

OFFICE | **FOR LEASE**



2046 Queens Brooke Blvd. St. Peters, MO 63376

CLASS A MEDICAL/PROFESSIONAL OFFICE BUILDING

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com

185- 3,330 SF AVAILABLE FOR LEASE



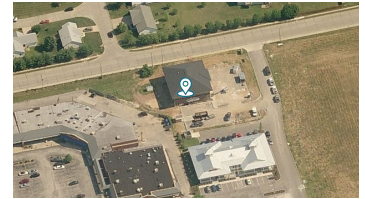


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185- 3,330 SF OFFICE SPACE

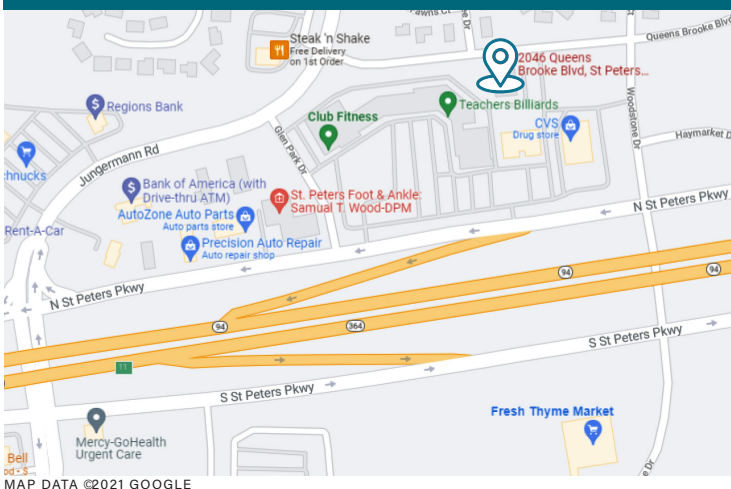


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PROPERTIES
building relationships . creating wealth



MORE IMAGES ON NEXT PAGE!

LEASE RATE: \$23.00/SF FULL SERVICE
SINGLE ROOM STARTING AT \$700/MO



Second Floor Space Available!

Suite 200: 2,724 SF
Suite 220: 185 SF
Suite 260: 606 SF

Located off 364 and Jungermann Rd in St. Peters.
This property boasts a newly renovated interior.
Class A Medical/Professional Office Building.
Year built: 2007 | Building SF: 9,920 | Zoning: C-2

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MP

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
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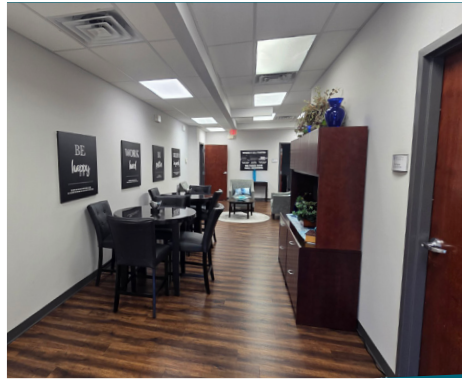
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NEWLY AVAILABLE SPACE FOR LEASE: 270 - 3,289 SF



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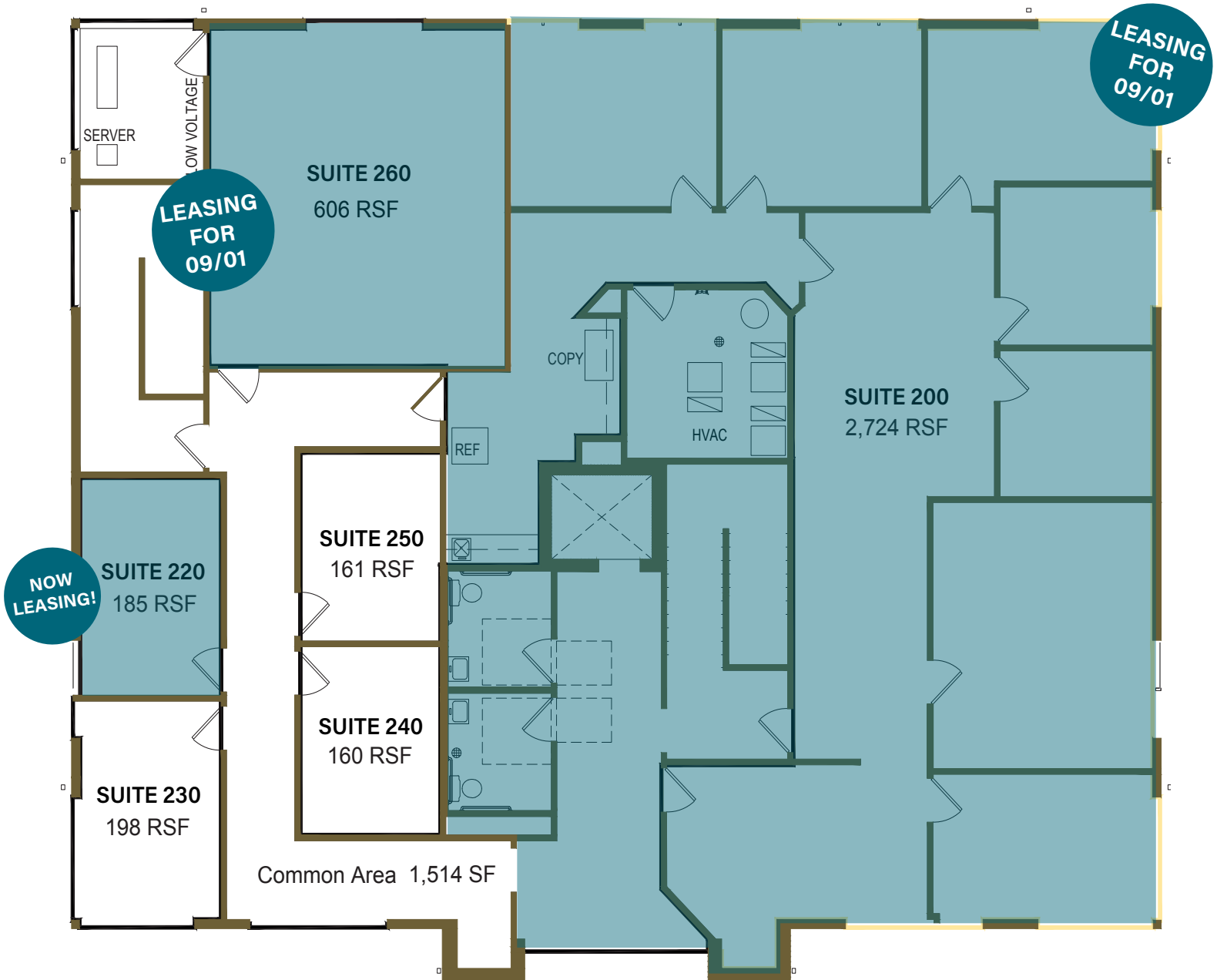
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FLOOR PLAN: SECOND FLOOR



