

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: \$32.00/sf FS**

AVAILABILITY

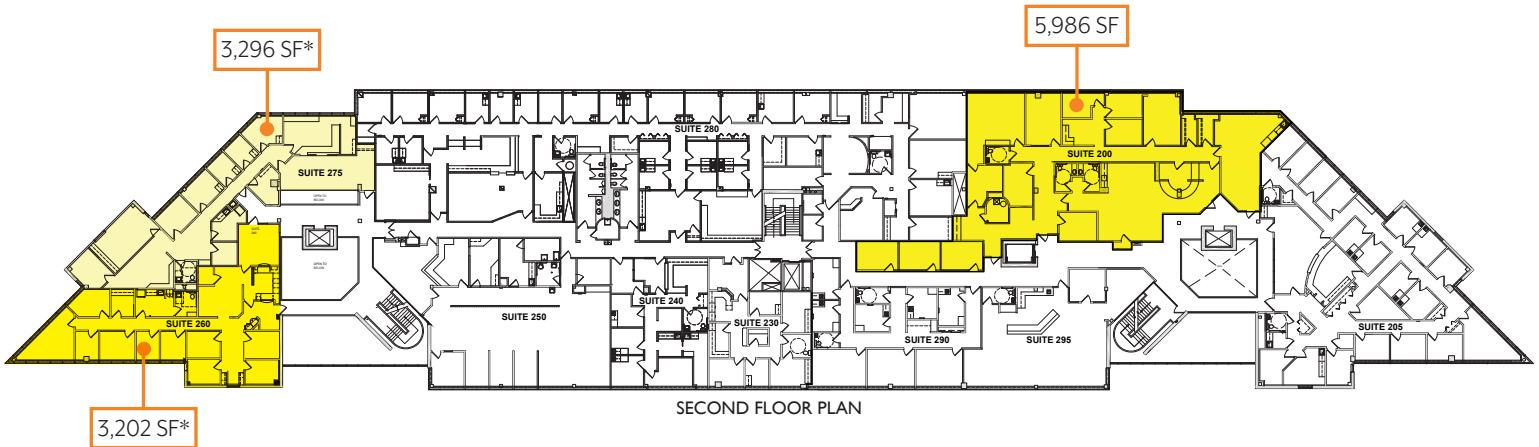
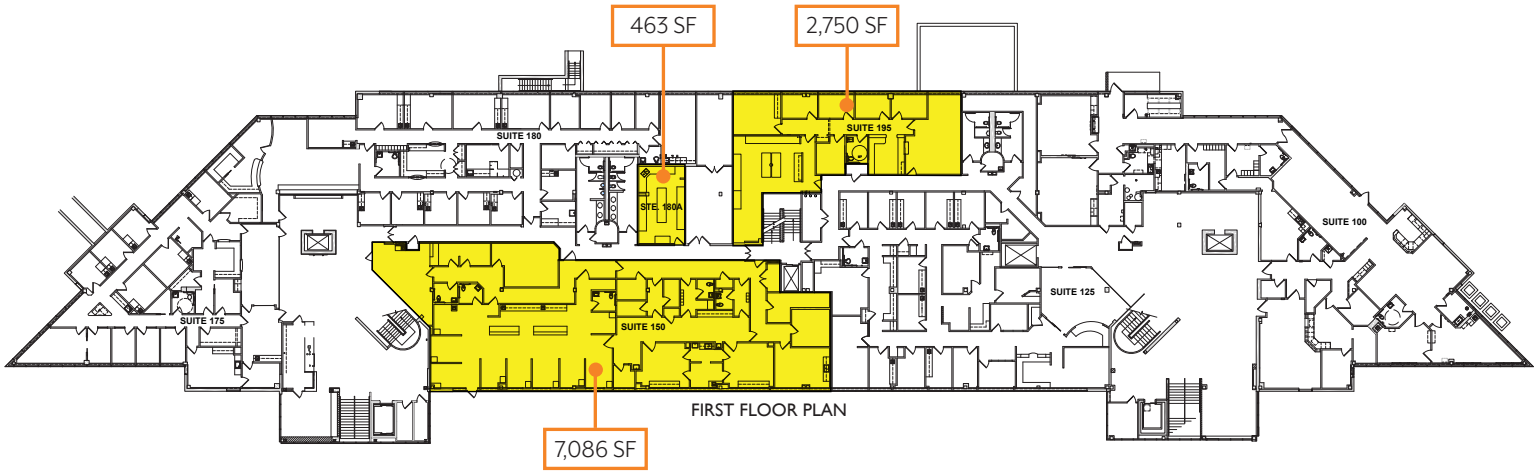
- Suite 150: 7,086 SF
