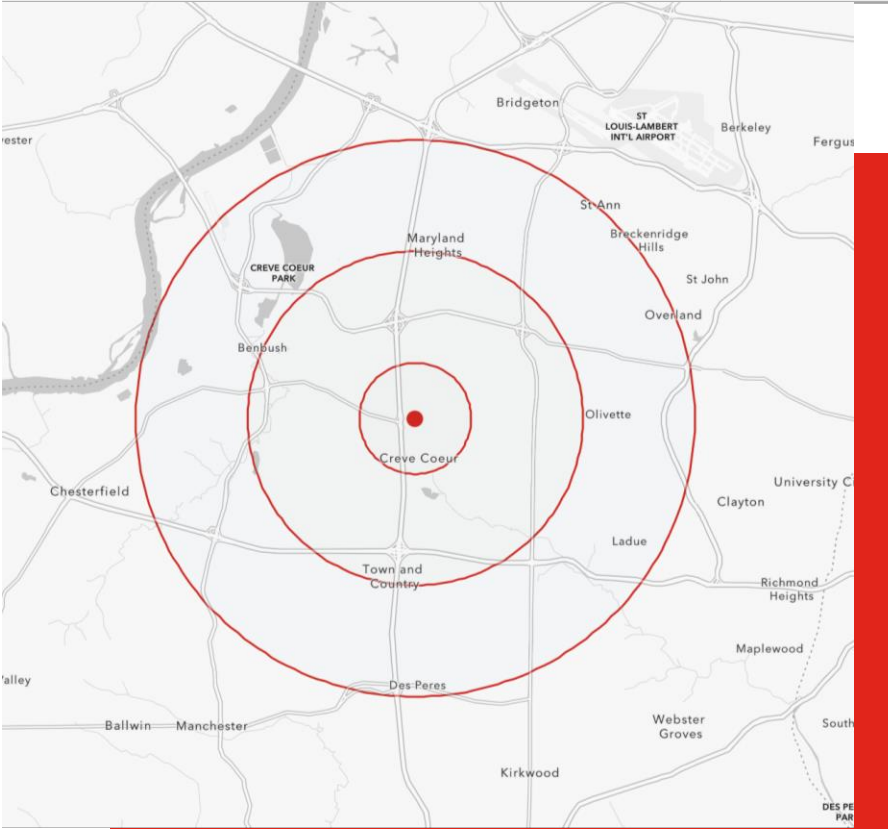
**844 NORTH NEW BALLAS COURT  
CREVE COEUR, MO 63141  
2,303-5,377 S.F. | \$25.00/S.F. F.S.G.**

**PROPERTY INFORMATION**



- **FIRST COMMERCIAL GREEN BUILDING IN CREVE COEUR**
  - **2018 RECIPIENT OF THE GREEN BUSINESS AWARD**
- **HIGH-END SPANISH MARBLE LOBBY WITH ACCESS TO THE ELEVATOR AND THE LOWER-LEVEL GARAGE**
- **ENCLOSED EXECUTIVE PARKING GARAGE, RESERVED FOR TENANTS**
- **GEOTHERMAL HEATING AND SOLAR PANEL POWER, LED LIGHTS-CARBON NEUTRAL**
- **ON-SITE OWNERSHIP AND MANAGEMENT**
- **PYLON SIGN AND STOREFRONT AVAILABLE**
- **ZONED: C-5 HIGHWAY COMMERCIAL DISTRICT**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		10,037	62,294	160,265
HOUSEHOLDS		4,821	27,593	66,770
AVERAGE HH INCOME		\$138,571	\$141,455	\$137,158



