

FOR LEASE

603-2,340 SF OFFICE

1 MID RIVERS MALL DR | ST. PETERS, MO 63376



McKELVEY PROPERTIES
building relationships . creating wealth



FEATURES

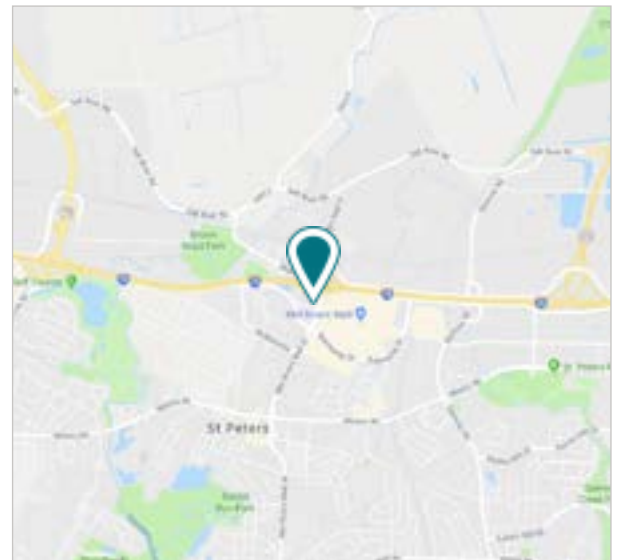
- › 603-2,340 SF office space for lease
- › Turnkey suites available
- › Atrium lobby features dual staircases
- › Three-story building with elevator service
- › High traffic area with immediate access to I-70
- › Over 32,000 vpd on Mid Rivers Mall Dr
- › Located across from Mid Rivers Mall

LEASE RATE: \$18.95-\$21.00/SF FULL SERVICE

Contact

CHRISTINA MORR
636.236.2245
cmorr@mckelveyproperties.com

BUILDING SF	PROPERTY TYPE	TAXES (2018)
56,723 SF	OFFICE BUILDING	\$123,725.56



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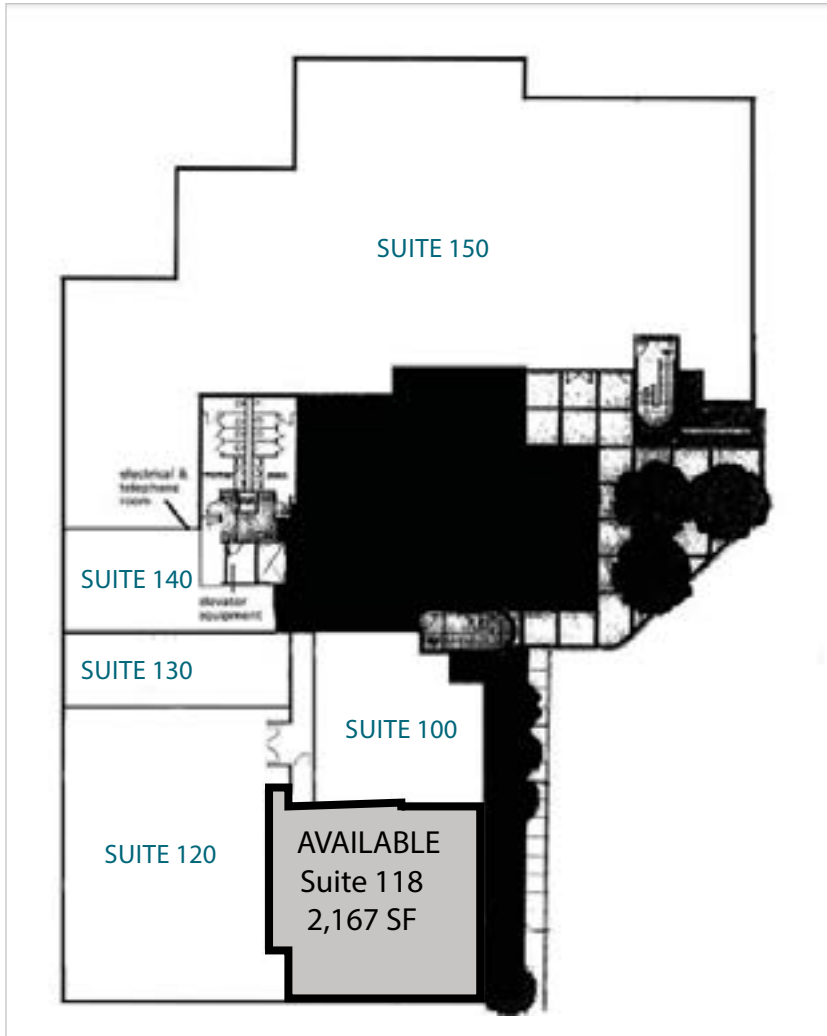
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FLOOR PLAN - 1ST FLOOR



