

# For Lease - Medical Office

1574 Woodlake Drive

Town and Country, MO 63017

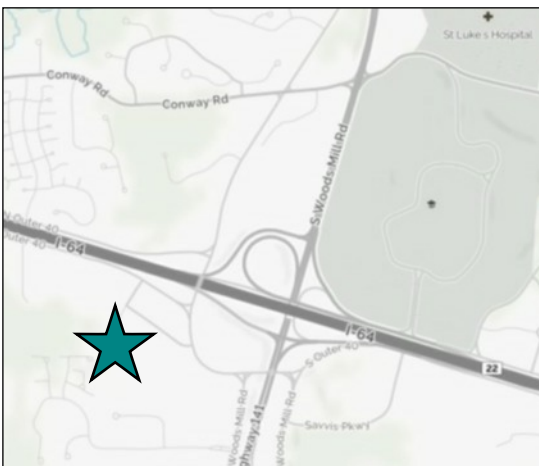


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## 1574 Woodlake Offers:

- Fully built out for medical
- Great location with quick hwy access
- Ample, close parking
- Close proximity to St. Luke's Hospital, Missouri Baptist Medical Center & Mercy Medical Center



### Building Size

5,616 SF

### Space Available

2,478 SF

### Lease Rate

\$16.50/ SF Gross  
(Tenant pays utilities)

### Zoning

Commercial

### Taxes

\$13,632.94

### Municipality

Town and Country

### Current Tenants

Allergy Associates



*Patricia McKelvey*

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*McKelvey Properties*

17280 N. Outer 40 Rd.

Suite 201

Chesterfield, MO 63005

Office: 636.669.9111



[www.mckelveyproperties.com](http://www.mckelveyproperties.com)



No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

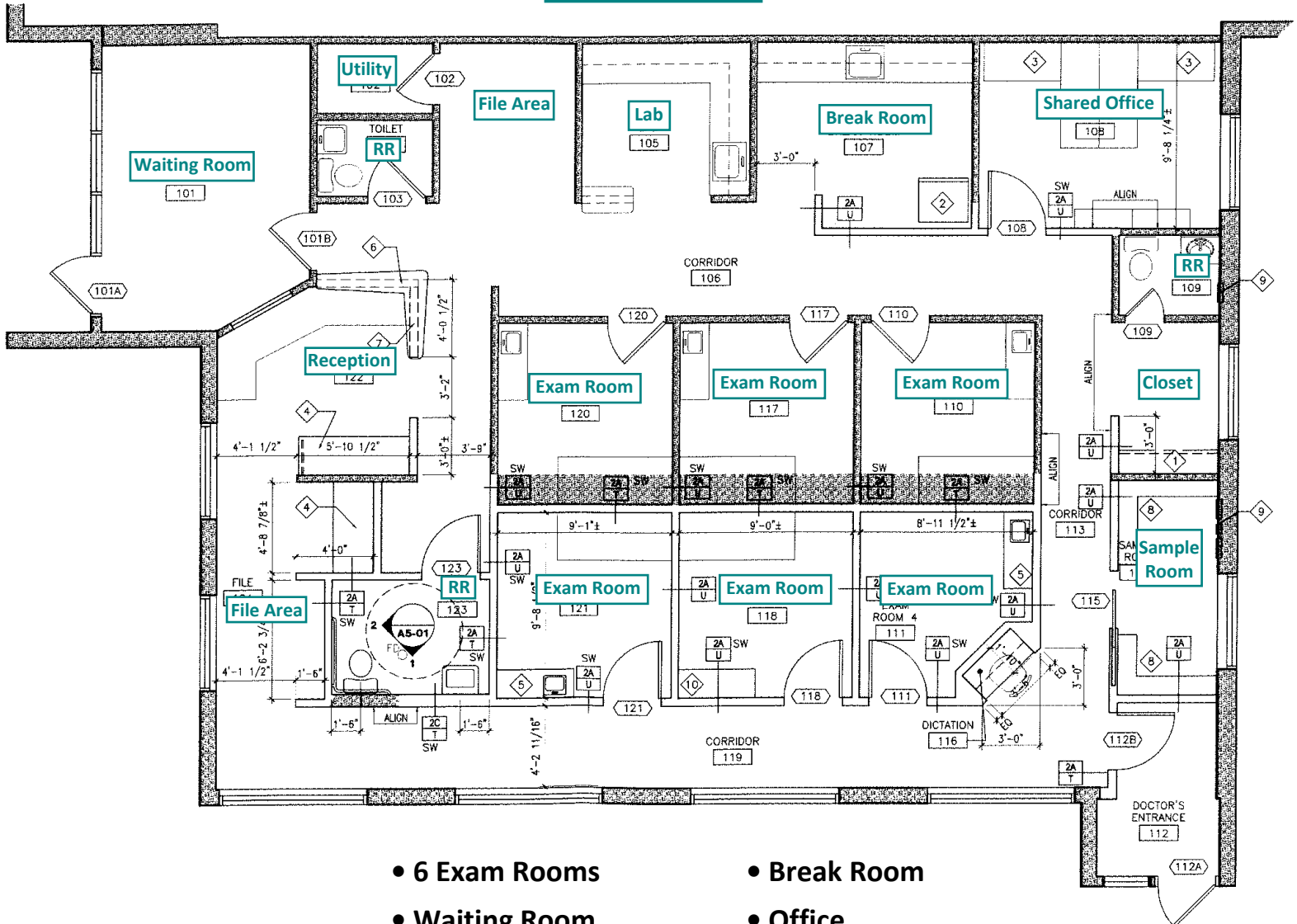
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## Floor Plan



