

100% LEASED MEDICAL OFFICE INVESTMENT



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11710 OLD BALLAS ROAD CREVE COEUR, MISSOURI 63141

- ▶ 24,000 SF Medical / Office building
- ▶ Excellent opportunity for an Investor
- ▶ 100% leased – 61% of tenants are dental-related
- ▶ Located on 1.96 acres of ground
- ▶ Parking below the building provides physicians and employees with 33 covered parking spaces
- ▶ Strategically located in the Creve Coeur submarket with easy access to multiple major highways
- ▶ Offering Memorandum available upon receipt of signed Confidentiality Agreement