SUITE	TENANT	SF
100	Legacy In Home Services	1,500 RSF
118	AVAILABLE	2,167 RSF
120	Krilogy Financial	2,830 RSF
130	Home Town Equity Mortgage	1,140 RSF
140	Edward Jones	1,040 RSF
150	US Bank	10,457 RSF

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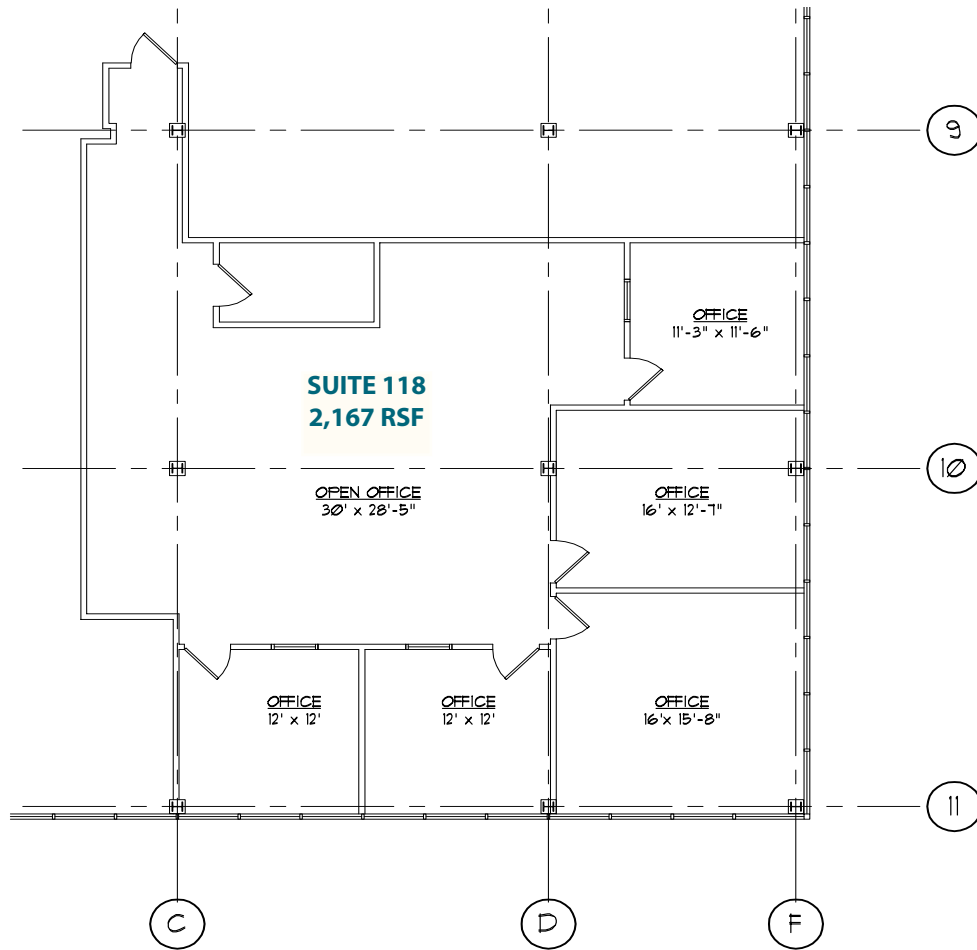
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DETAILED FLOOR PLAN - 1ST FLOOR (SUITE 118)