– available Q4 2026
– Lease Rate: \$36.00
 - Suite 180A: 463 SF
 - Suite 194/195: 2,750 SF
 - Suite 200: 5,986 SF
 - Suite 260: 3,202 SF
 - Suite 275: 3,296 SF
 - Suite 300: 8,517 SF
– available March 1, 2027
- combine for 6,498 SF



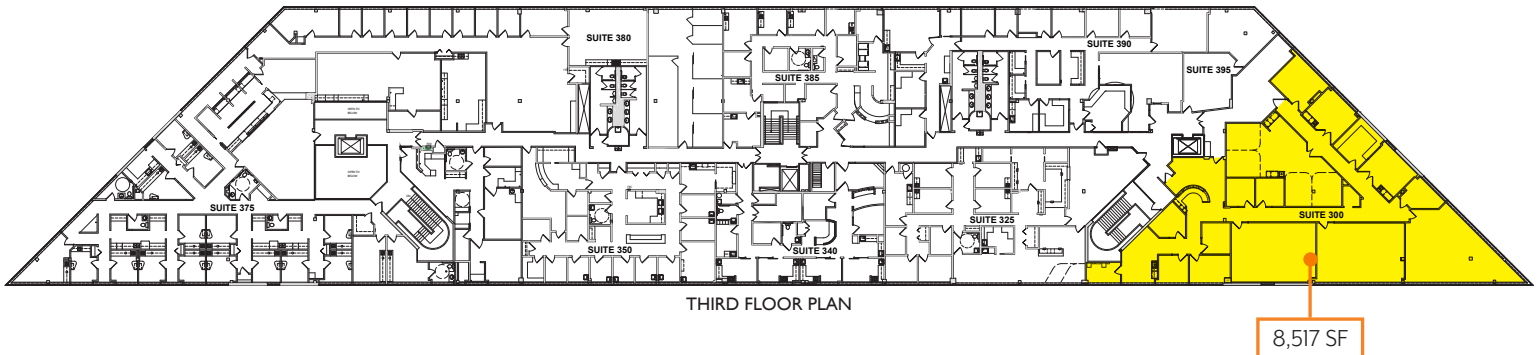
Cozad Commercial Real Estate
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16