

12855 N. FORTY DRIVE
ST. LOUIS, MO 63141



Contact Information

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PROPERTY HIGHLIGHTS

- ▶ Up to 8,517 SF Medical Office Suites available
- ▶ Great highway visibility and access from I-64/40, I-270 and Hwy. 141
- ▶ Close to 3 major hospitals
- ▶ 2-level parking garage
- ▶ ADA accessible
- ▶ Backup generator available
- ▶ **Lease Rate: Contact Broker**

AVAILABILITY

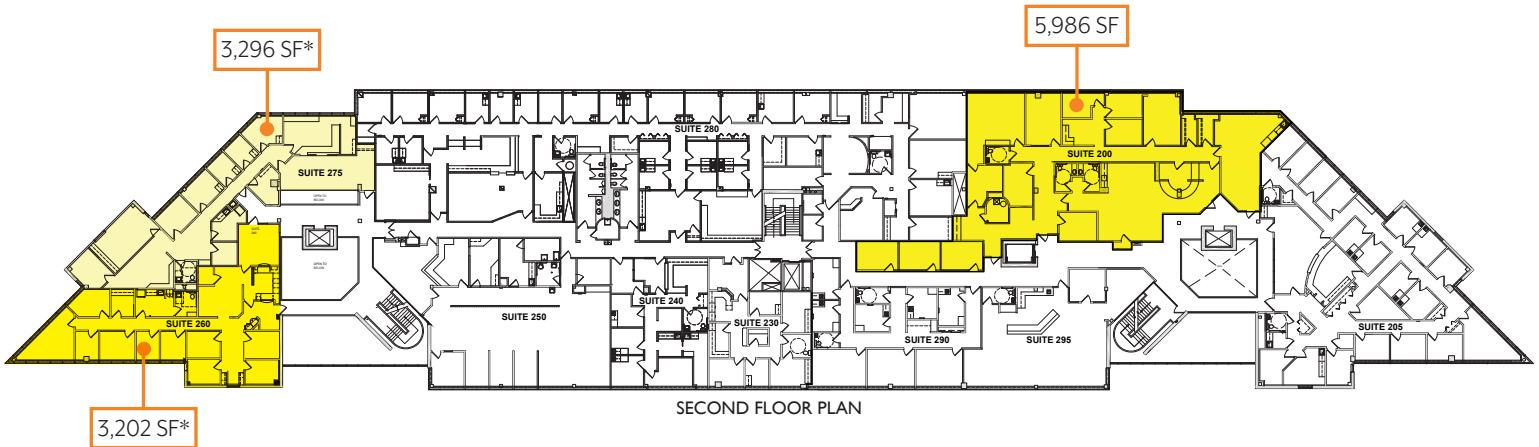
