

OFFICE | **FOR LEASE**



1 Mid Rivers Mall Drive St. Peters, MO 63376

Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

603-2,830 SF OFFICE SPACE AVAILABLE!





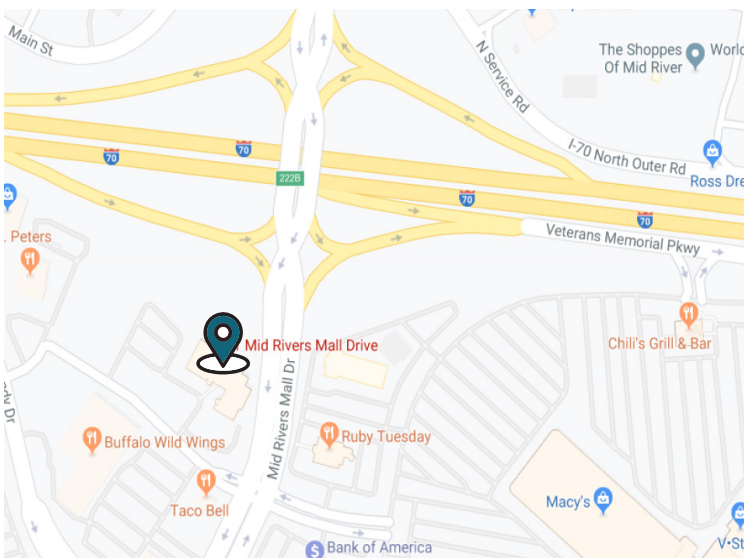
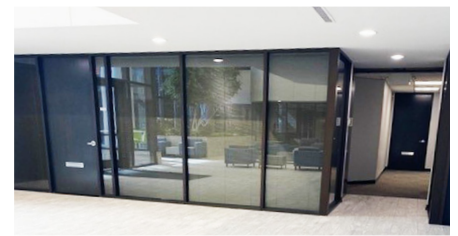
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603-2,830 SF OFFICE SPACE



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603-5,307 SF OFFICE SPACE FOR LEASE

TURNKEY SUITES AVAILABLE

NEWLY RENOVATED 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: \$21.00-\$23.00/SF FULL SERVICE

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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | 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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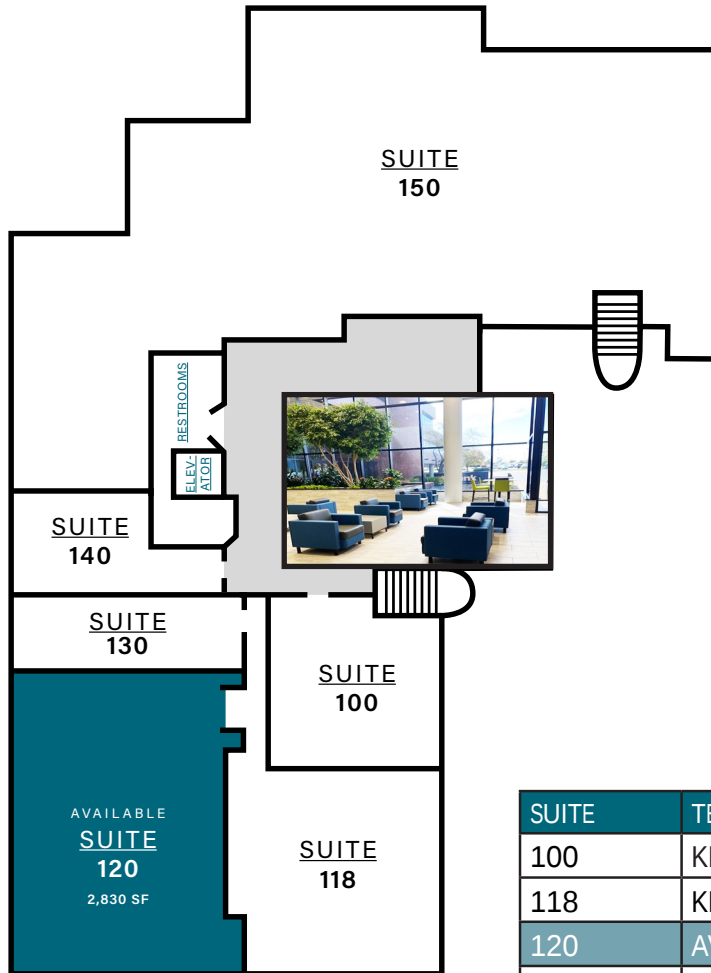
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FLOOR PLAN - 1ST FLOOR



SUITE	TENANT	SF
100	KRILOGY ADVISORS	1,500
118	KRILOGY ADVISORS	2,477
120	AVAILABLE	2,830
130	EXPRESS EMPLOYMENT PROFESSIONALS	1,140
140	EDWARD JONES 6272	1,040
150	US BANK	10,636

