



MCKELVEY PROPERTIES

FOR LEASE
1120 Wolfrum Road
Weldon Spring, MO 63304

Patricia McKelvey • 636.448.1294
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Joi Niedner • 314.304.4900
joi@mckelveyproperties.com



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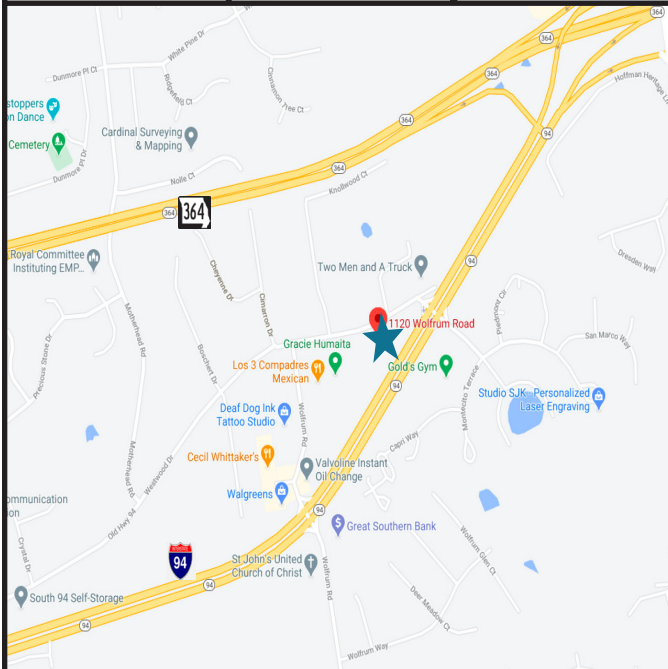
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BUILDING SF
16,800 SF

ZONING
C-2

TAXES
\$31,816.40
(2021)



FEATURES:

- PRISTINE BRICK OFFICE
- 2ND FLOOR SPACE
 - 3,992 SF OFFICE SPACE AVAILABLE
- FIBER ON SECOND FLOOR. ELEVATOR LEADS TO LOVELY OFFICE BUILD OUT INCLUDING KITCHEN, CONFERENCE ROOMS, & RECEPTION.
- OPEN AREAS AND PRIVATE OFFICES LINE WINDOW LINES.
- 75+ SPACE PARKING LOT WITH EXCELLENT SIGNAGE ALONG HWY 94 IN ST. CHARLES COUNTY.
- EXCELLENT VISIBILITY FROM HWY 94 WITH OVER 40,000 VPD.
- QUICK ACCESS TO MID RIVERS MALL DRIVE, HWY 94, HWY 364 & HWY 44.
- BUILDING SIGNAGE AVAILABLE

OFFICE LEASE RATE: \$19.00 SF FULL SERVICE

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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



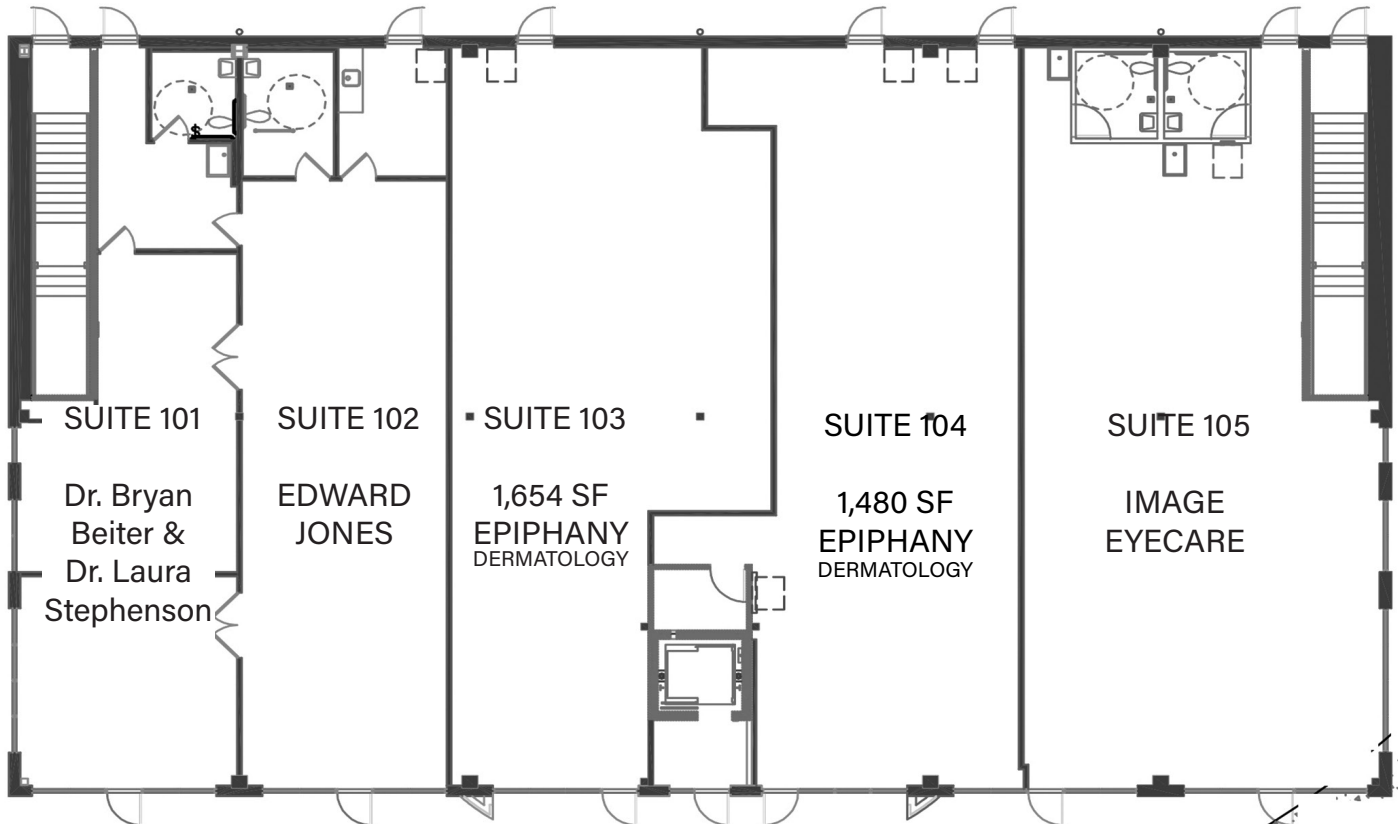
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1ST FLOOR RETAIL SUITE