1 FIRST FLOOR PLAN
L-1 | L-1 SCALE: 1/8"=1'-0"



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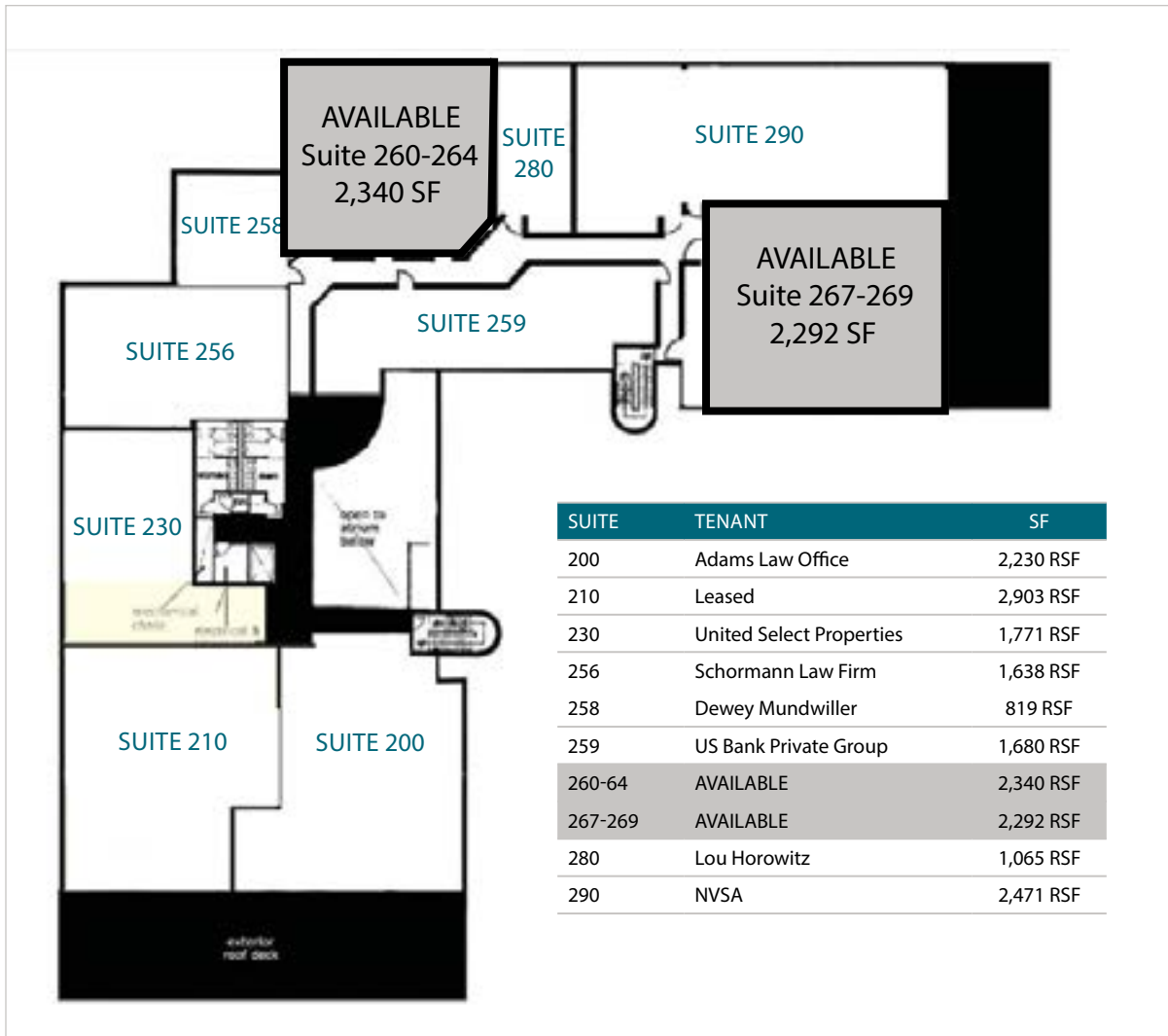
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FLOOR PLAN - 2ND FLOOR



