

450 N. NEW BALLAS ROAD
CREVE COEUR, MO 63141



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Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
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PROPERTY HIGHLIGHTS

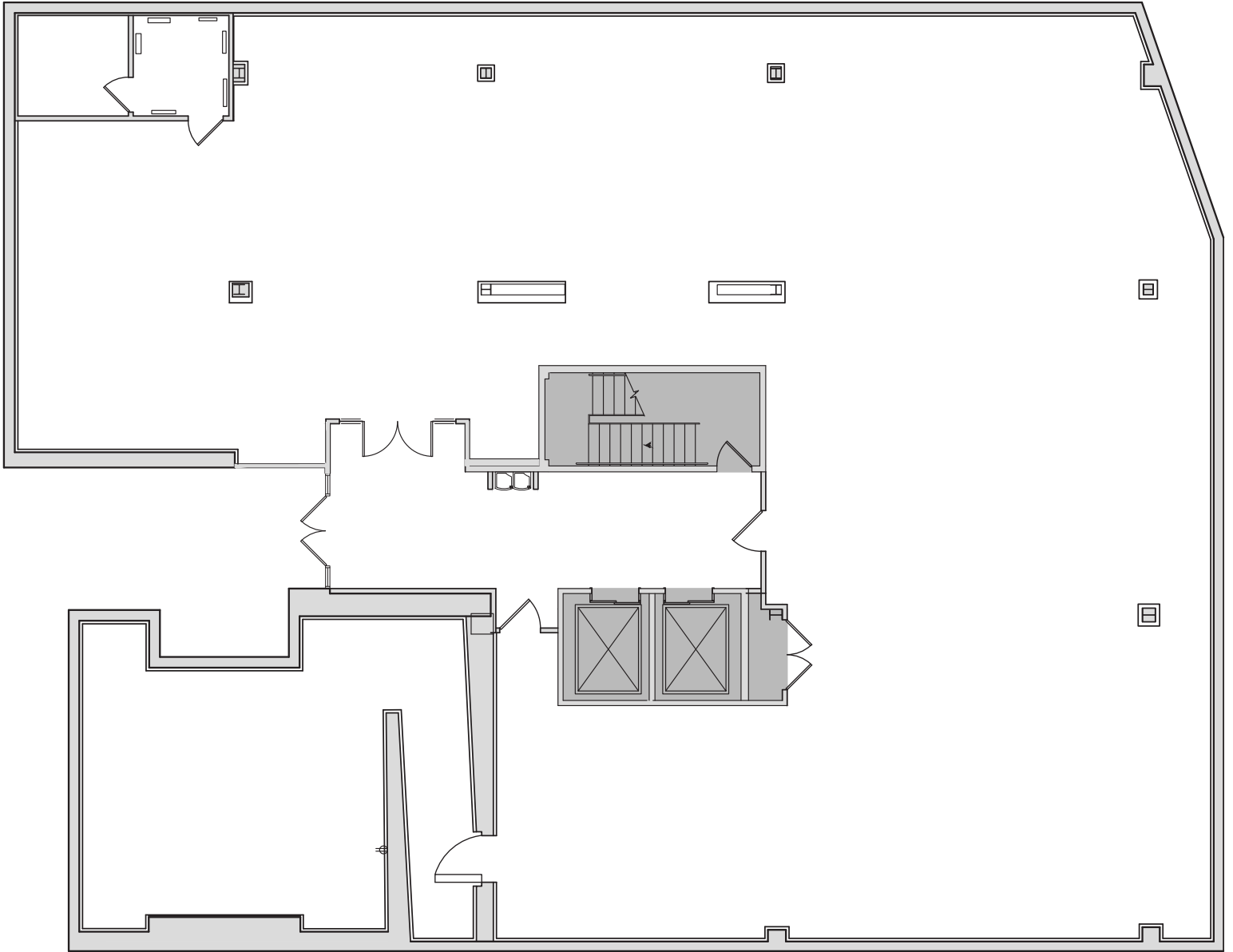
- ▶ 2,000 – 8,438 SF Medical Office
- ▶ Premier Ballas Road location strategically located minutes from BJC, Missouri Baptist, Mercy Hospital, and Barnes West County
- ▶ Easy access to I-270 and I-64/40
- ▶ Covered physician and patient parking
- ▶ Class A finishes throughout
- ▶ Fully sprinklered and equipped with back-up generators
- ▶ Building includes 6 elevators, a lounge area, and a building conference room
- ▶ **Lease Rate: Contact Broker**