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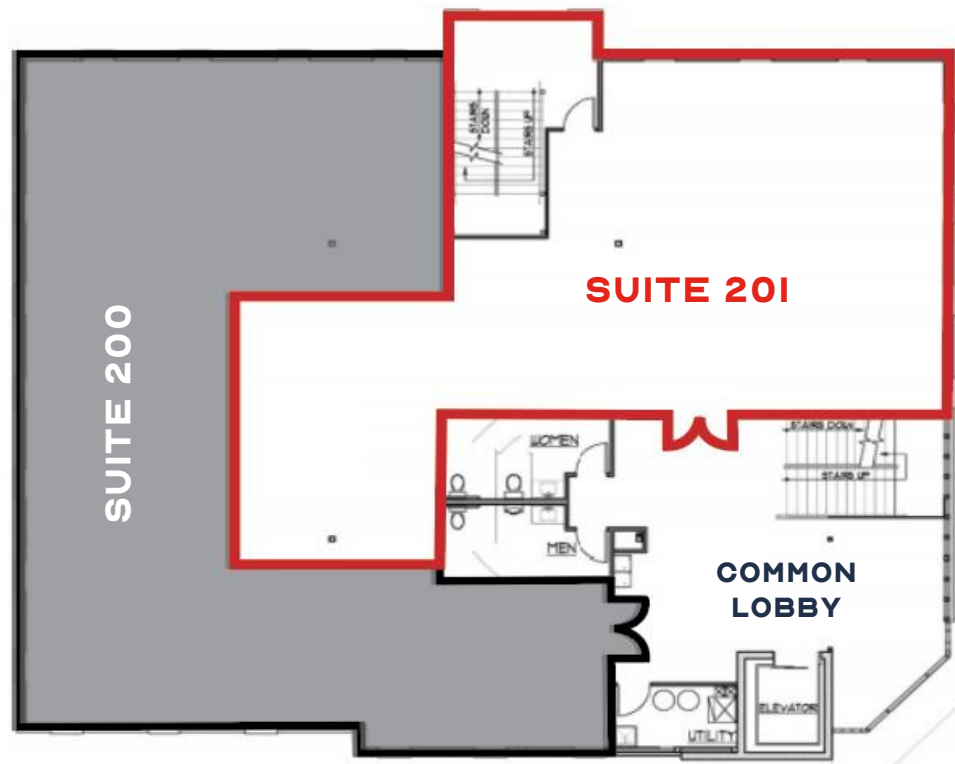
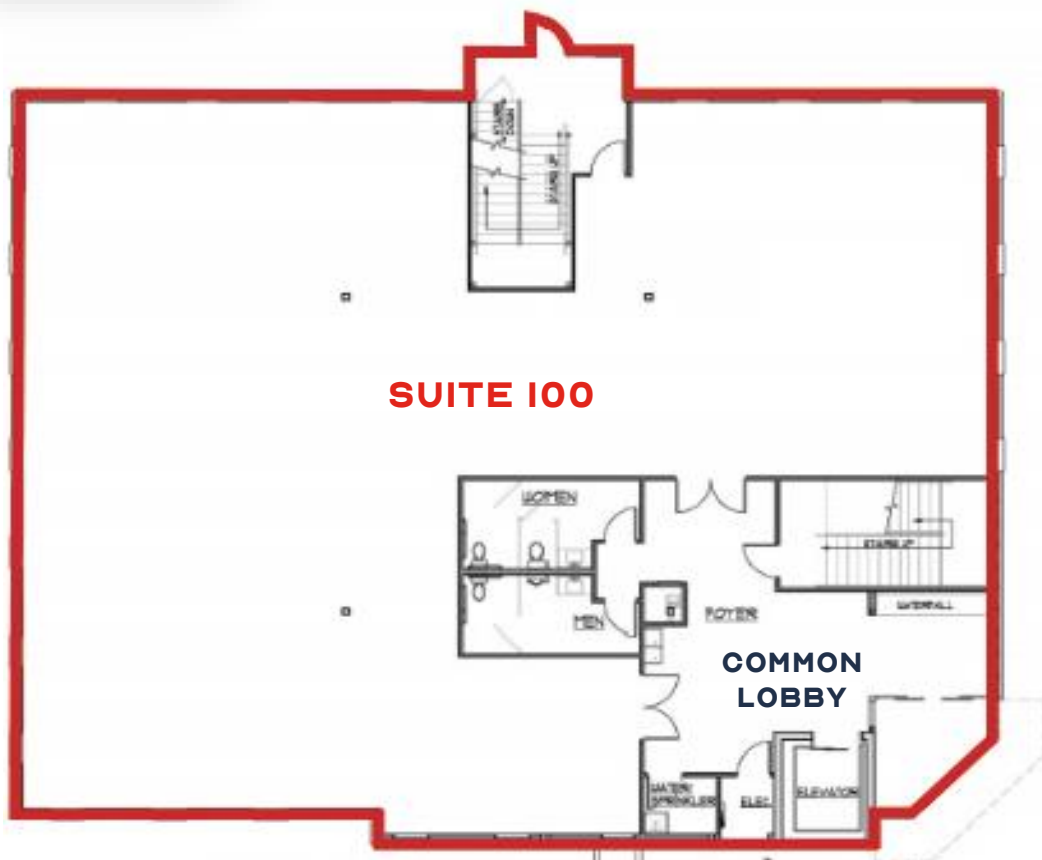
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### SITE PLAN



#### 1<sup>ST</sup> FLOOR OFFICE SPACE

**SUITE 100 - AVAILABLE 5,377 R.S.F.**

#### 2<sup>ND</sup> FLOOR OFFICE SPACE

**SUITE 200 - LEASED 3,125 S.F.**

**SUITE 201 - AVAILABLE 2,303 R.S.F.**

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AERIAL



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