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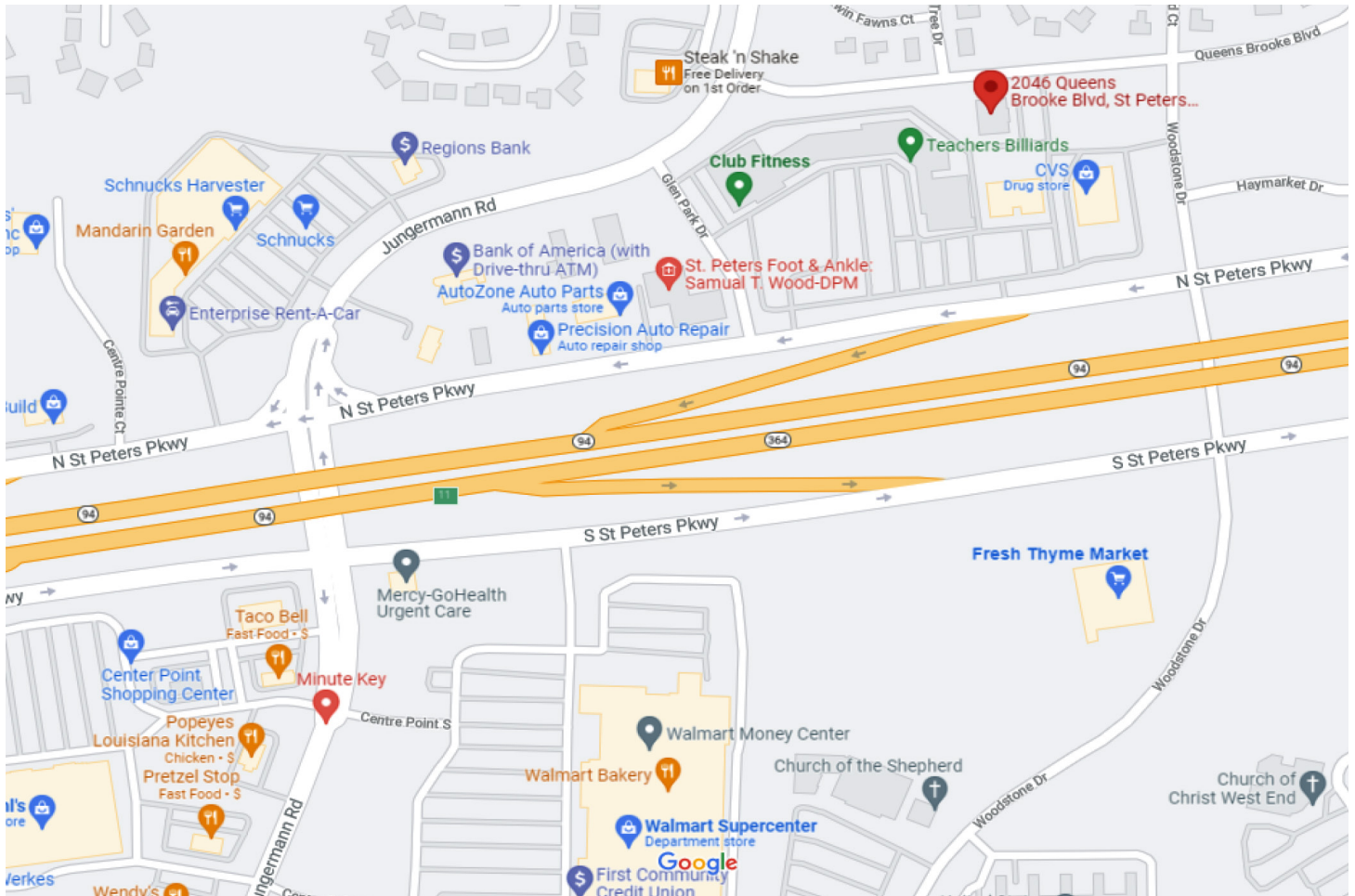
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AERIAL VIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,429	88,448	162,952
HOUSEHOLDS	4,189	33,245	63,123
AVERAGE HH INCOME	\$99,427	\$114,225	\$110,194
MEDIAN HOME VALUE	\$222,705	\$240,210	\$239,180

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