

Medical / Retail Building

9845 W Florissant Ave

St. Louis, MO 63136

**URGENT
CARE**

4,658 SF Medical / Retail
For Lease: \$18/sf/yr (NNN)
For Sale: \$800,000

FOR ADDITIONAL INFO, CONTACT:

Joseph Lampe, Director - Healthcare

314-728-6007 / jlampe@ccr-stl.com

Jared Stone, Associate

314-604-8466 / jstone@ccr-stl.com

Leased By:



8000 Maryland Avenue, Suite 1120

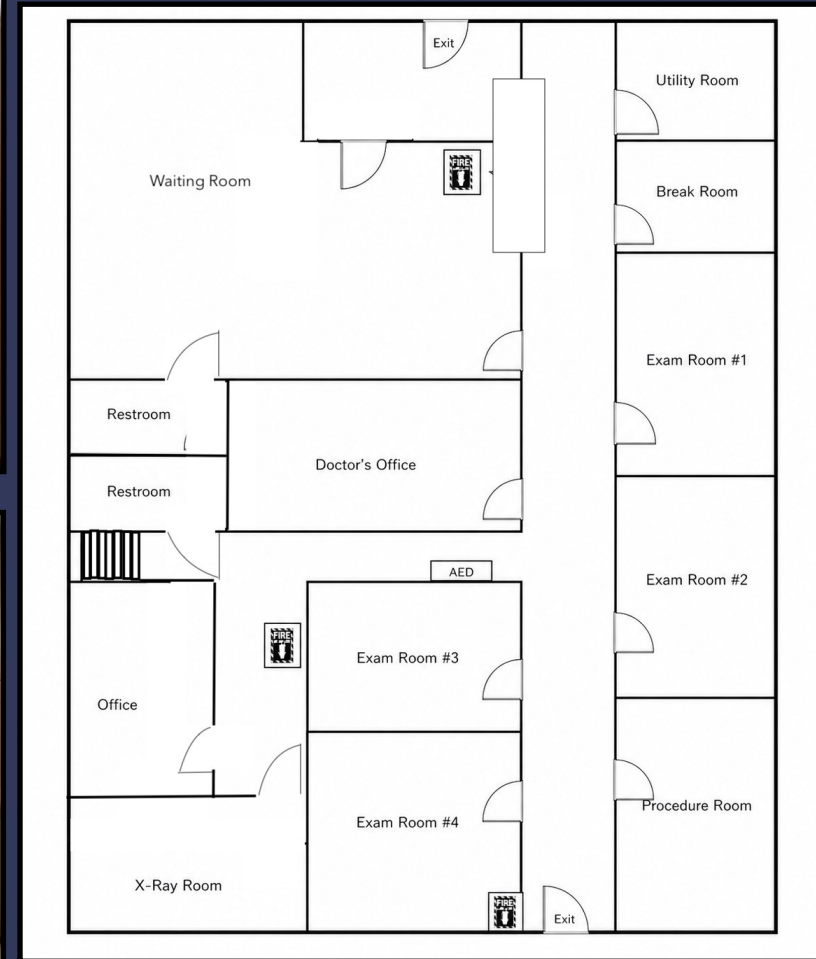
St. Louis, MO 63105

www.ccr-stl.com

Building Highlights:

- ◆ 2,778 SF first-floor medical + 1,880 SF LL admin
- ◆ Modern medical office design flexible for: Primary Care, Pain Management, Urgent Care, Oral Surgery, MRI Clinic, Veterinarian, etc.
- ◆ Prominent building and pylon signage
- ◆ High parking ratio of 6 spaces per 1,000 SF
- ◆ Well maintained interior featuring:
 - Waiting room
 - Reception / Manager Office
 - Data / Storage Room
 - Four Exam Rooms + Procedure Room
 - Admin Office + Consultation Room
 - X-Ray Room
- ◆ Dense residential demographics: 244,792

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Ferguson
Community
Center

Dellwood
City Hall

Urban League
Senior Living

9845 W
Florissant Ave

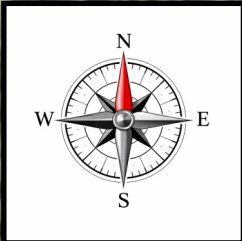
Urban League
Plaza Development

(Click here for more info)



W Florissant Ave

Chambers Road



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Leased By:
 **Cornerstone**
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8000 Maryland Avenue, Suite 1120
St. Louis, MO 63105
www.ccr-stl.com

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