

12855 N. FORTY DRIVE
ST. LOUIS, MO 63141



Contact Information

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PROPERTY HIGHLIGHTS

- ▶ Up to 7,074 SF Medical Office Suites available
- ▶ Great highway visibility and access from I-64/40, I-270 and Hwy. 141
- ▶ Close to 3 major hospitals
- ▶ 2-level parking garage
- ▶ ADA accessible
- ▶ Backup generator available
- ▶ **Lease Rate: \$32.00/sf FS**

AVAILABILITY

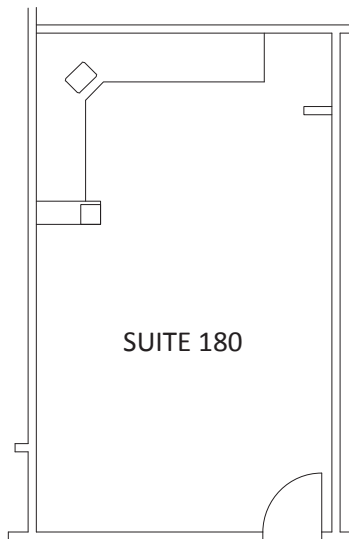
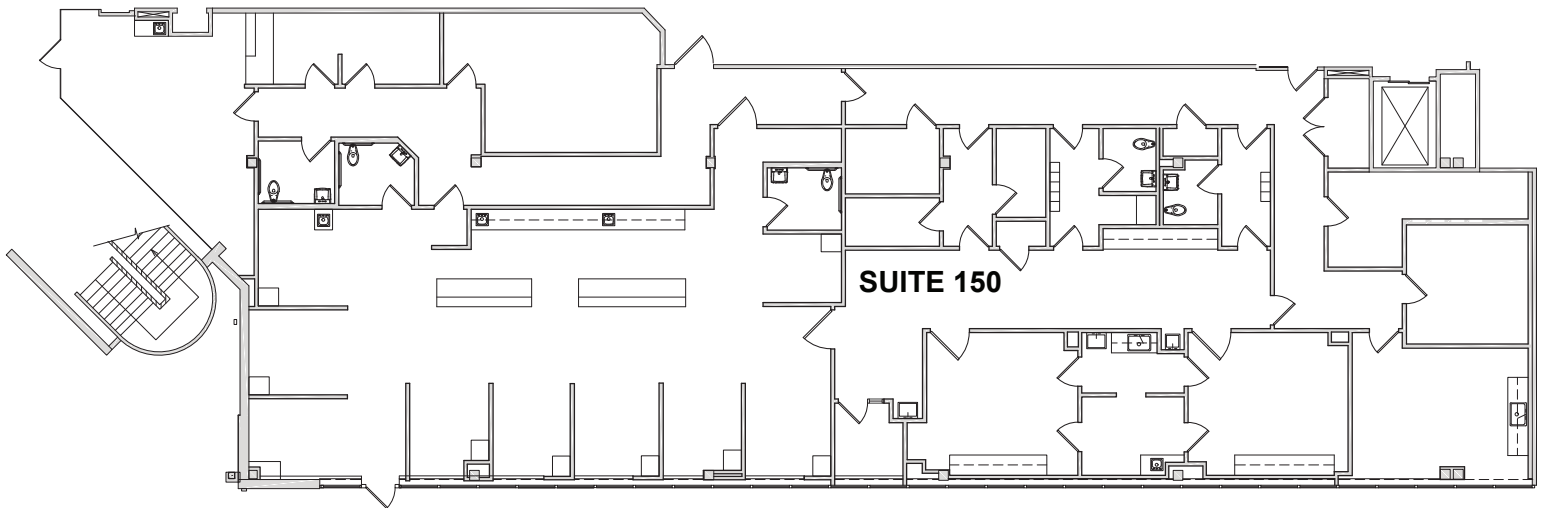
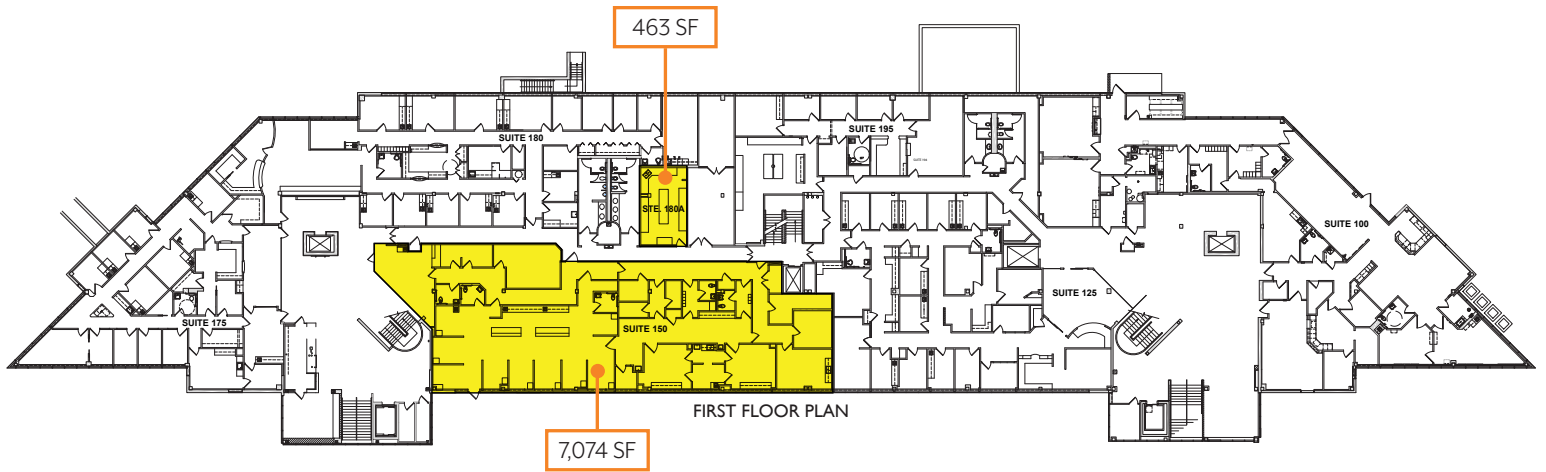
- Suite 150: 7,074 SF
– available Q4 2026
– Lease Rate: \$36.00
 - Suite 200: 5,986 SF
 - Suite 260: 3,088 SF
 - Suite 275: 3,250 SF
- combine for 6,338 SF
- Suite 180A: 463 SF



Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
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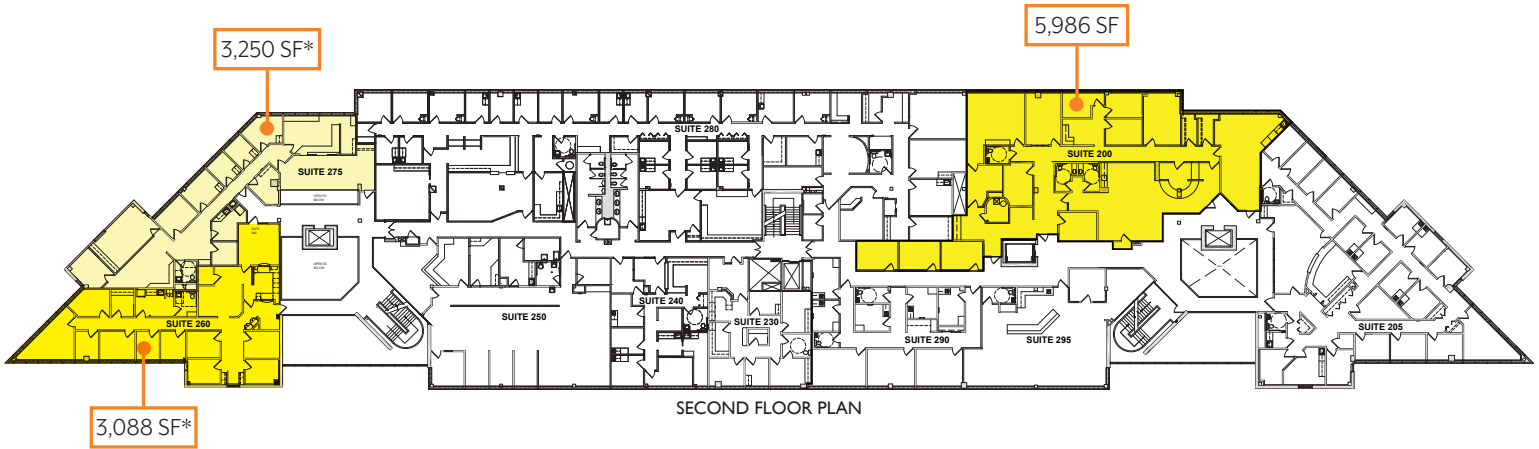
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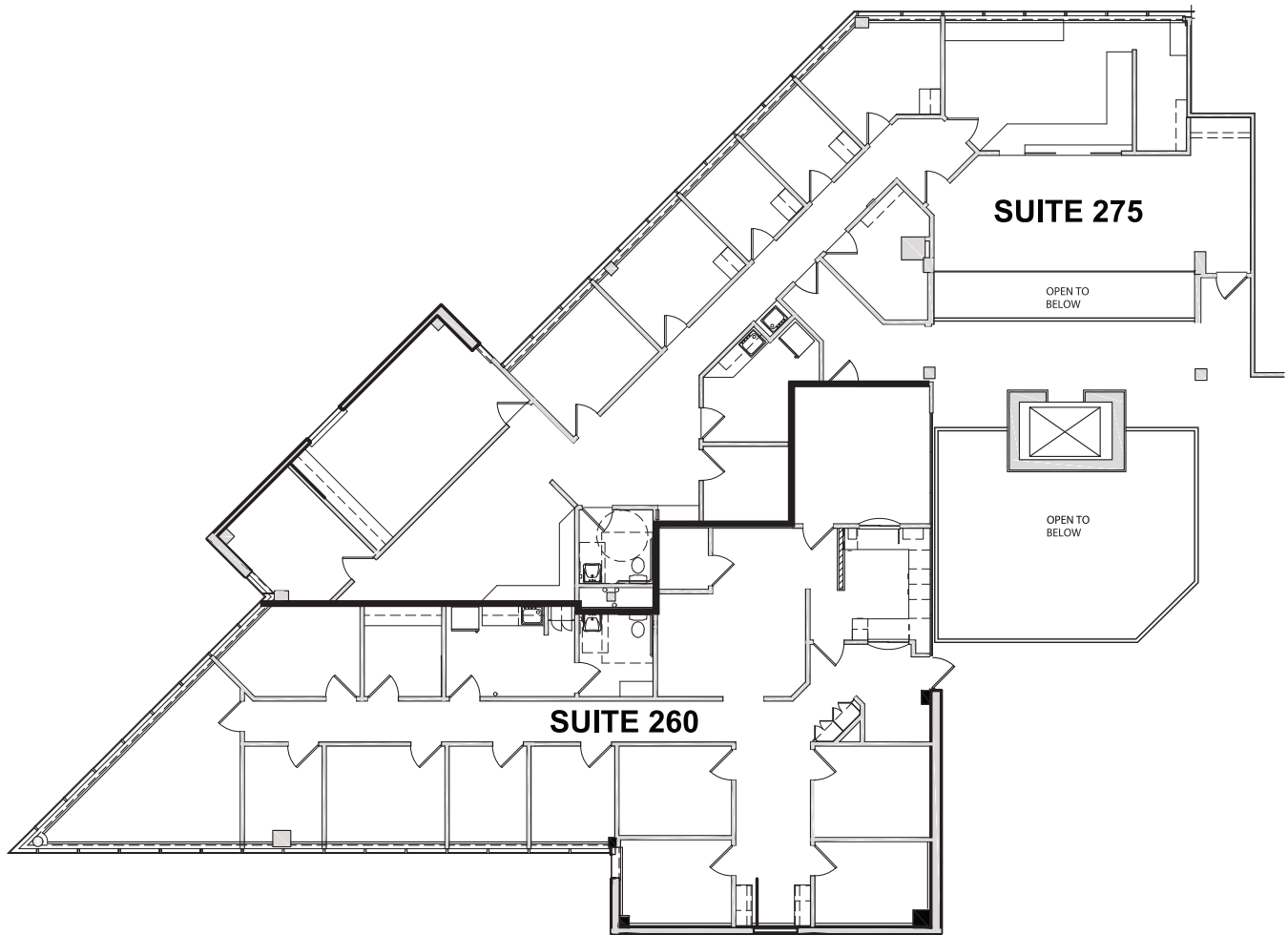


