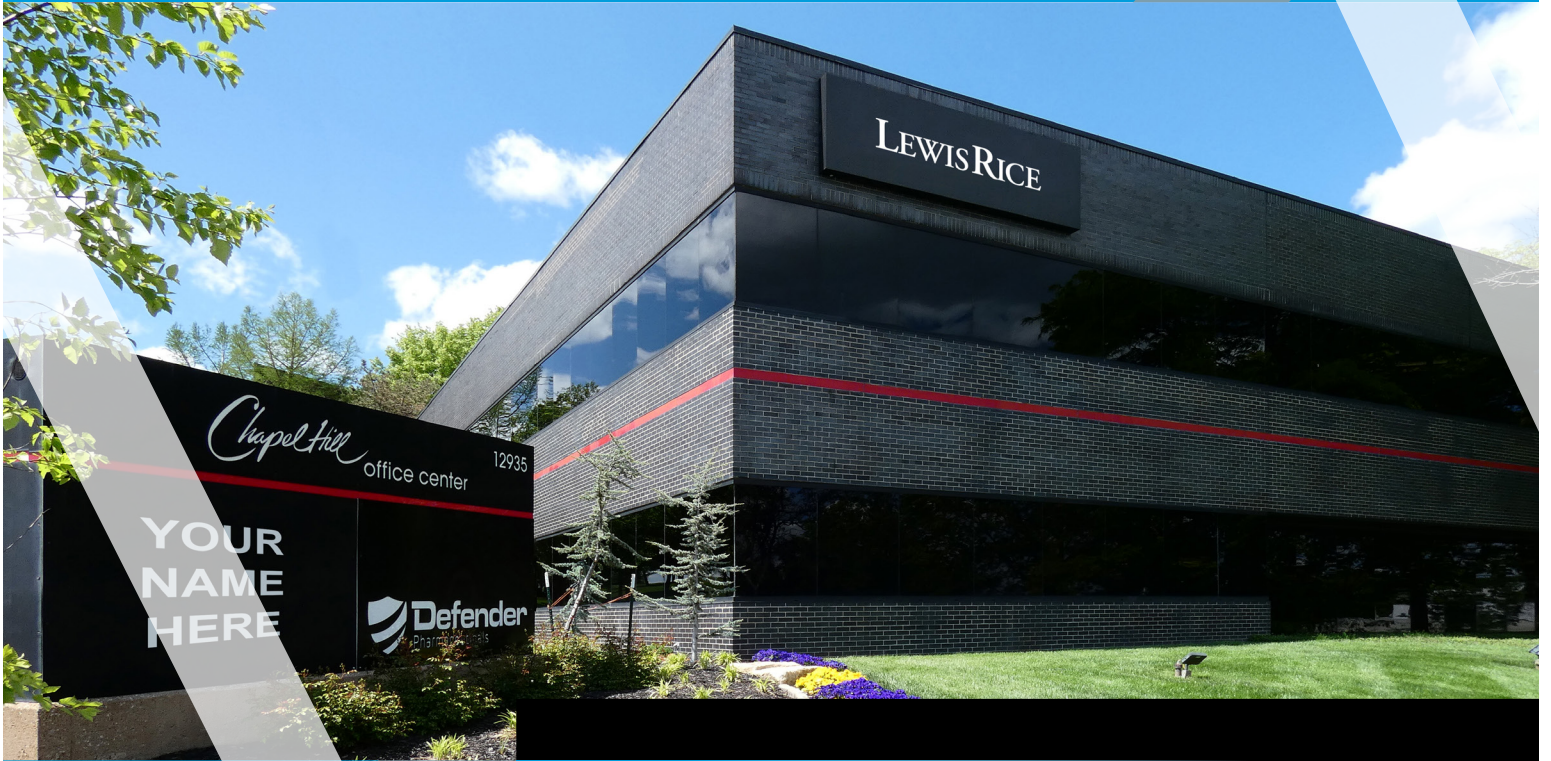


**12935 NORTH FORTY DRIVE
ST. LOUIS, MO 63141**



PROPERTY HIGHLIGHTS

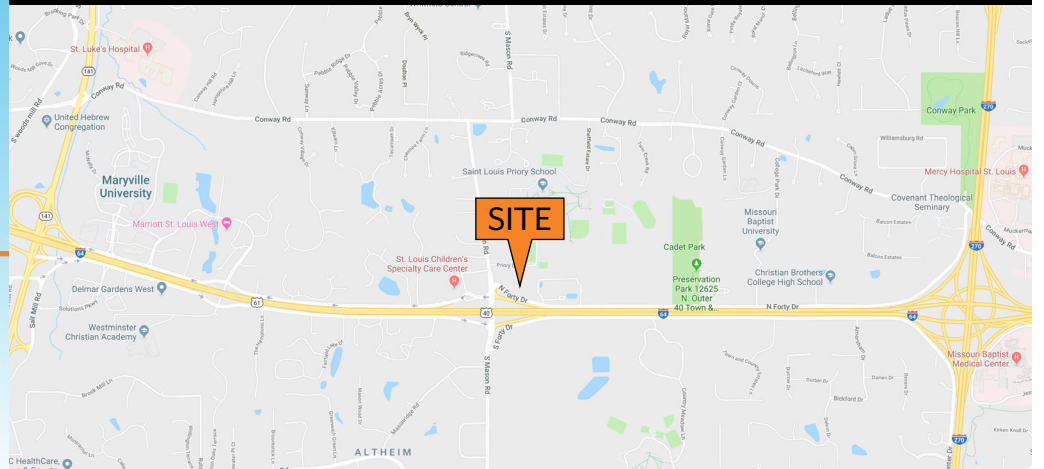
- ▶ **Second Floor Office Space**
 - Suite 210: 4,000 SF
 - Available December 1, 2026
- ▶ **Monument signage available**
- ▶ **Great location at I-64/40 and Mason Road**
- ▶ **Parking: 4/1,000**
- ▶ **Lease Rate: \$24.95/sf FS**