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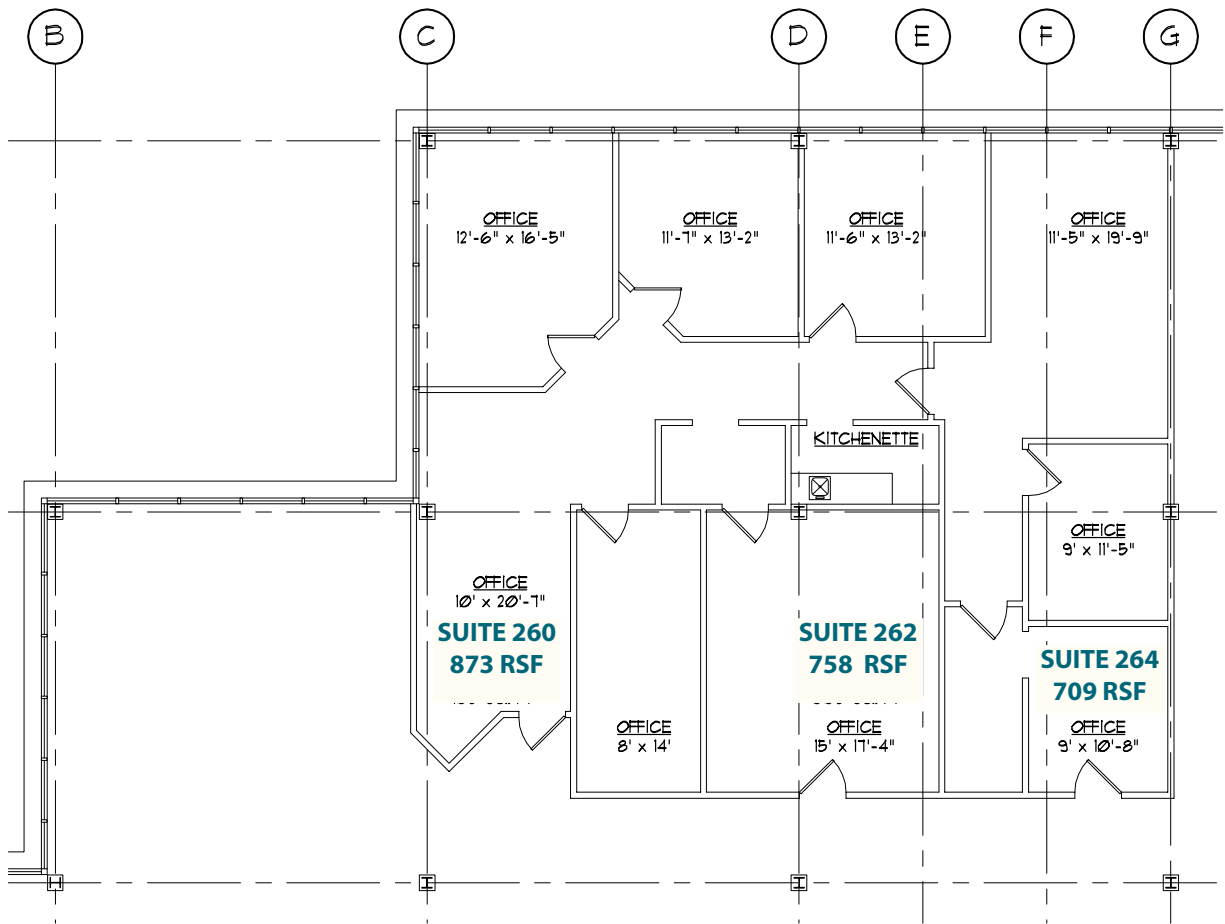
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DETAILED FLOOR PLAN - 2ND FLOOR (SUITES 260, 262, 264)