AVAILABILITY

- Suite 70W: 8,438 SF
- Suite 150A: 2,732 SF
- Suite 190: 2,000 – 4,375 SF

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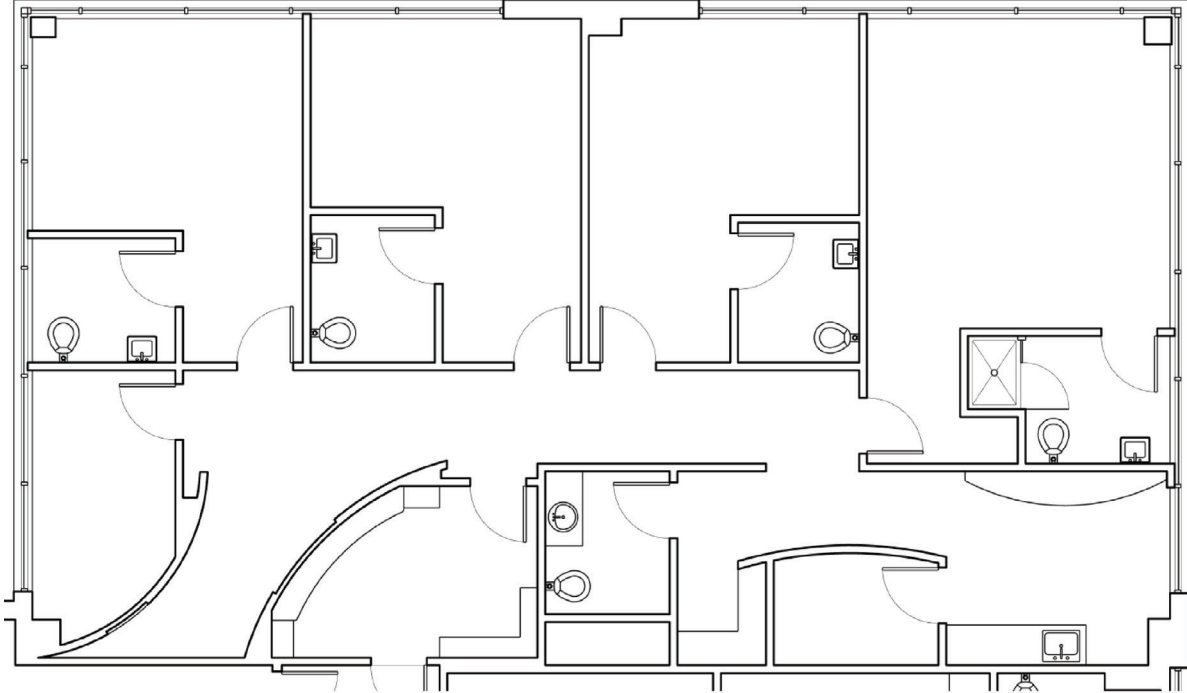
Suite 70W
8,438 SF