Contact Information

Michael Cozad
(314) 646-3307
mcozad@cozadgroup.com

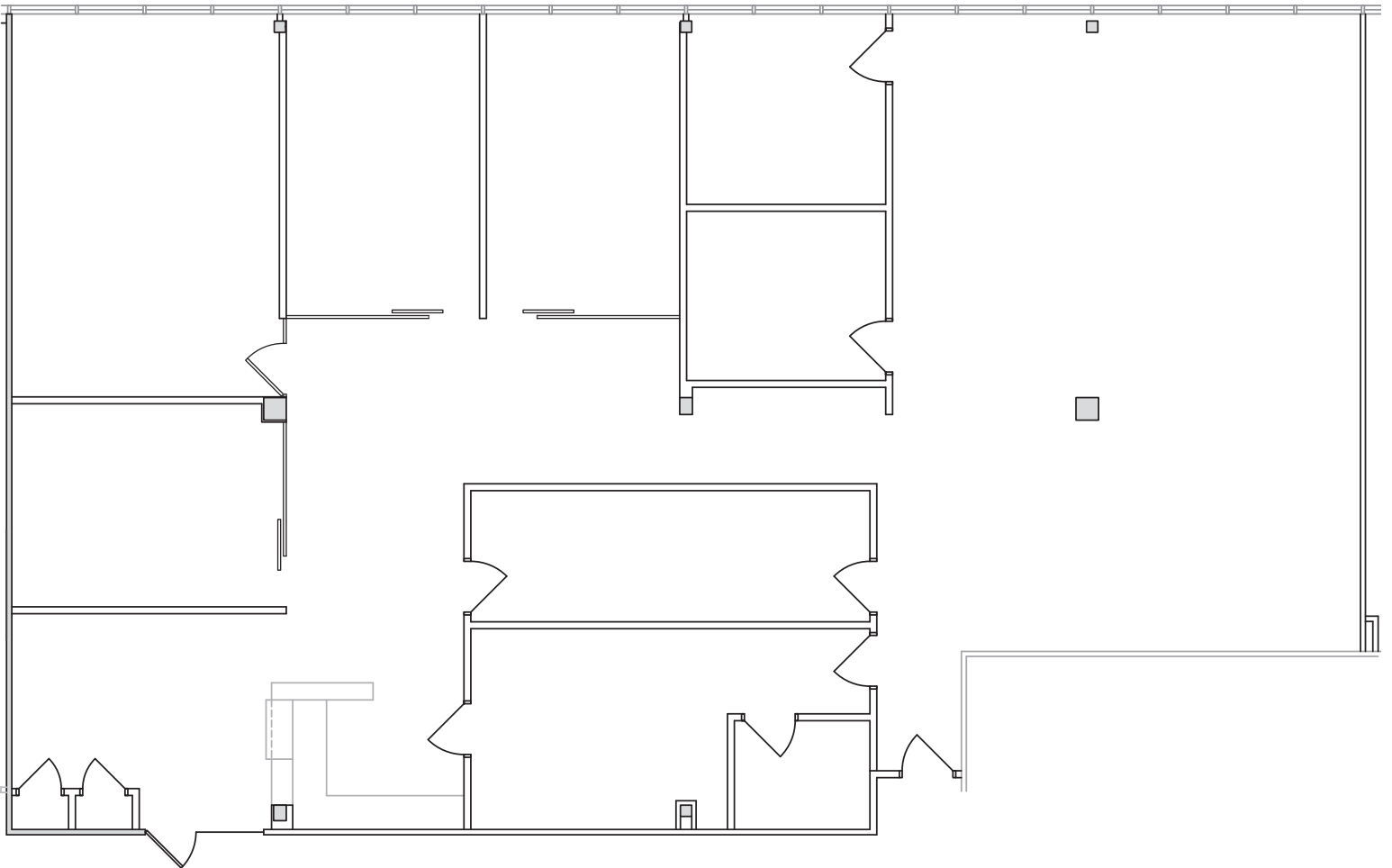
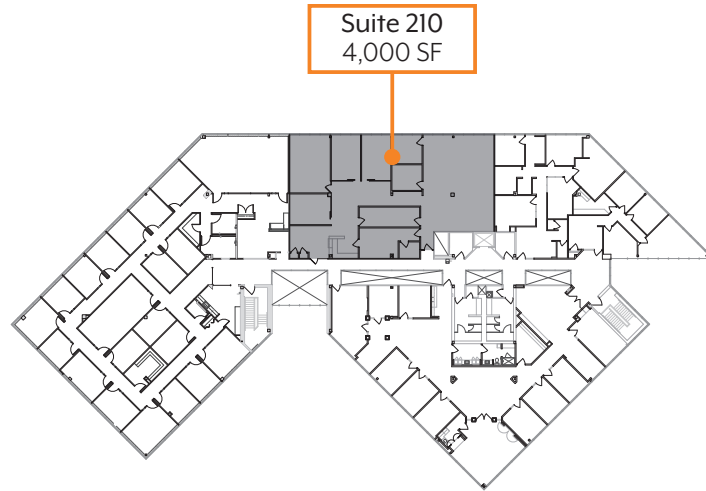


Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143



12935 NORTH FORTY DRIVE

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Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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