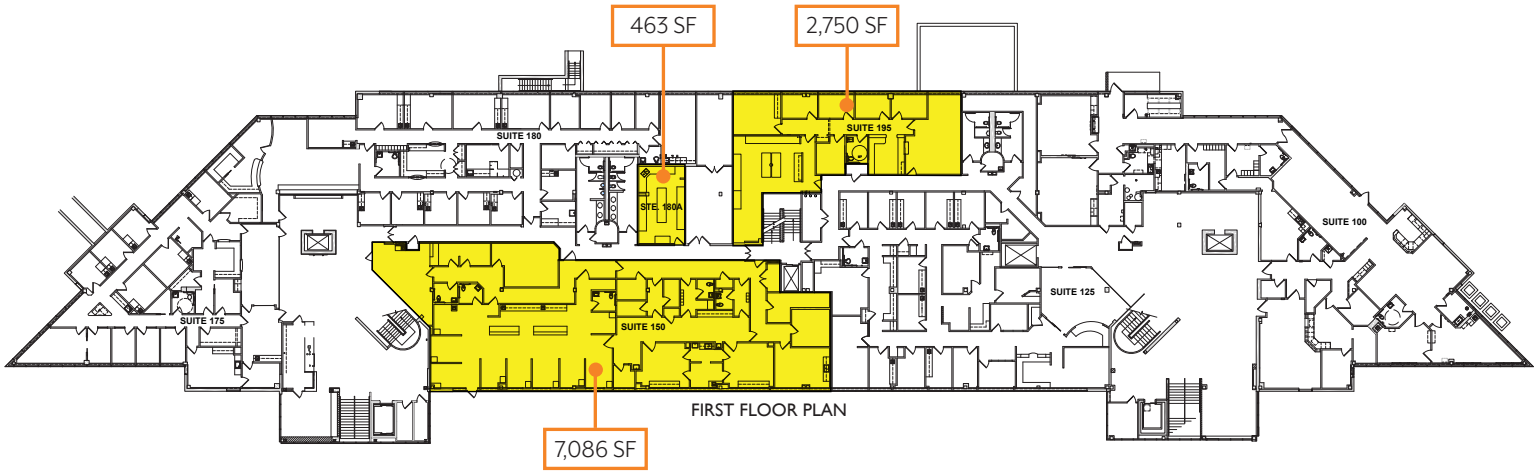
- Suite 150: 7,086 SF
– available Q4 2026
– Lease Rate: \$36.00
 - Suite 180A: 463 SF
 - Suite 194/195: 2,750 SF
 - Suite 200: 5,986 SF
 - Suite 260: 3,202 SF
 - Suite 275: 3,296 SF
 - Suite 300: 8,517 SF