1 SECOND FLOOR PLAN

L-3 | L-3 SCALE: 1/8"=1'-0"



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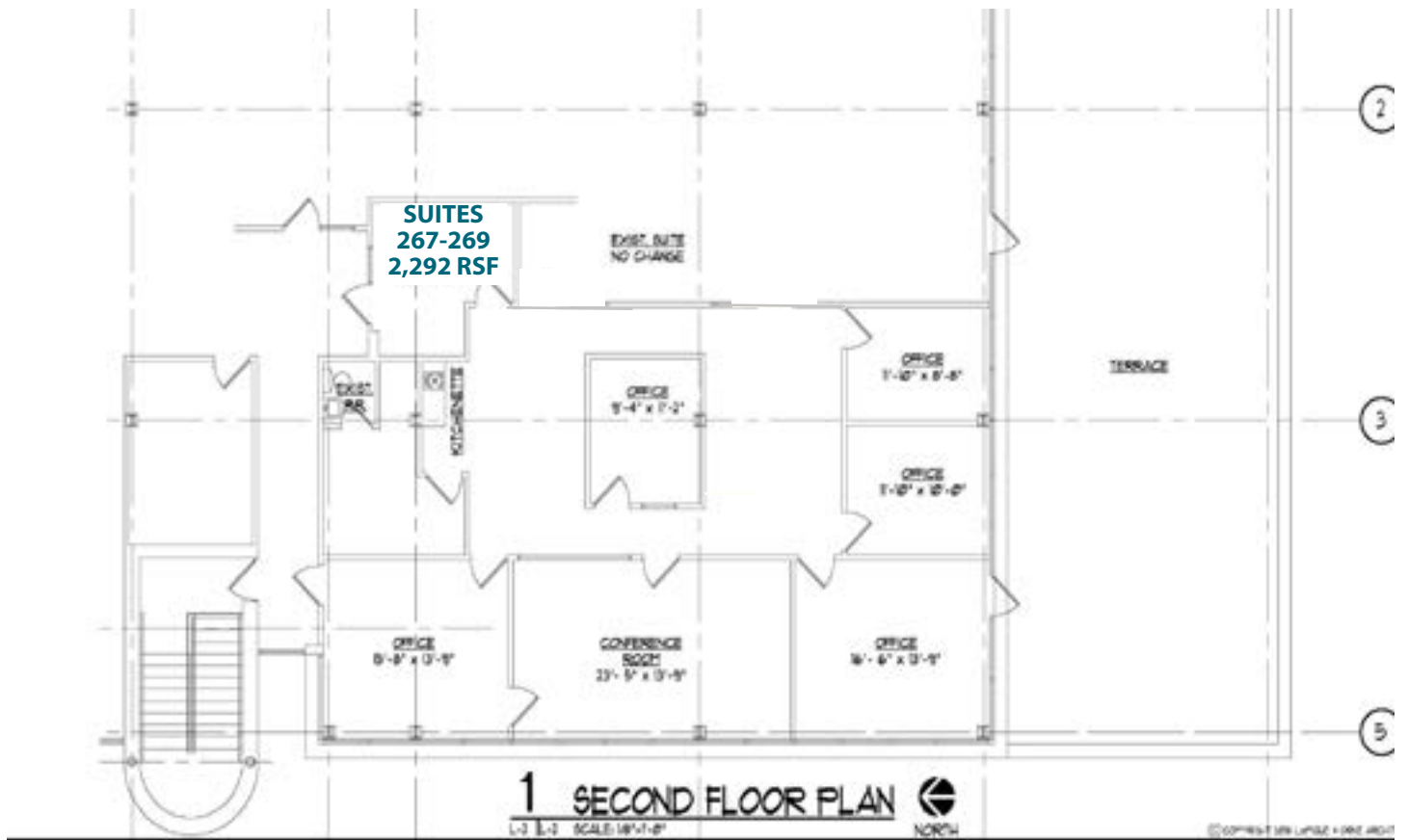
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DETAILED FLOOR PLAN - 2ND FLOOR (SUITES 267-269)



