



**FOR LEASE**

**2777 West Clay Street**

St. Charles, MO 63301

**Lease Rate:**

**\$16.00**

PSF, Modified Gross

**CONTACT US**

**Chad Burkemper, SIOR**

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**Colliers**

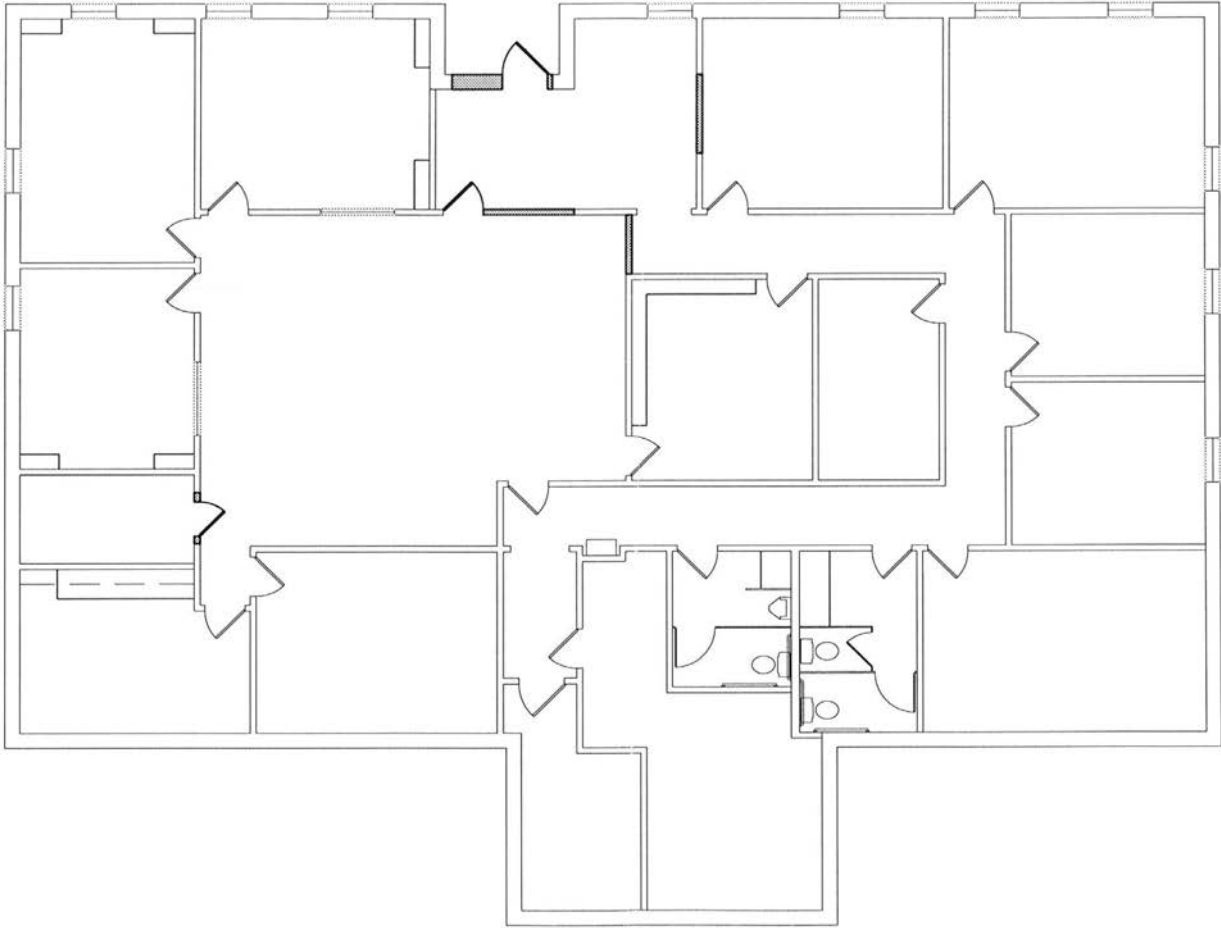
101 South Hanley Road  
Suite 1400  
St. Louis, MO 63105  
+1 314 863 4447  
colliers.com/stlouis

**Office Space Available For Lease  
in St. Charles, MO**

**Highlights**

- 3,825 SF office available
- Space is comprised of several private offices and an open area
- Well-maintained 8,500 SF brick professional building
- 51 parking spaces (6/1,000 RSF)
- Building and monument signage available
- Located approximately 3 miles from Barnes-Jewish St. Peters Hospital and 2 miles from SSM Saint Josephs Hospital
- Great access to I-70

# FLOOR PLAN



Veterans Memorial Pkwy | 11,374 VPD

INTERSTATE  
70 | 113,993 VPD

West Clay St | 11,036 VPD

PHOTOS



# LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
1 Mile	12,197	5,690	\$92,273	578	7,044
3 Miles	81,347	35,432	\$108,818	3,257	44,811
5 Miles	140,203	59,535	\$112,783	5,592	85,219

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