Street Level Retail Tenants:

SUITE 101 - Dr. Bryan Beiter & Dr. Laura Stephenson
SUITE 102 - Edward Jones
SUITE 103 - 1,654 SF - EPIPHANY DERMATOLOGY
SUITE 104 - 1,480 SF - EPIPHANY DERMATOLOGY
SUITE 105 - Image Eye Care

2nd Floor Office Tenants:

SUITE 200 A - **3,992 SF - AVAILABLE**
SUITE 200 B - 4,544 SF - Guild Mortgage

Seasonal Tenant:

****Powder Monkey Fireworks - Outlot**

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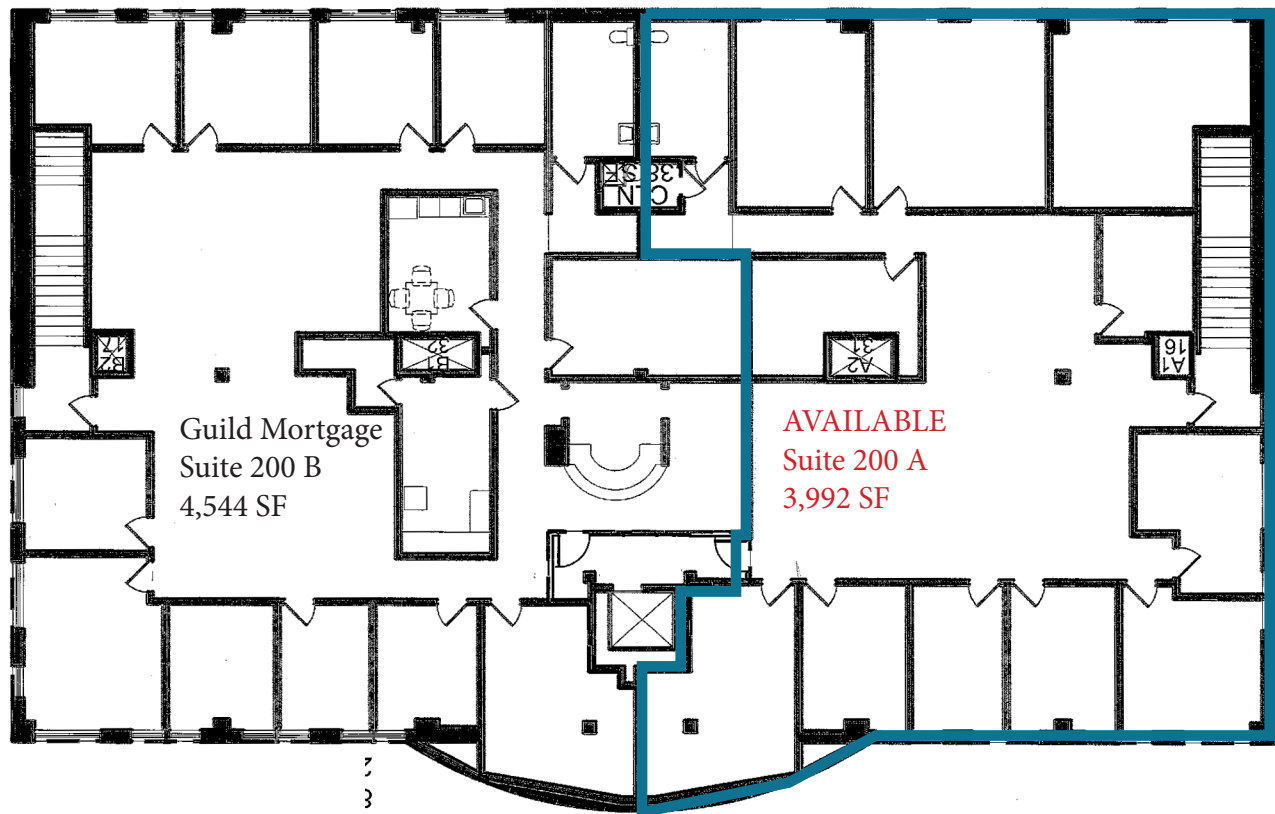
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2ND FLOOR OFFICE SUITE



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FOR LEASE 2ND FLOOR



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,670	53,087	157,223
HOUSEHOLDS	2,558	19,740	59,302
MEDIAN INCOME	\$111,953	\$107,108	\$101,725
TRAFFIC COUNT	17,997	34,866	146,293

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