

OFFICE | **FOR LEASE**



1112 1st Capitol Dr St. Charles, MO 63301

Joi Niedner - 314.304.4900
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3 PRIVATE SUITES AVAILABLE - FOR LEASE





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1112 1st Capitol Dr
St. Charles, MO 63301



**McKELVEY
PROPERTIES**
building relationships . creating wealth



LEASING AT: \$400-\$550 PER MONTH

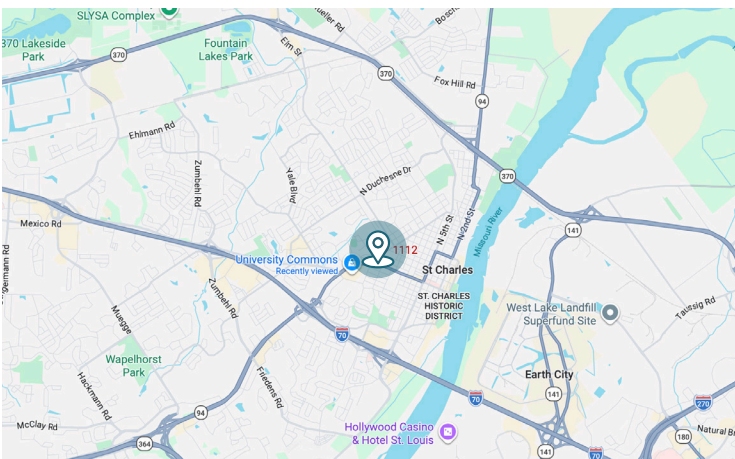
UNDER NEW OWNERSHIP | NEWLY RENOVATED OFFICE SUITES

Positioned along First Capitol Drive in St. Charles, this 5,530 SF office property offers private office suites in a highly convenient location just one block from Lindenwood University. 3 suites are currently available!

Tenants enjoy abundant natural light, open parking, access to a shared conference room and kitchenette, and an all-inclusive lease structure with utilities included.

Surrounded by restaurants, banks, and retail amenities, this professional office environment combines accessibility, convenience, and value.

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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Conveniently located near Lindenwood University with excellent visibility, parking, and access to St. Charles amenities.</p> <p>3 suites currently available!</p>	<p>Professional Office Users Medical/Wellness Education & Training Business Services Beauty</p>	<p>26,924 VPD at the site!</p>	<p>Lindenwood University, Schnucks, Historic Main Street St. Charles, St. Charles County Government Campus, First Missouri State Capitol State Historic Site, Downtown St. Charles, MOD Pizza, Crazy Bowls & Wraps, Liston Design Build, Rooted Soul Wellness, Liberty Tax, The Art Cellar, <i>and more!</i></p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,990	64,405	126,274
HOUSEHOLDS	5,498	28,225	54,522
AVERAGE INCOME	\$90,079	\$103,706	\$111,522

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