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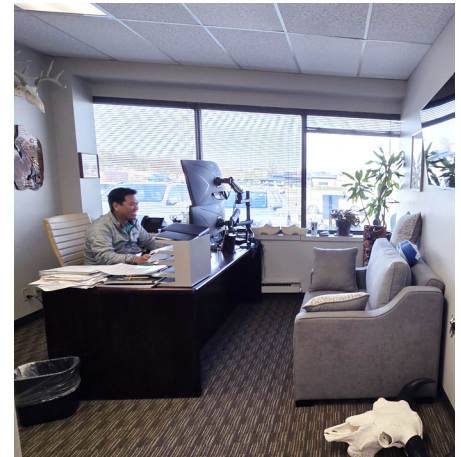
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SUITE 120



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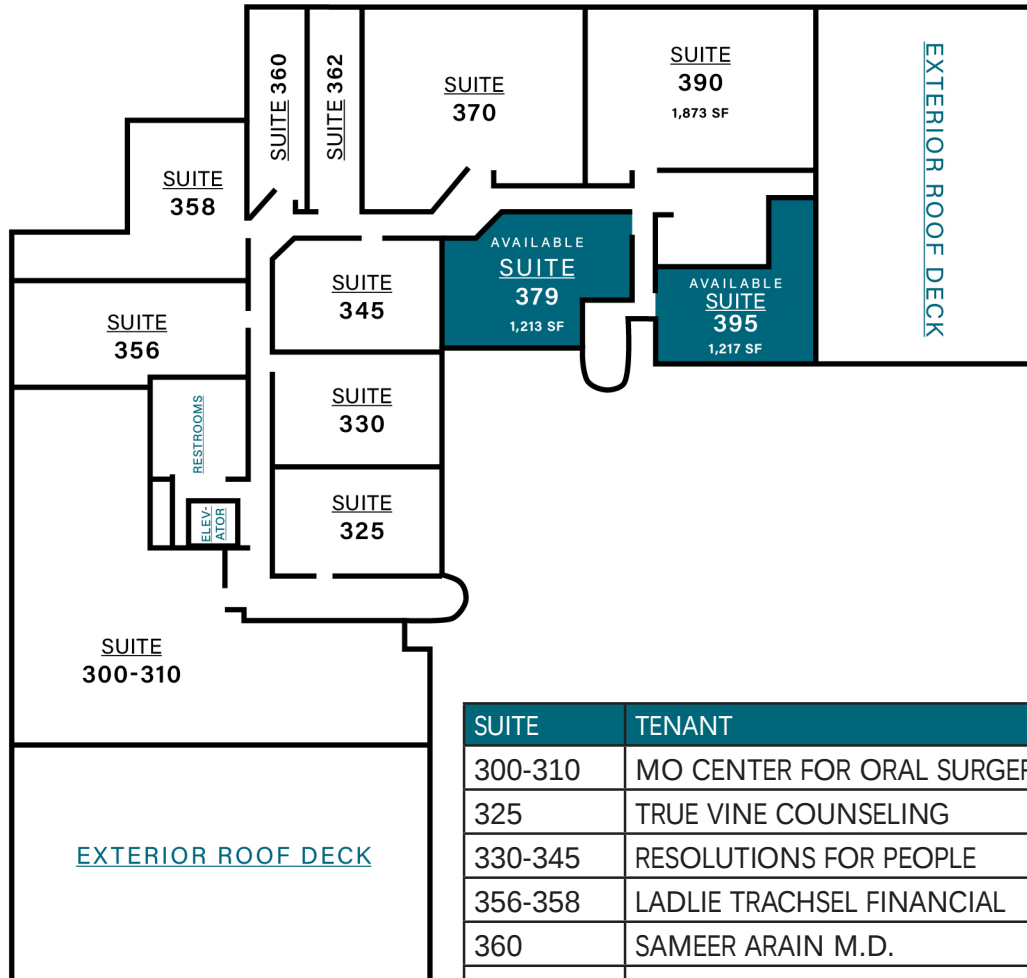
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FLOOR PLAN - 3RD FLOOR



SUITE	TENANT	SF
300-310	MO CENTER FOR ORAL SURGERY	5,266
325	TRUE VINE COUNSELING	777
330-345	RESOLUTIONS FOR PEOPLE	1,898
356-358	LADLIE TRACHSEL FINANCIAL	1,939
360	SAMEER ARAIN M.D.	648
362	Daniel Carver	603
370	DR. MARK MANGELS	2,098
379	AVAILABLE	1,213
390	PET SCRIPT INC.	1,873
395	AVAILABLE	1,217

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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
Located directly across Mid Rivers Mall Drive from Mid Rivers Mall! High VPD and easy access. Located near many large name retailers and restaurants.	This space would suit a wide variety of needs for office, retail, and medical space including insurance, finance, law offices, storefront, doctors offices, medical spas, podiatry, and more!	146,293 VPD within one mile. 116,496 VPD within three miles.	Sybergs Buffalo Wild Wings Bob's Furniture Mattress Firm Coopers Hawk The Vitamin Shop in addition to the retailers on the map

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,757	55,608	154,581
HOUSEHOLDS	3,027	21,871	60,685
AVERAGE INCOME	\$75,696	\$112,814	\$114,090

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