

Coming Soon—Spring 2019

New Commercial Development

Each building to offer custom finishes

Richmond Business Center

St. Peters, MO 63376

(6) Freestanding buildings

New concept to St. Charles County

High-end interior & exterior finishes

All buildings are 3,080 s/f

Office building with storage & drive-in access



Executive I (Two units available)



Executive II (Four units available)

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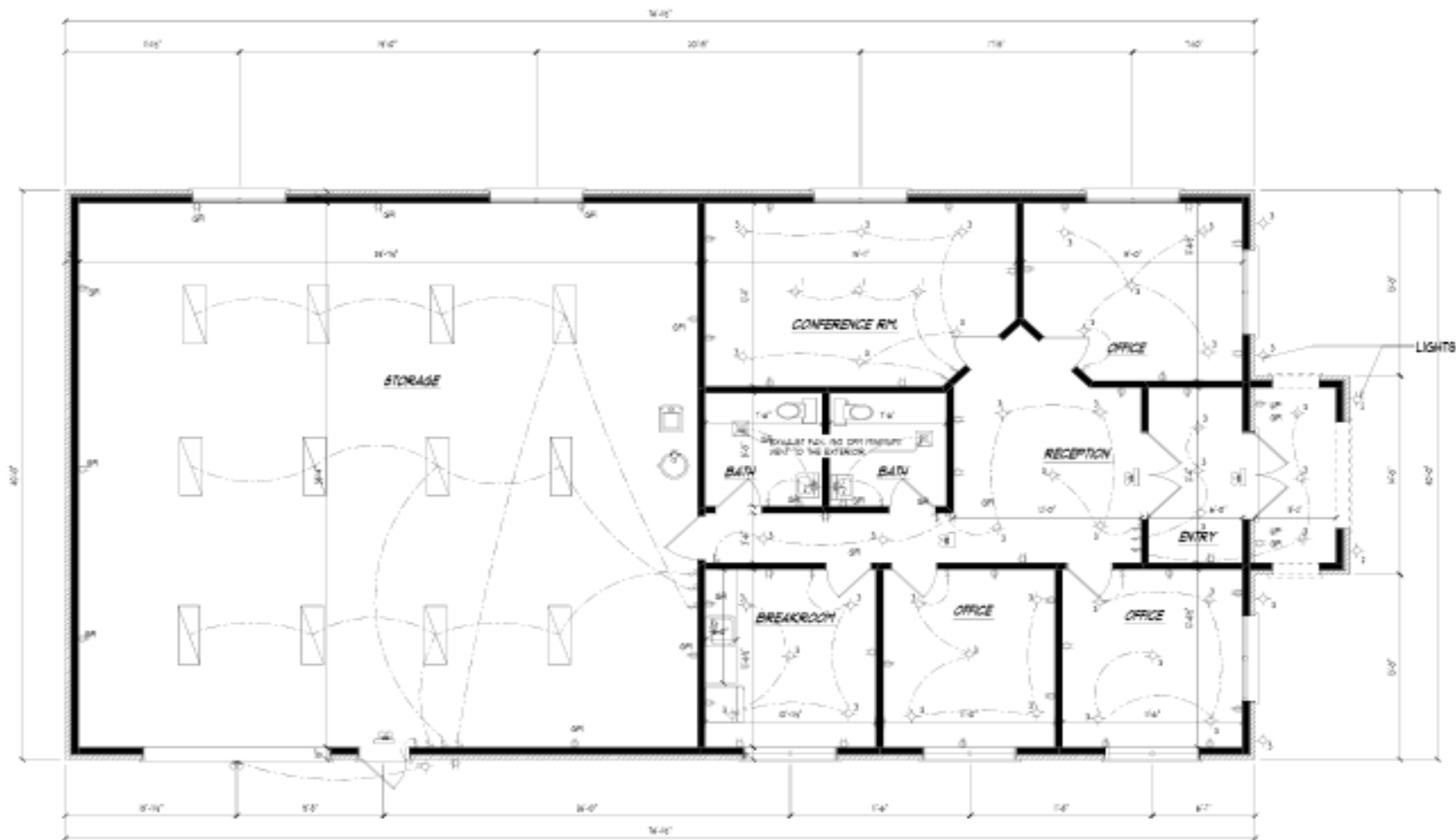
WWW.Leahypropertiesllc.com



- **3,080 square feet—Professional office / flex building**
- **Covered entry vestibule area encased with brick & stone**
- **Custom double entry doorway (wrought iron metal)**
- **Large decorative and inviting stone wall lighting**
- **1,732 square feet of professional office build-out**
- **Real natural stone & brick exterior finishes**
- **Hip roof with architectural shingles**
- **Bronze casement windows with transoms**
- **Bronze guttering, downspouts and decorative gutter boxes**
- **Enclosed soffits with can lighting**
- **Architectural corbels**
- **12' wide x 10' high insulated garage door with opener**
- **Professionally landscaped grounds**
- **Ample parking within the development**
- **Inviting entry vestibule area**
- **3 Private offices**
- **Kitchenette with custom cabinetry & granite**
- **Refrigerator, microwave & dishwasher**
- **2 Restrooms (ADA code compliant)**
- **12 ft. high ceilings**
- **Crown & millwork finishes**
- **Stained concrete flooring**
- **High-end lighting throughout**
- **All electric buildings**
- **Energy efficient HVAC systems**
- **Solid hardwood interior doors**
- **Ability to add additional offices**
- **Distinctive décor throughout**



- **3,080 square feet Professional office / flex building**
- **Covered entry vestibule area encased with brick & stone**
- **Double entry doorway (wrought iron / metal)**
- **Large decorative and inviting stone wall lighting**
- **1,426 square feet of professional office build-out**
- **Natural stone, brick & stucco exterior finishes**
- **Hip roof with architectural shingles**
- **Bronze casement windows with transoms**
- **Bronze guttering, downspouts and gutter boxes**
- **Enclosed soffits with can lighting**
- **Architectural corbels**
- **12' wide x 10' high insulated garage door with opener**
- **Professionally landscaped grounds**
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FINISHED AREA OF BUILDING IS 1426 SQUARE FEET

C-1 & C-2 zoning uses permitted

Potential Uses Include:

- Insurance agency
- Financial services
- Real estate agency
- Attorney
- Accountant
- Therapist / counseling
- Car / hobby eutheist
- Dentist
- Chiropractor
- Physical therapist
- Sign / printing company
- Contractor
- Sales & marketing
- Social media / technology
- Veterinarian
- Medical



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