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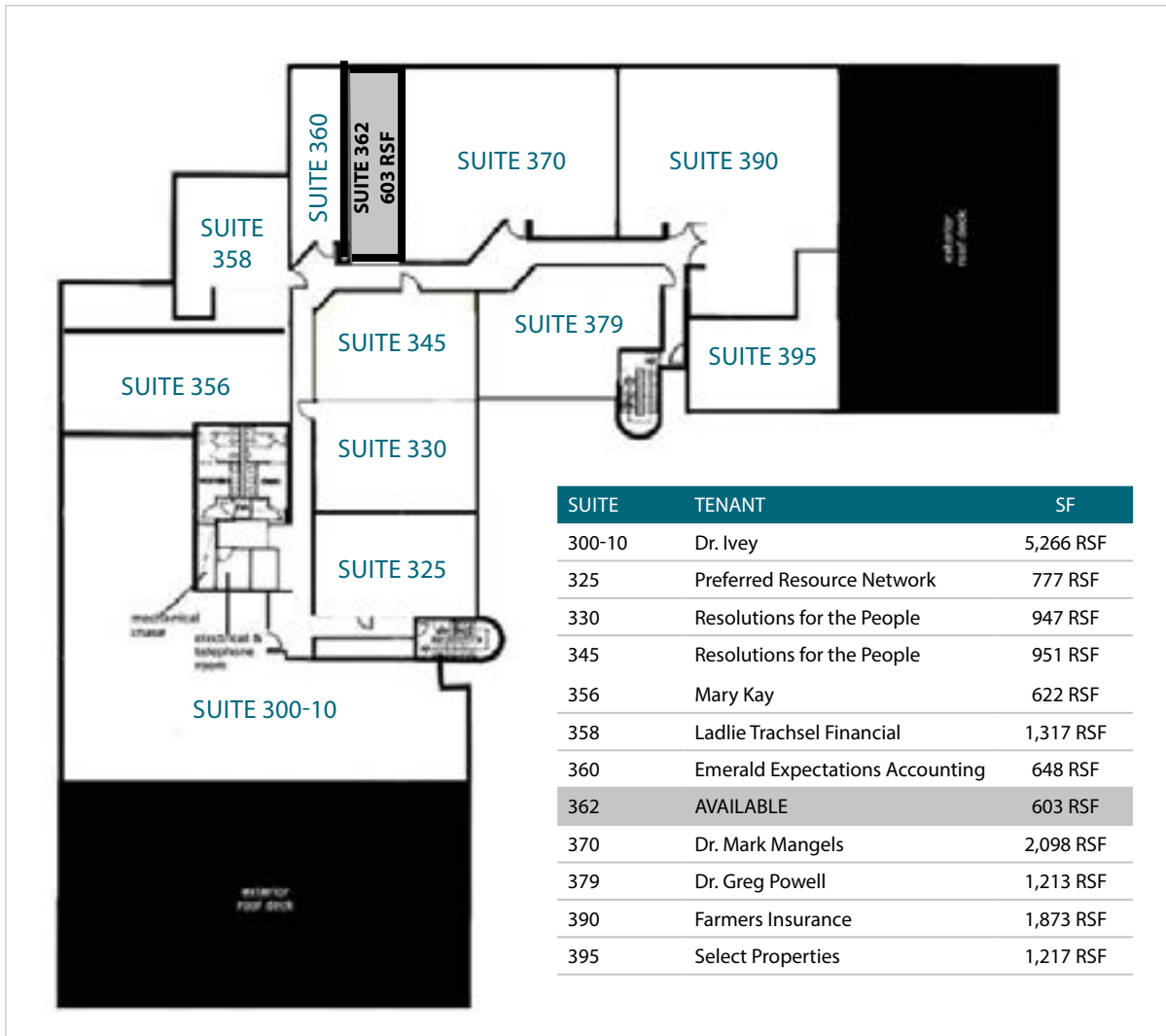
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FLOOR PLAN - 3RD FLOOR



