

FOR SALE (WITH 6,222 SF AVAILABLE FOR OWNER OCCUPANT)

17,000± SF MEDICAL OFFICE FREESTANDING BUILDING

12152
TESSON FERRY ROAD
St. Louis, MO 63128

REDUCED SALE PRICE



PROPERTY FEATURES

- + Excellent Owner/Occupant Opportunity
- + Highly visible with quick access to Hwy. 270
- + Square footage by floor:
 - Total building: 16,834 SF
 - Main Floor: 13,477 SF
 - Lower Level: 3,357 SF
- + 18,786 vehicles per day
- + Corner lot
- + Zoning: C8 (Planned Commercial) Medical Use
- + Parking Spaces: 51 total spaces (46 standard width plus 5 ADA accessible width)
- + Lot Size: 1.21 acres
- + Full masonry building built in 1991

REDUCED SALE PRICE:
\$1,750,000 (WITH MRI EQUIPMENT REMOVED)

LEASE RATE:
\$23.00/SF, FULL SERVICE



DRIVE TIMES:

- :: I-270..... 1 minute (less than 1/12 mile)
- :: Lindbergh Blvd at Tesson Ferry..... 2 minutes
- :: I-270 and I-55..... 3 minutes (2 miles)
- :: I-270 and I-44..... 4 minutes (3.9 miles)
- :: St. Anthony's/MERCY Medical Center.....
- 5 minutes (1.1 miles)
- :: I-270 and I-64/40.....10 minutes (10 miles)

Demographics	1 Mile	3 Miles	5 Miles	7 Miles
Population	9,510	73,056	202,213	380,547
Average Household Income	\$95,639	\$87,931	\$83,940	\$87,191

FOR SALE OR LEASE

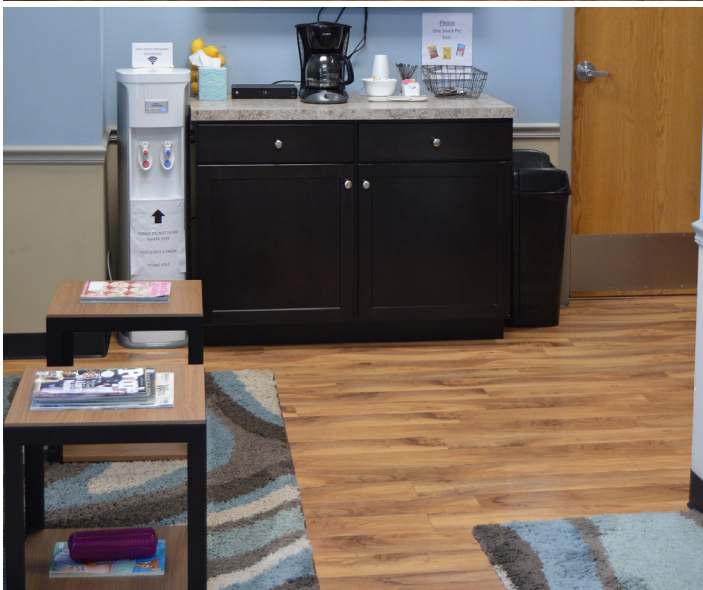
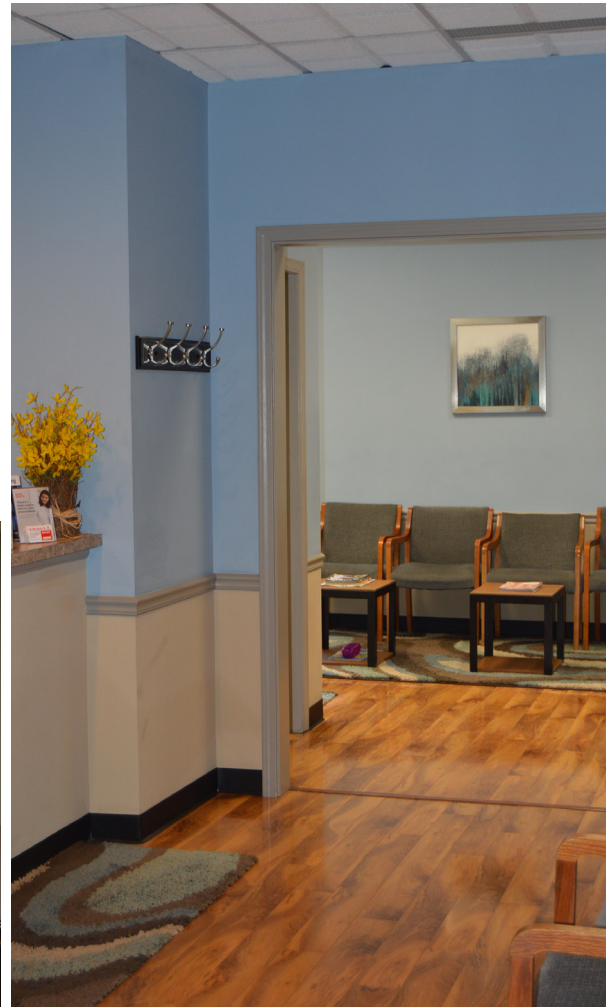
17,000± SF MEDICAL OFFICE