- 6 Exam Rooms
- Break Room
- Waiting Room
- Office
- Reception Area
- File Space
- Lab
- 3 Restrooms
- Sample Room

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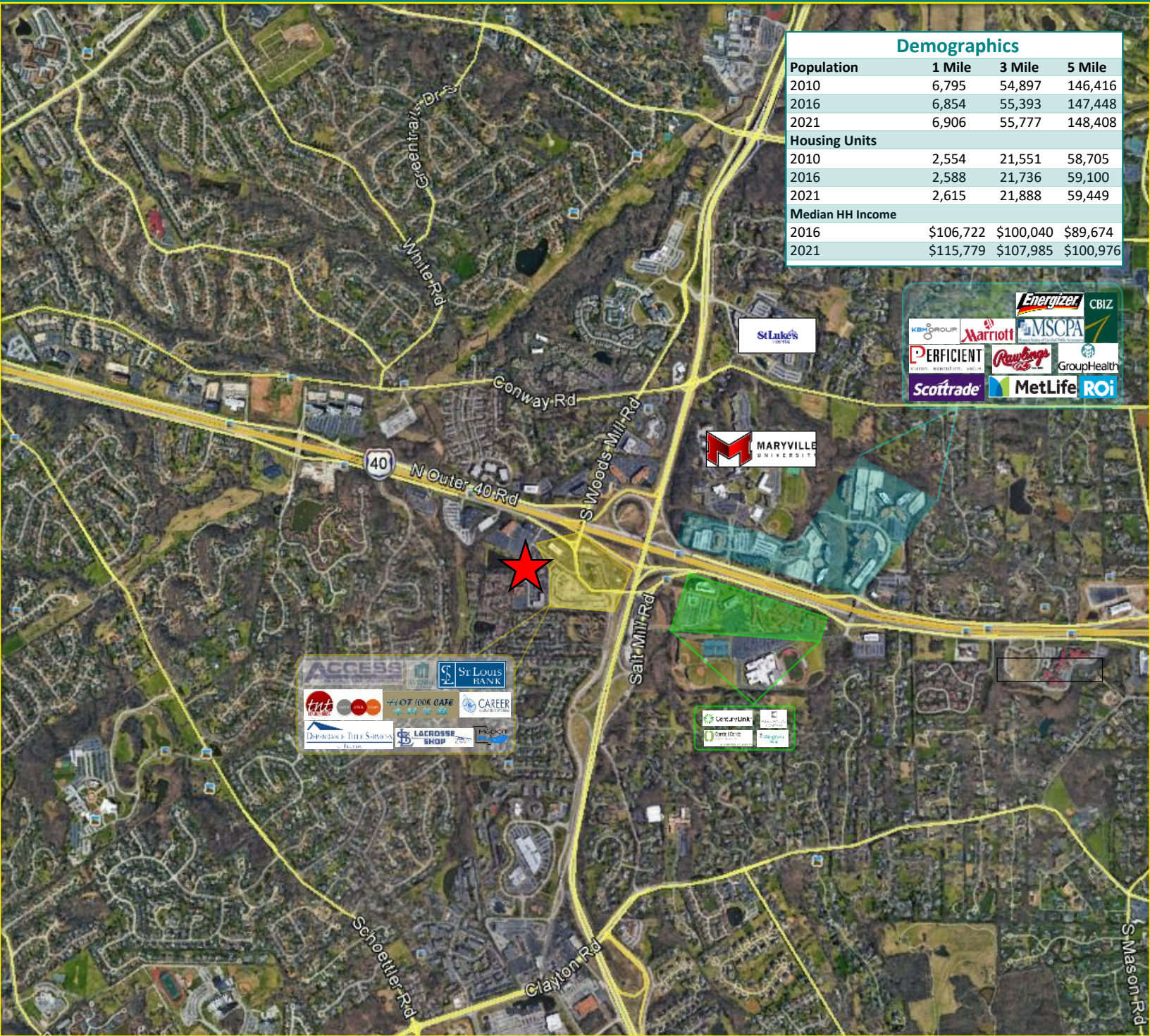
# For Lease - Medical Space

1547 Woodlake Drive

Town and Country, MO 63017



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Demographics			
Population	1 Mile	3 Mile	5 Mile
2010	6,795	54,897	146,416
2016	6,854	55,393	147,448
2021	6,906	55,777	148,408
Housing Units			
2010	2,554	21,551	58,705
2016	2,588	21,736	59,100
2021	2,615	21,888	59,449
Median HH Income			
2016	\$106,722	\$100,040	\$89,674
2021	\$115,779	\$107,985	\$100,976



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