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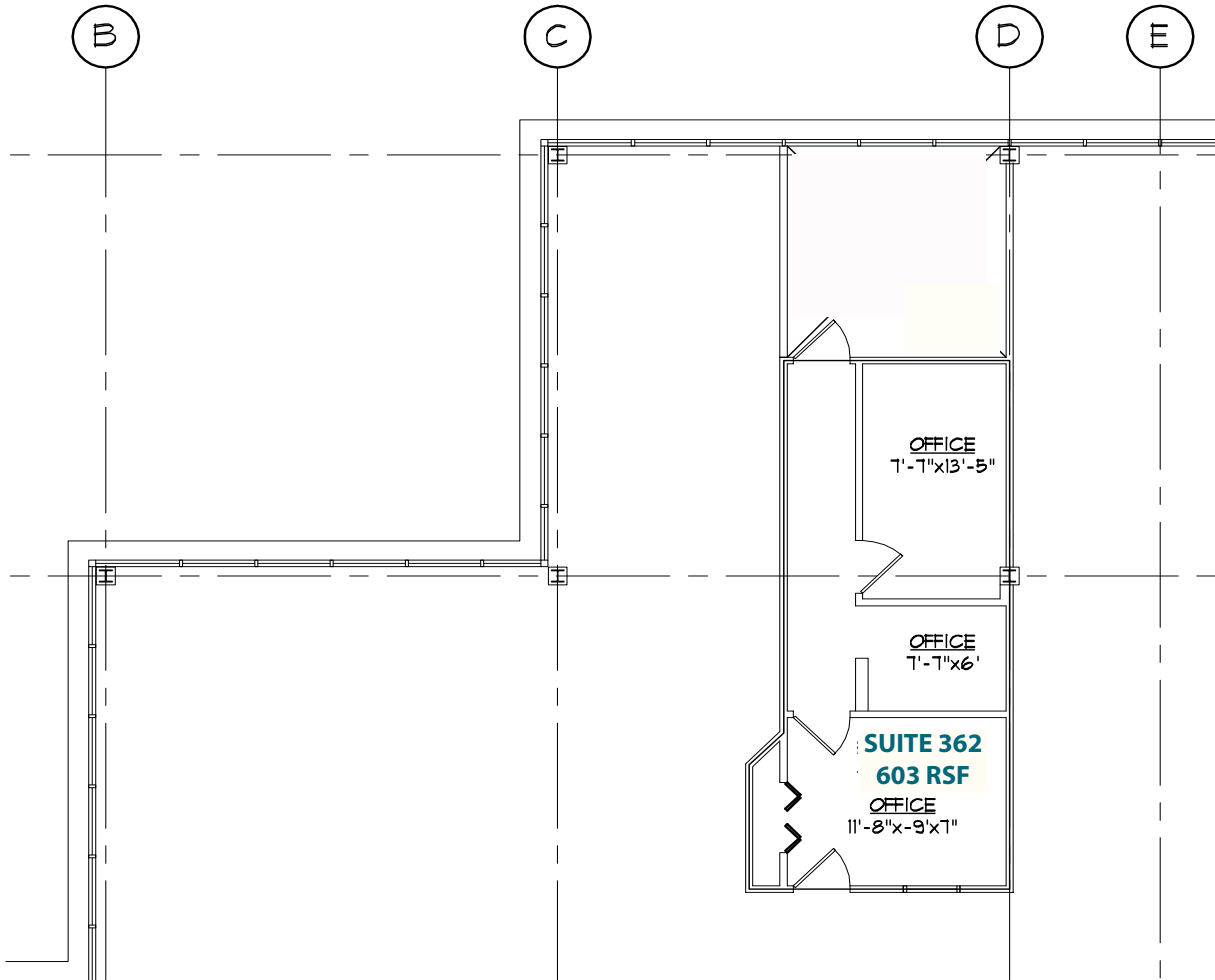
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DETAILED FLOOR PLAN - 3RD FLOOR (SUITE 362)



1 THIRD FLOOR PLAN
L-3 | L-3 SCALE: 1/8"=1'-0"



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