

FOR SALE OR LEASE

12,514 SF MEDICAL BUILDING

4601 EXECUTIVE CENTRE PKWY | ST. PETERS, MO 63376



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FEATURES

- › FOR SALE: 12,514 SF medical office building
- › FOR LEASE: Suite 200: ±3,389 RSF (±2,813 USF)
- › Well-maintained building features a spacious lobby with contemporary finishes
- › Ideal owner/user opportunity with three tenants in place
- › Located one block from Barnes-Jewish St. Peters Hospital
- › Available suites feature medical build-out with multiple exam rooms, waiting area and office space
- › Easy access to Mexico Rd, Jungermann Rd & I-70
- › Close proximity to 5300 Centre. A new luxury apartment community containing 265 units.

SALE PRICE: \$2,378,000 (\$190.00/SF)

LEASE RATE: \$21.00/SF FULL SERVICE

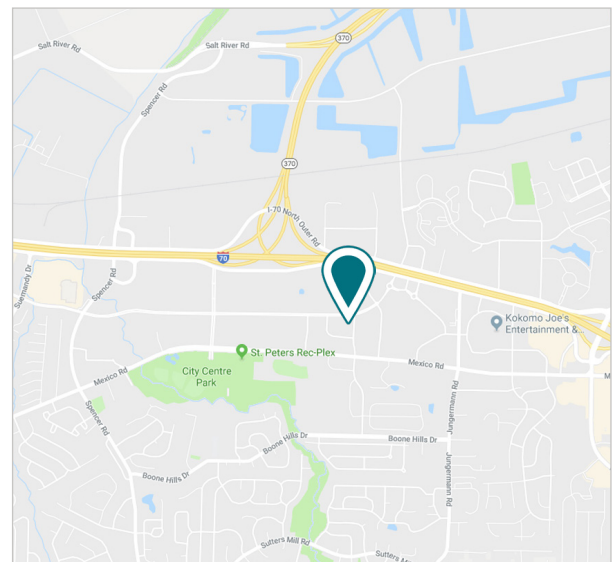
Contact

PATRICIA MCKELVEY

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BUILDING SF 12,514 SF	LOT SIZE 1.27 ACRES	TAXES (2018) \$37,860.33
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AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,395	67,755	169,869
HOUSEHOLDS	2,613	26,997	66,400
MEDIAN HH INCOME	\$85,682	\$75,191	\$73,189
MEDIAN HOME VALUE	\$204,229	\$183,947	\$191,812

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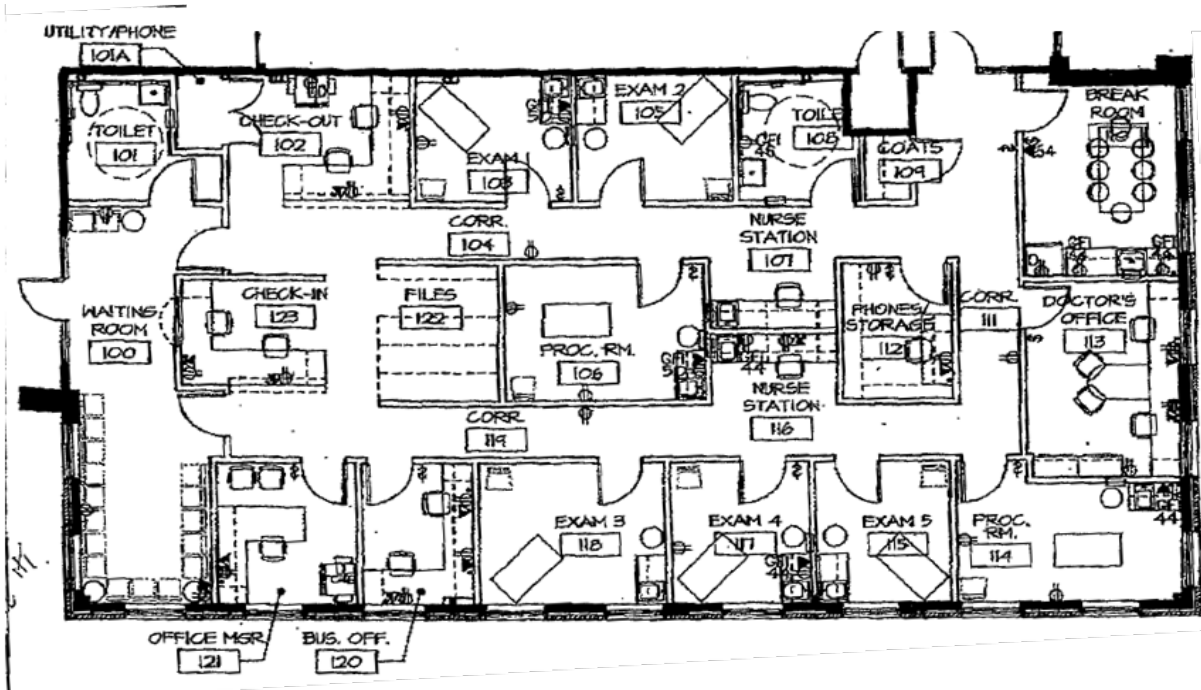
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FLOOR PLAN - SUITE 200 (3,389 RSF +/- 2,813 USF)



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