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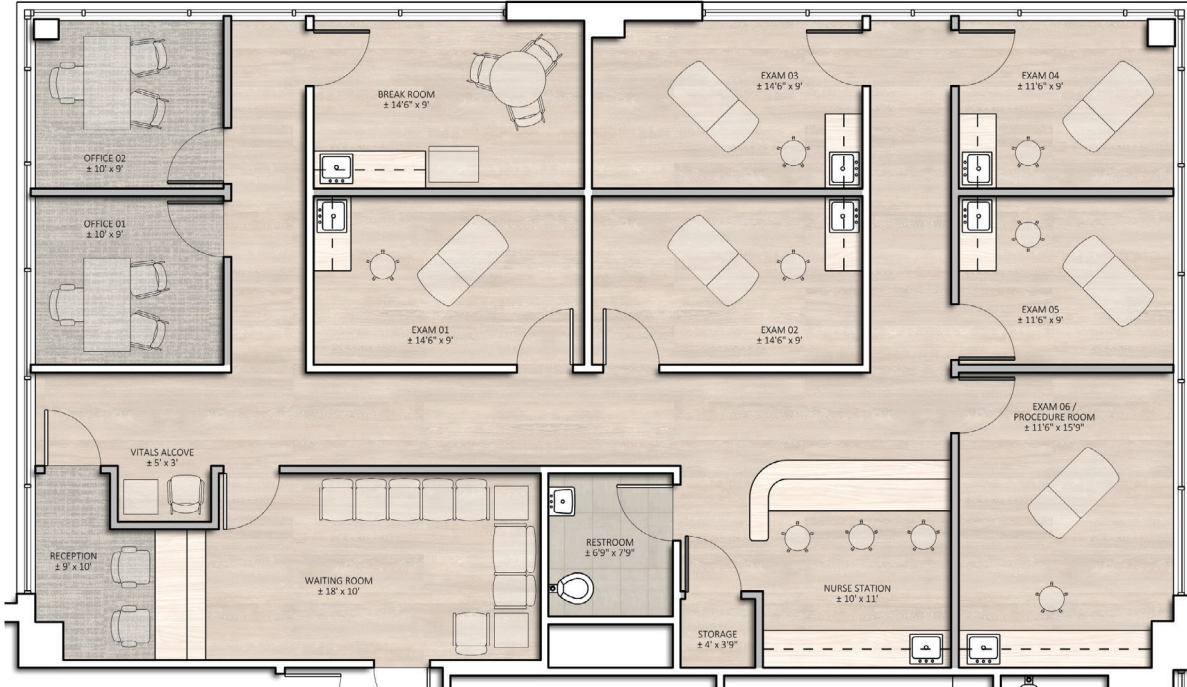
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Suite 150A
2,732 SF