OWNER OCCUPANT USE

APPROXIMATELY 6,222 SF

- + Current On-site Imaging Services Available:
 - X-RAY, MRI, C-arm
- + Existing Tenant Specialties: Imaging, Dysphagia Treatment, Chiropractor, Podiatrist
- + 2018 Renovations (to be completed by 12/31/18):
 - Common area waiting rooms and corridors
 - New LED fixture installation throughout for energy consumption savings



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EXTERIOR PHOTOS



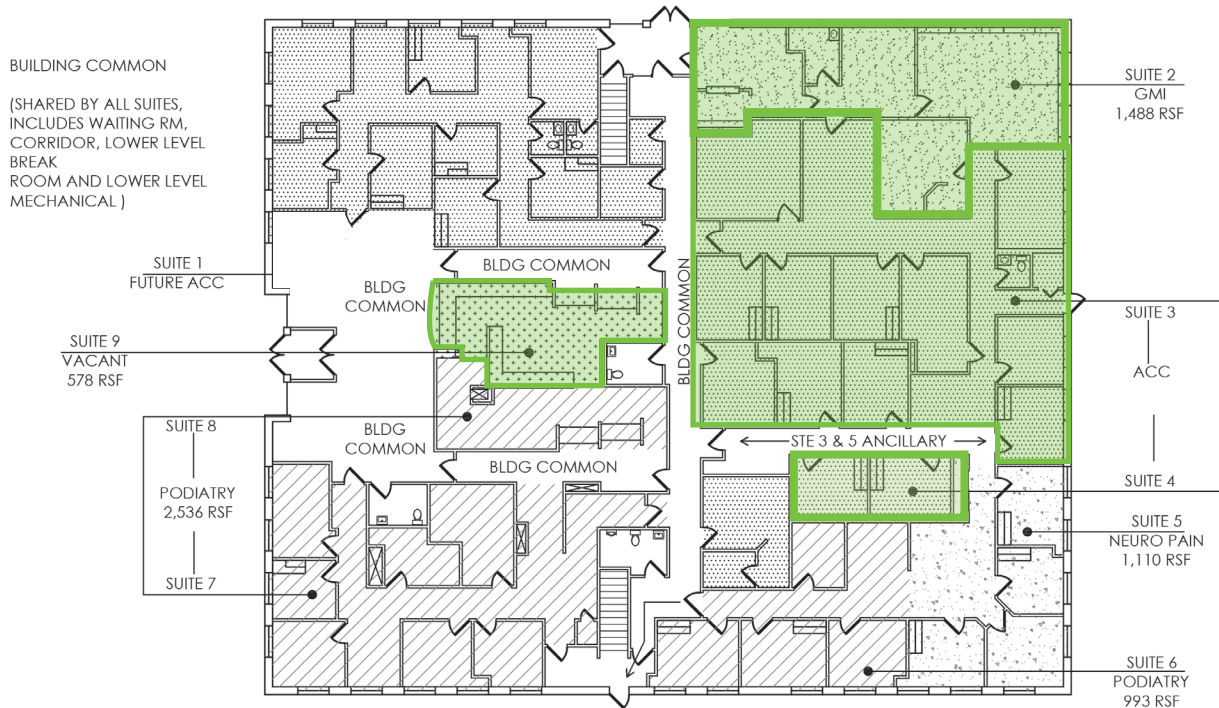
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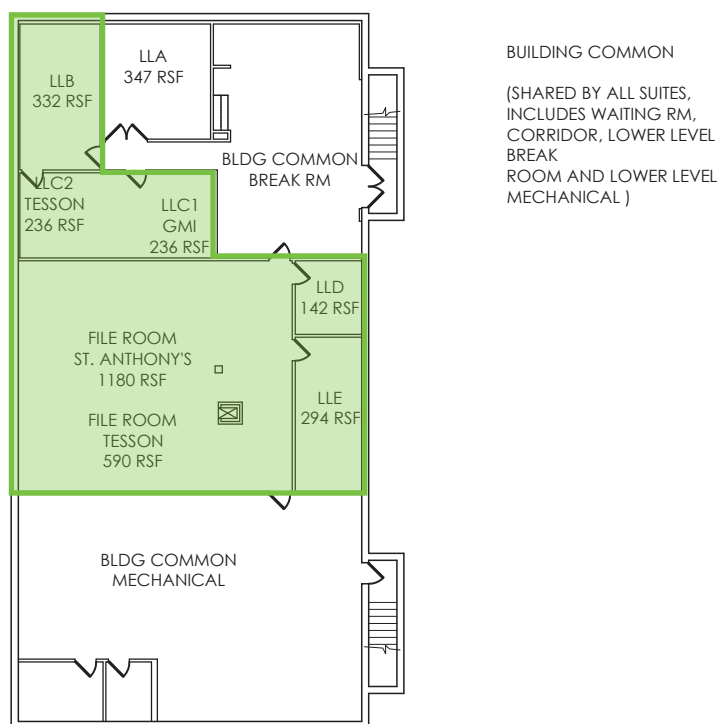


FLOOR PLANS

MAIN FLOOR



LOWER LEVEL



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AREA AMENITIES



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