– available March 1, 2027
- combine for 6,498 SF



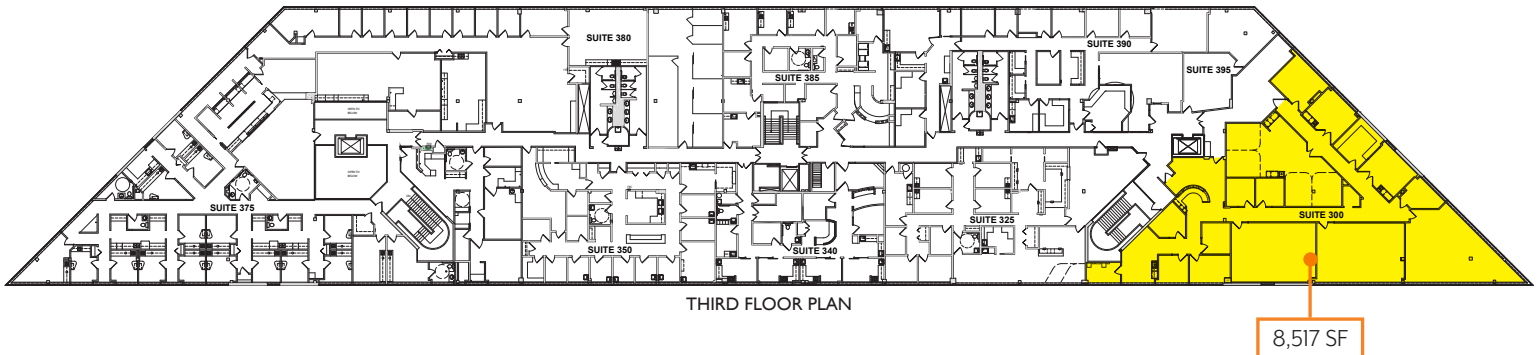
Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

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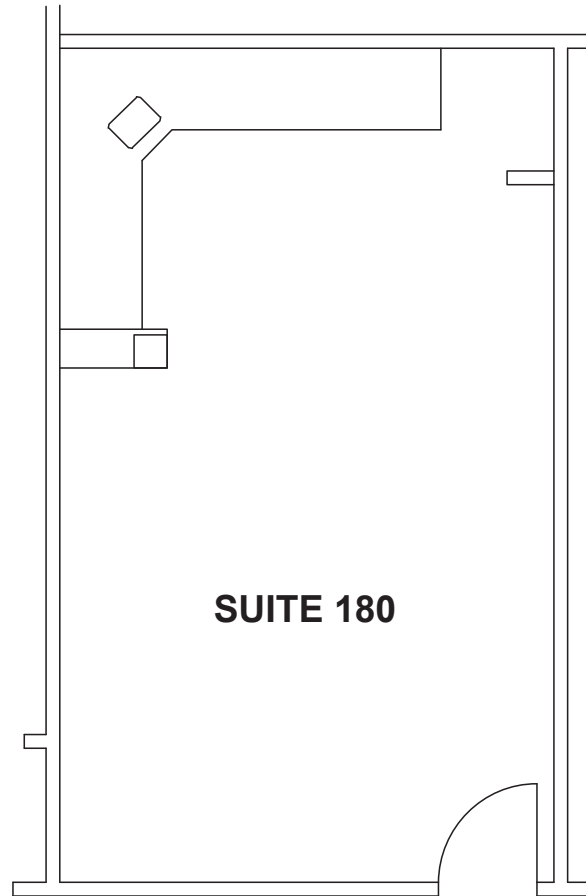