existing layout

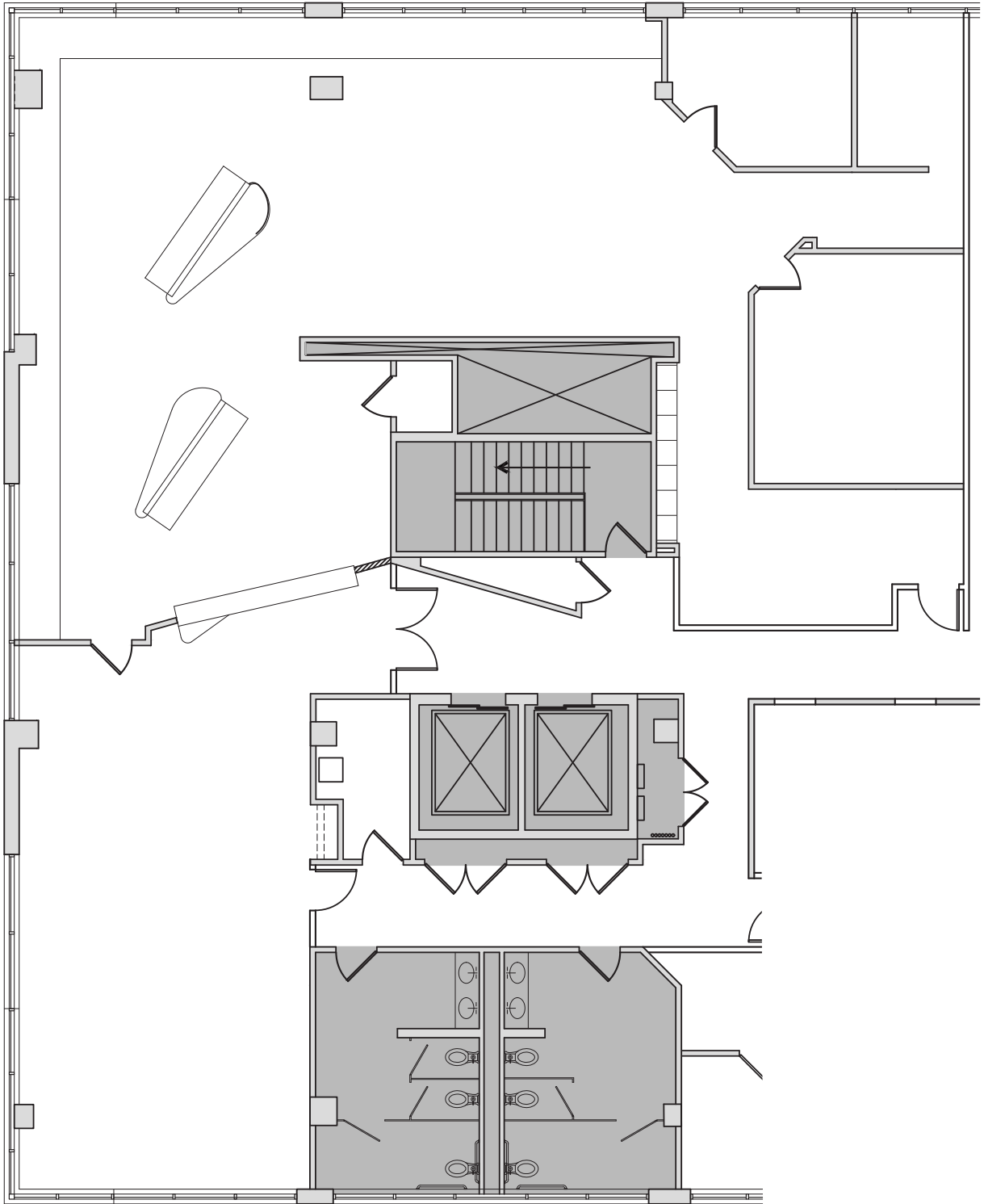


proposed layout



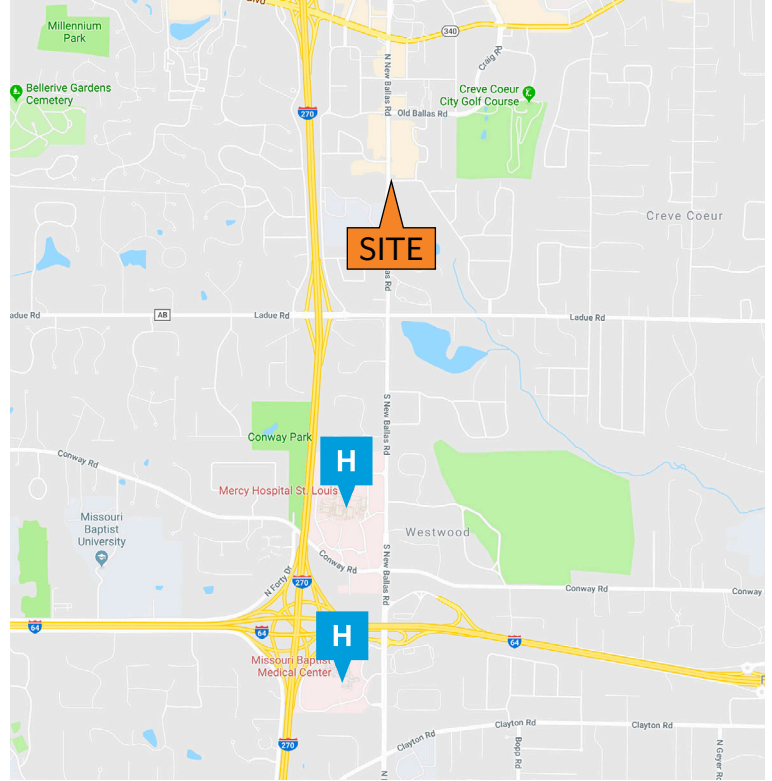
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Suite 190
2,000 - 4,375 SF

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