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

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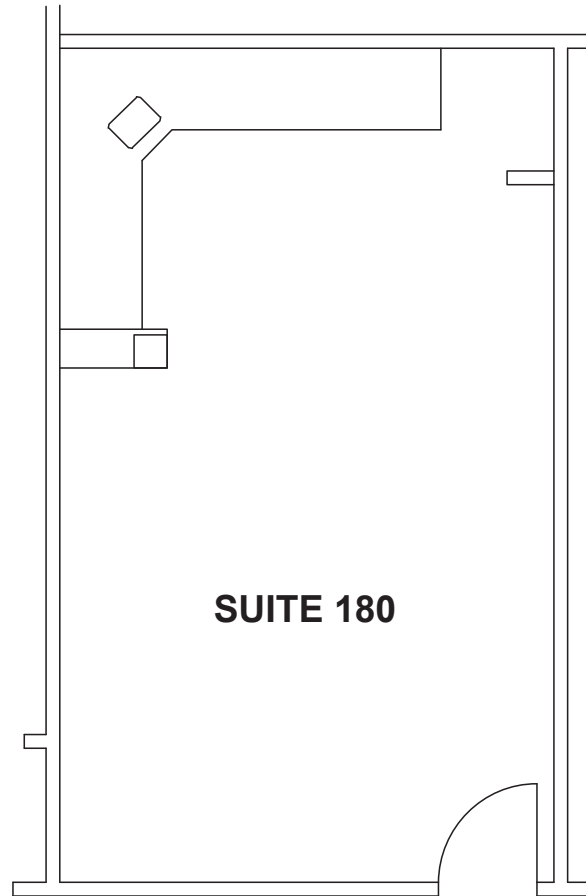
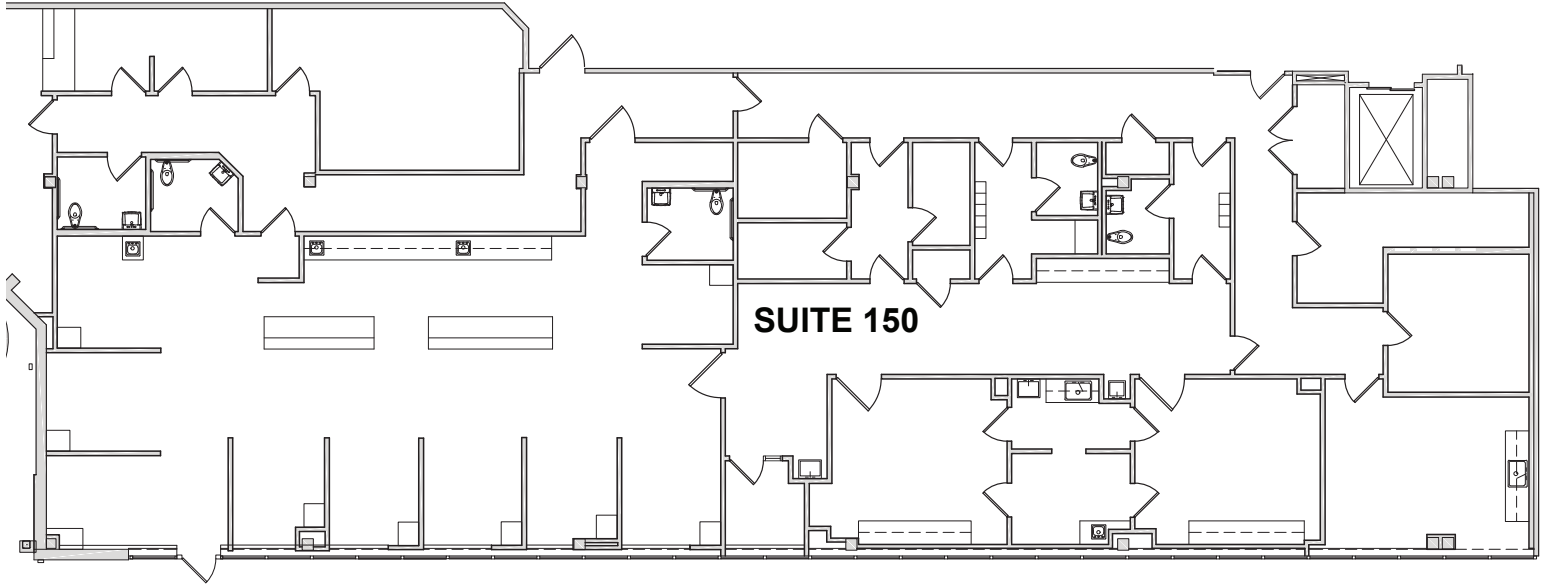