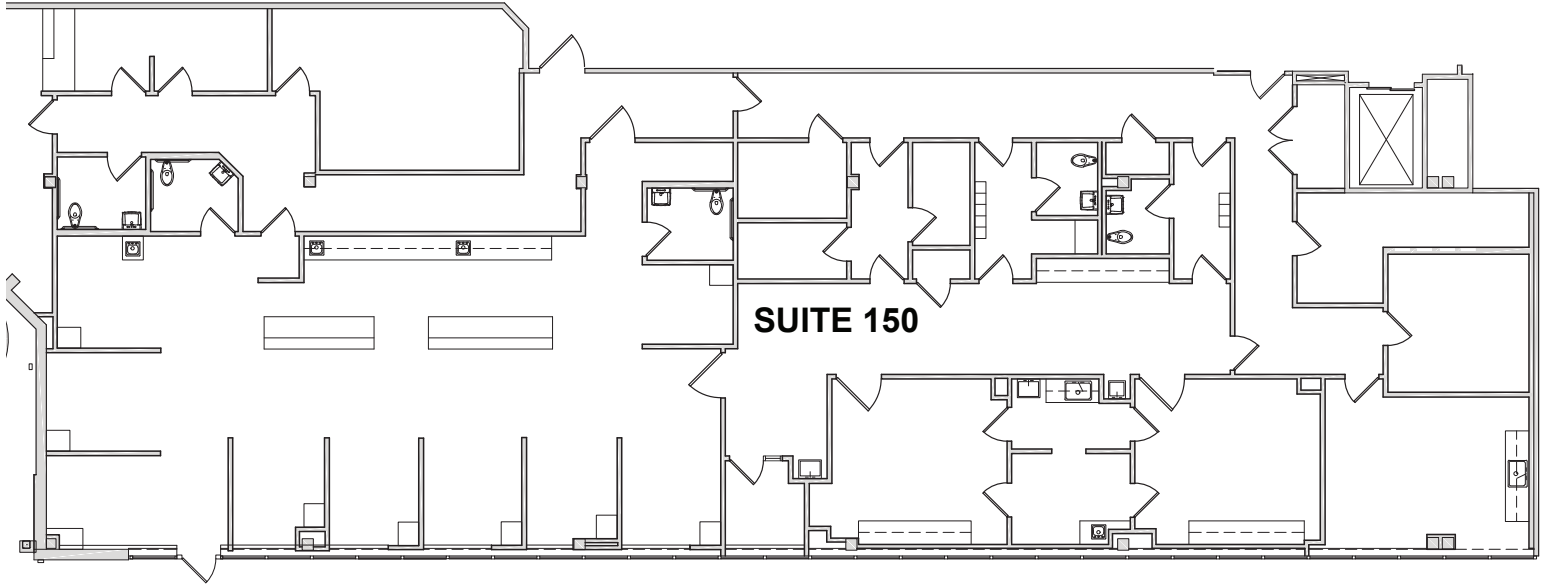


*combine Suites 260 and 275 for 6,498 SF



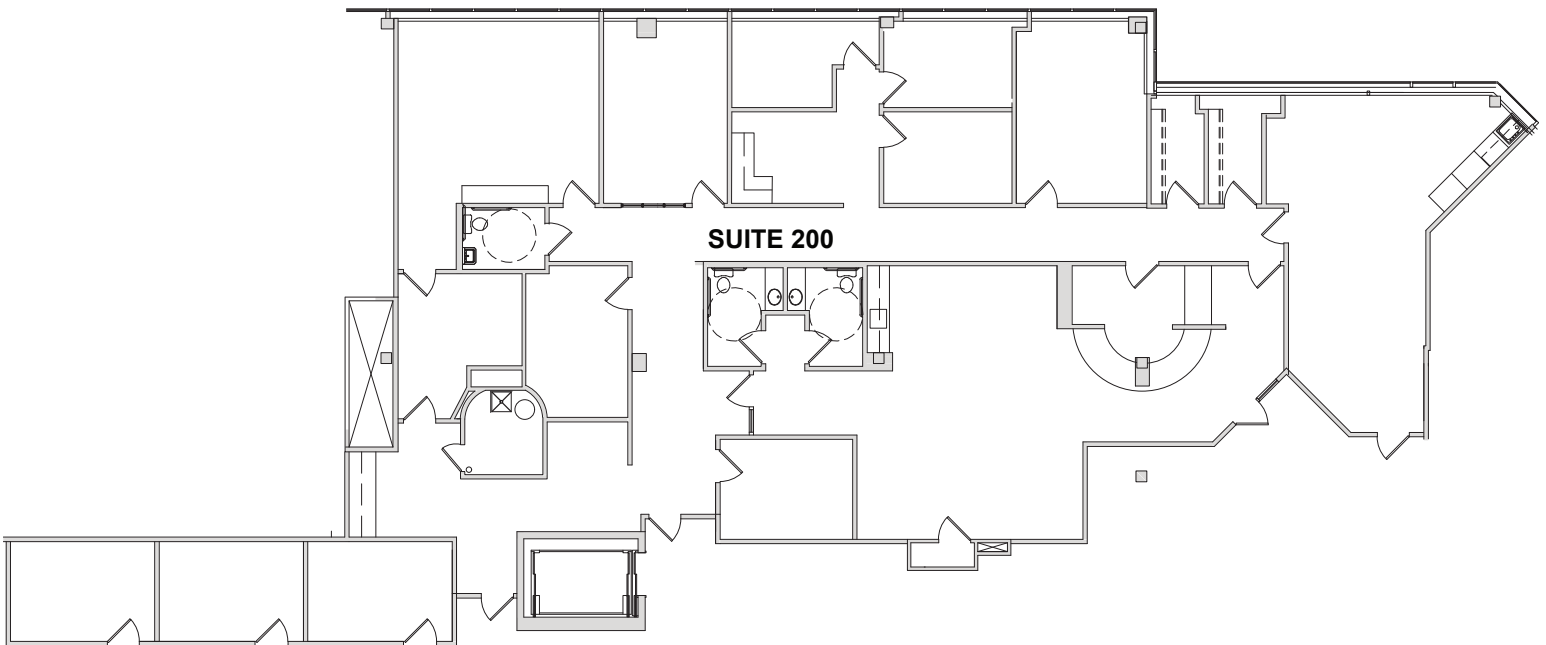
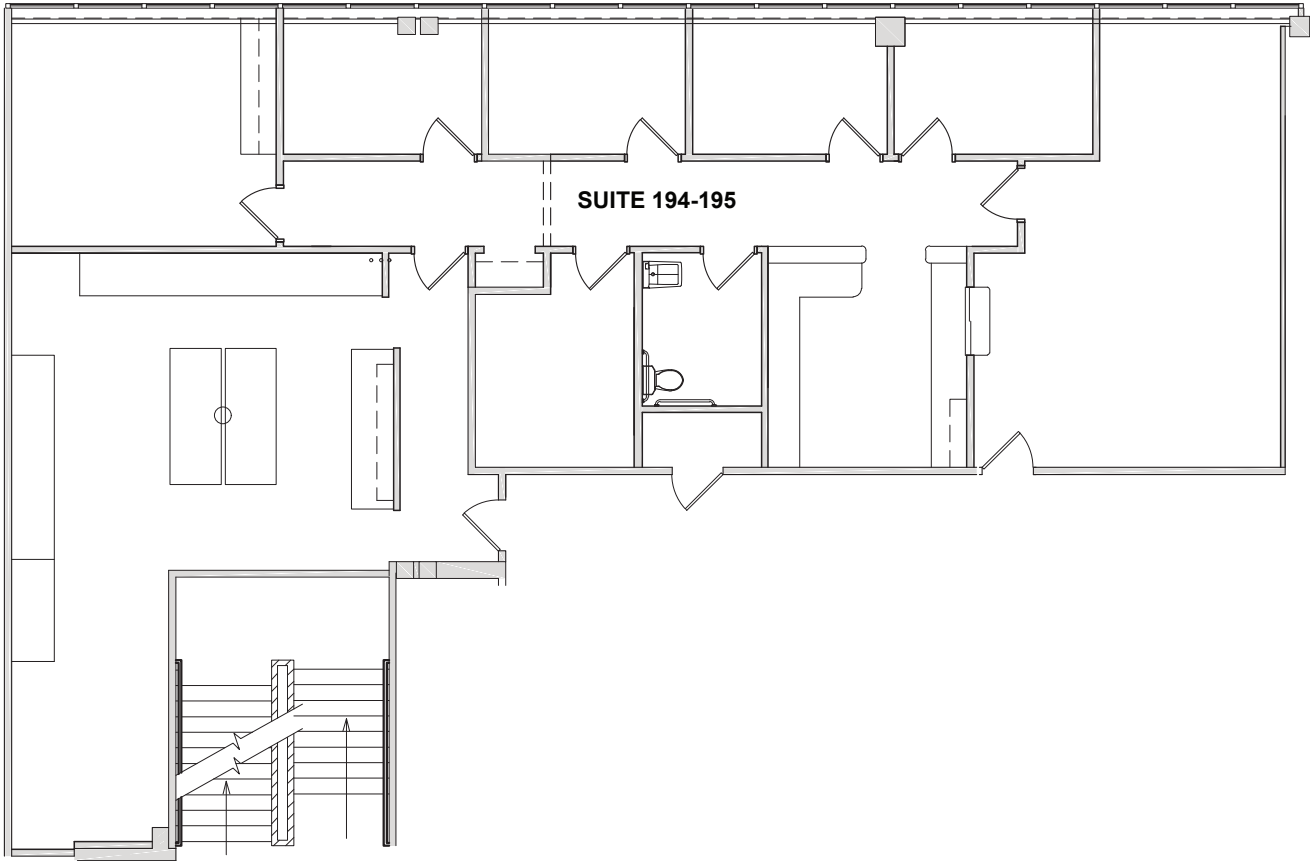
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