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*combine Suites 260 and 275 for 6,498 SF

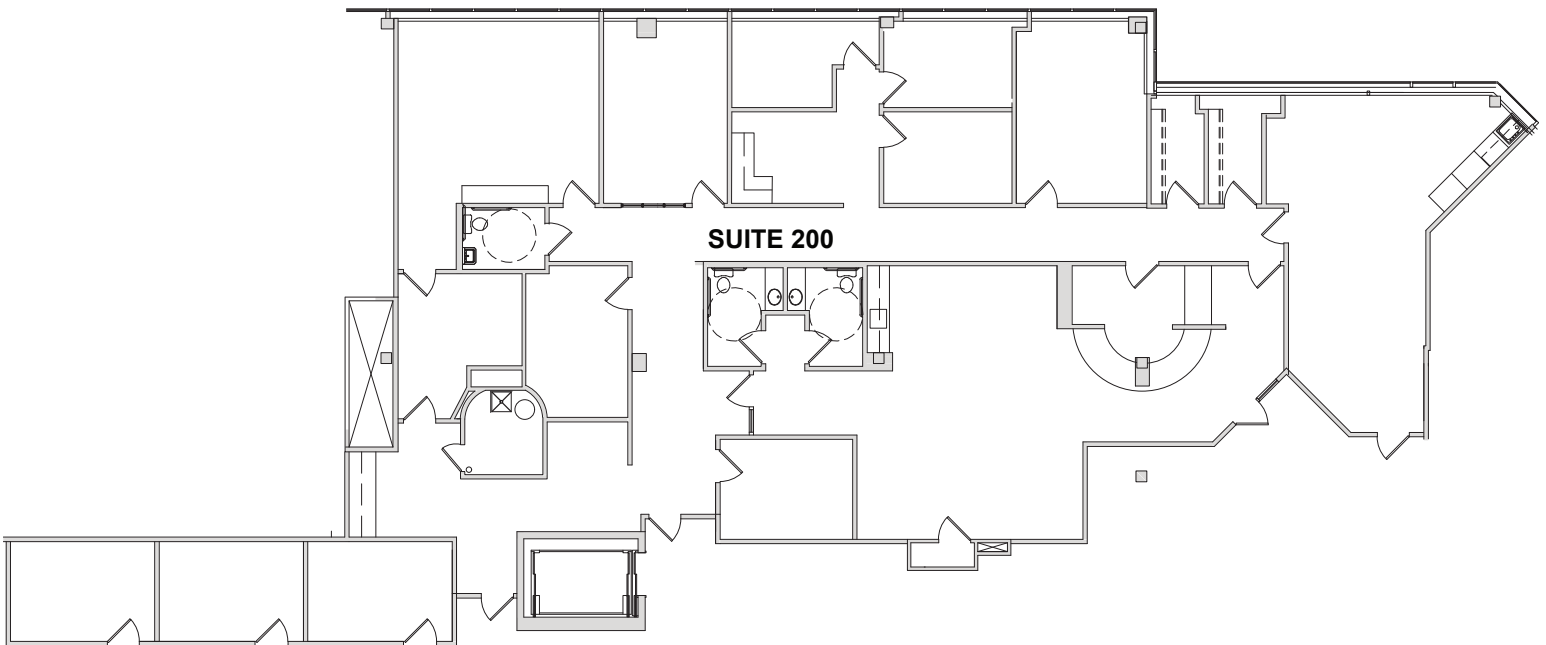
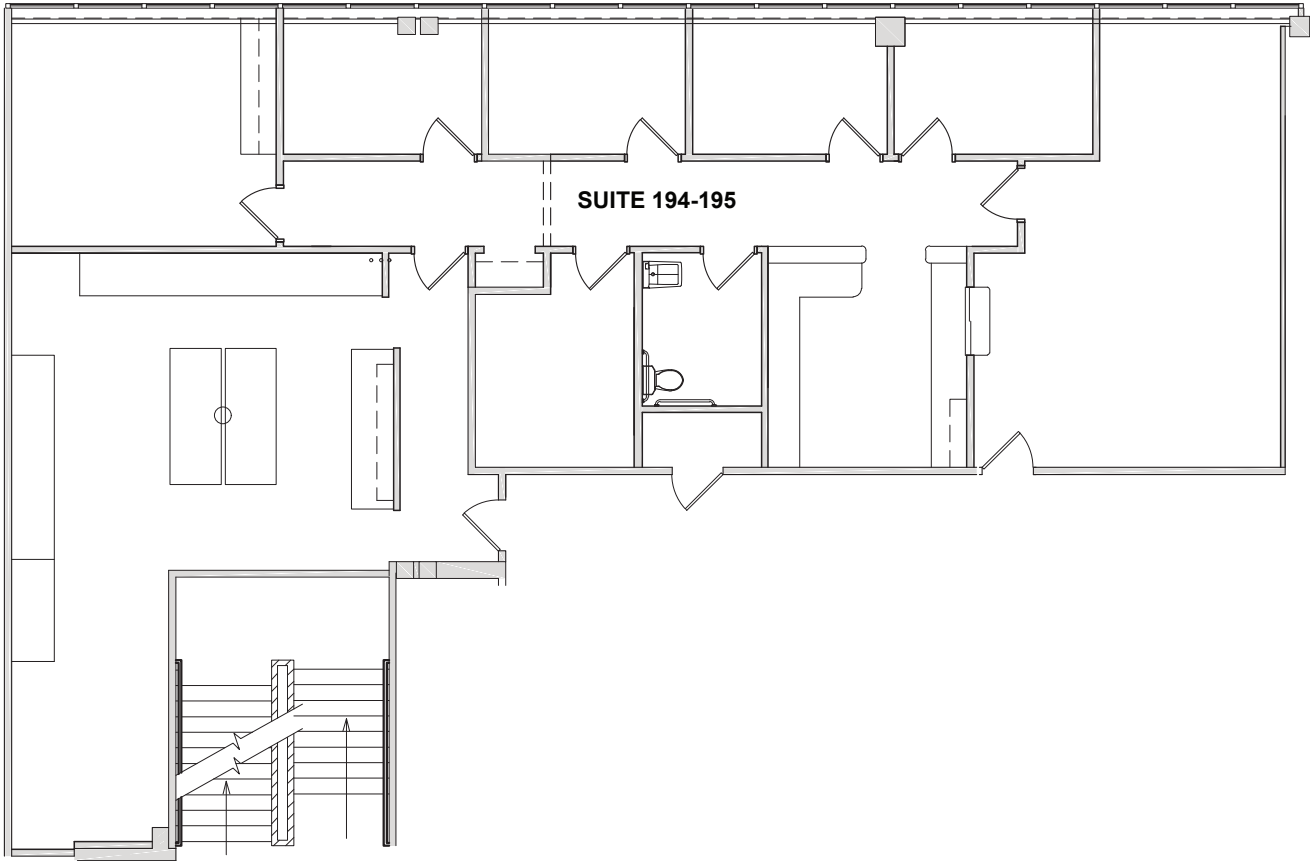


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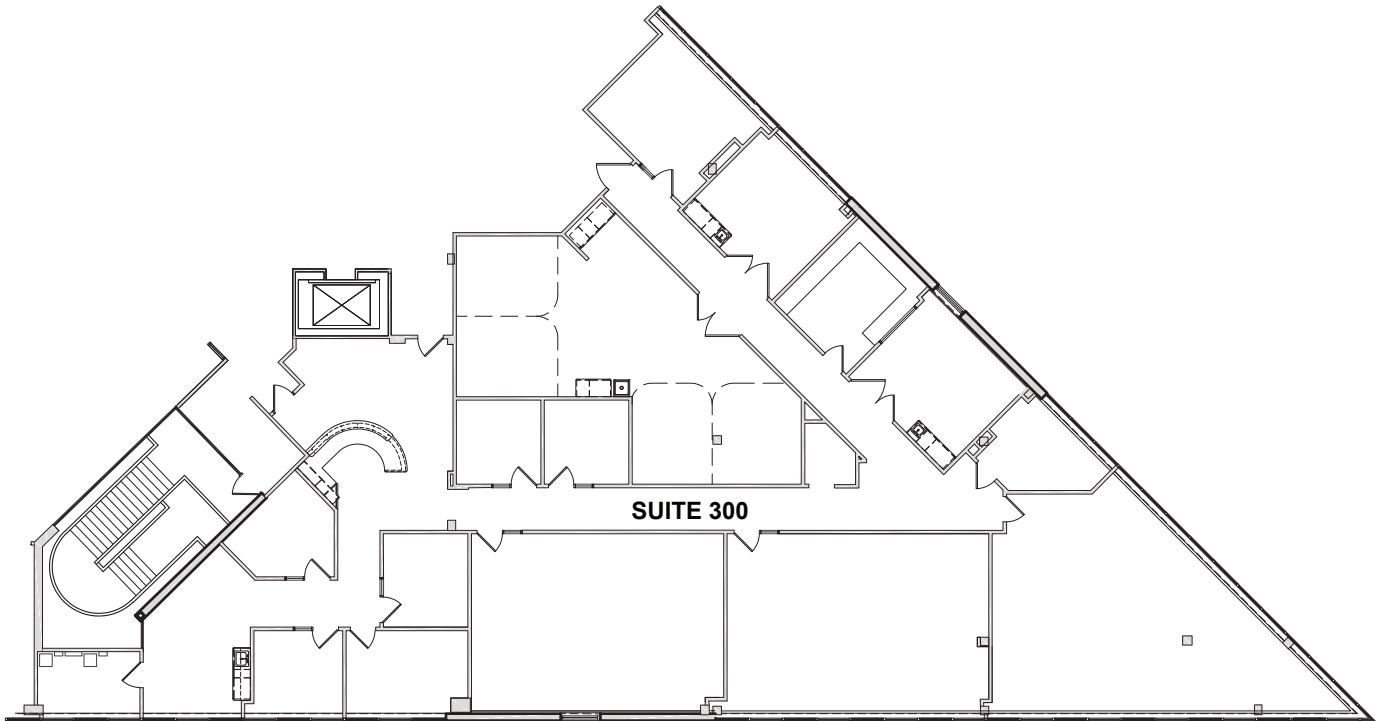
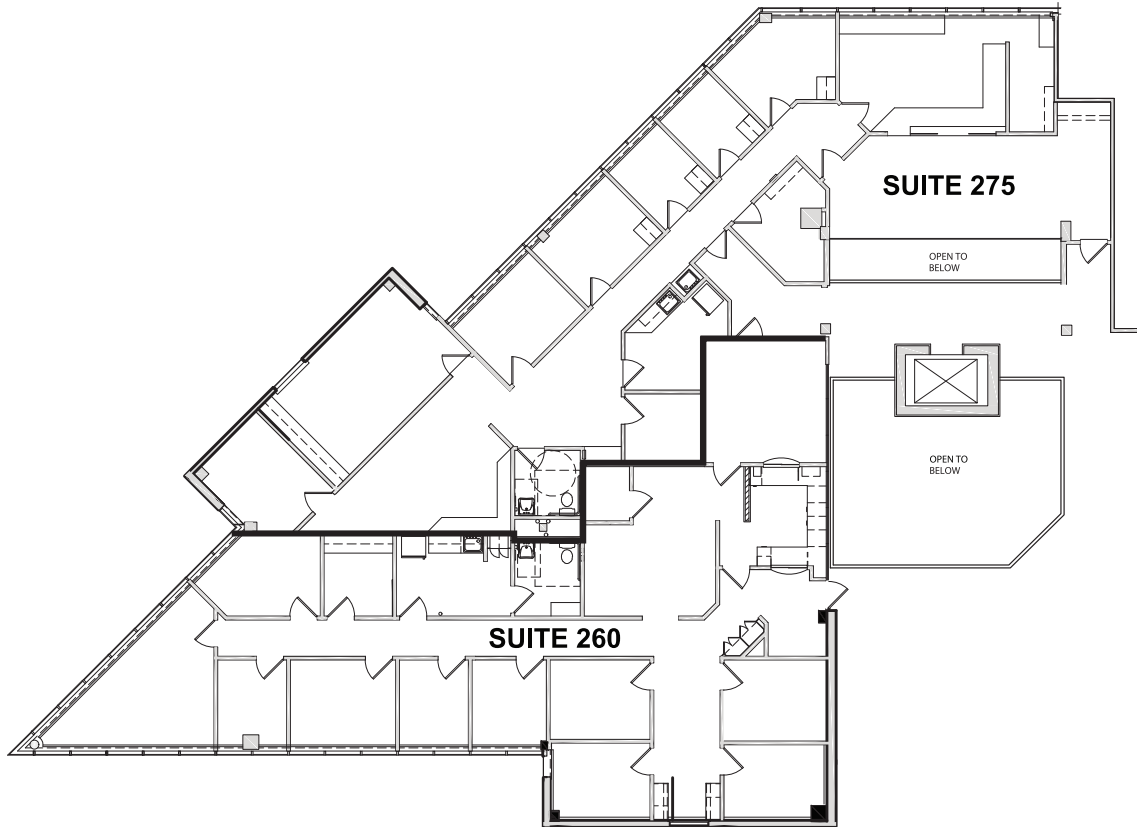
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