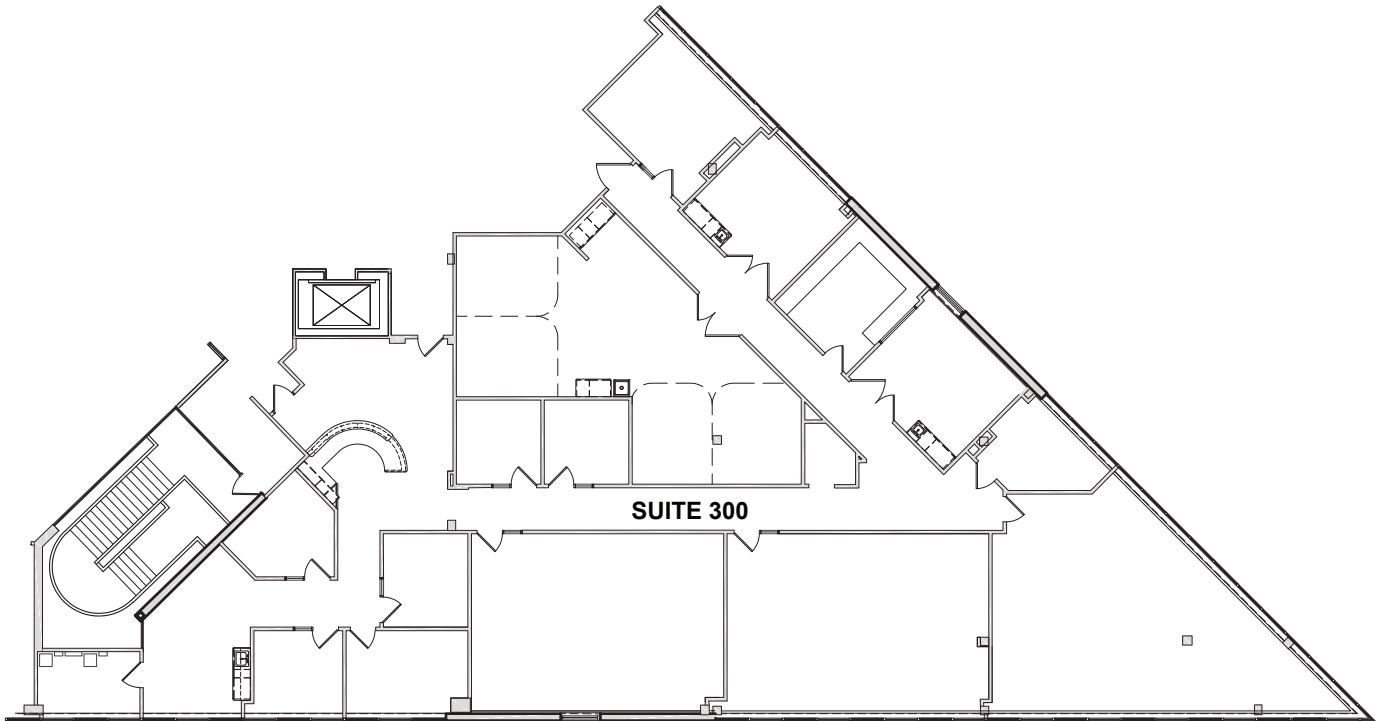
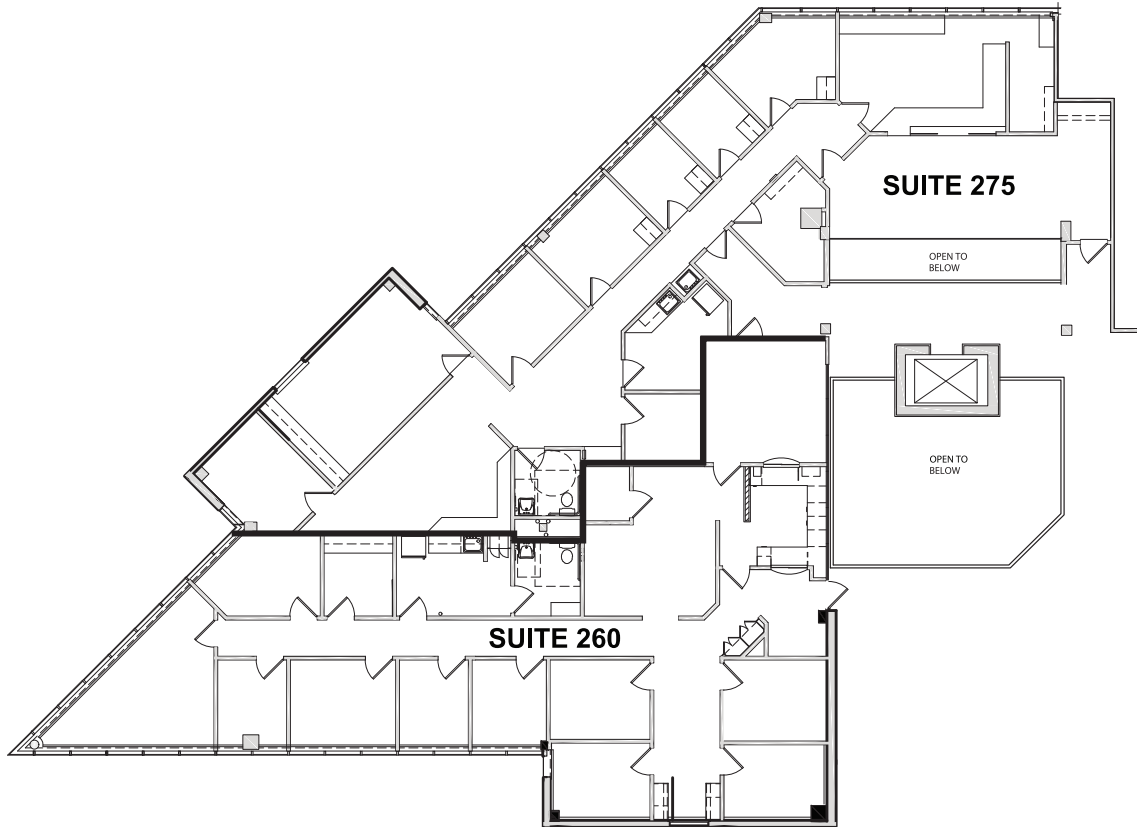
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Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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