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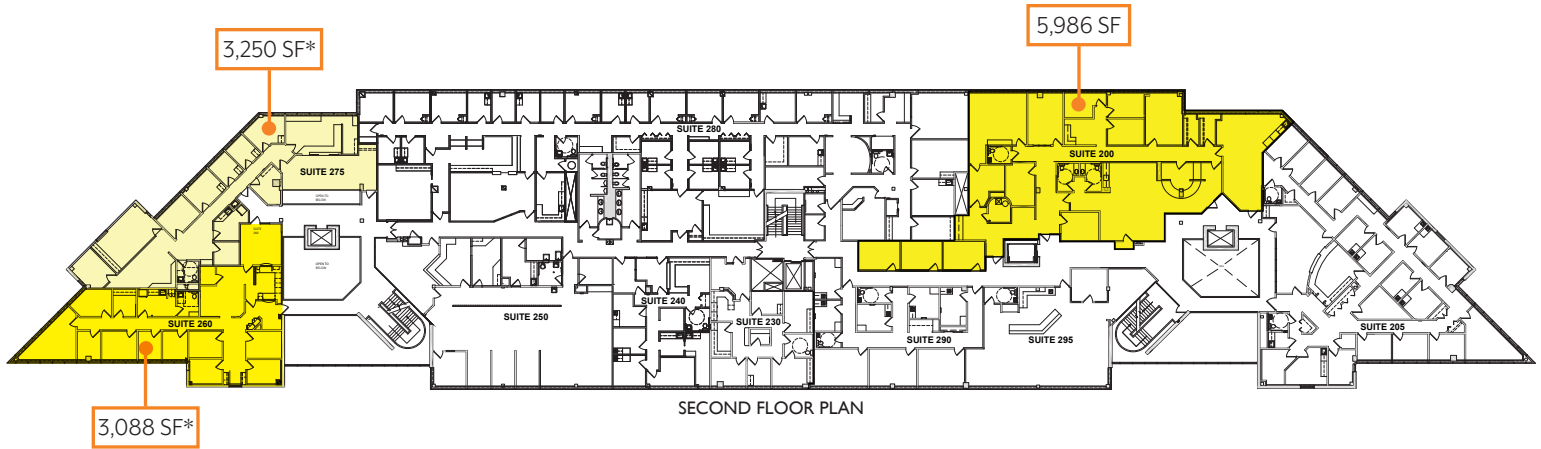


*combine Suites 260 and 275 for 6,338 SF

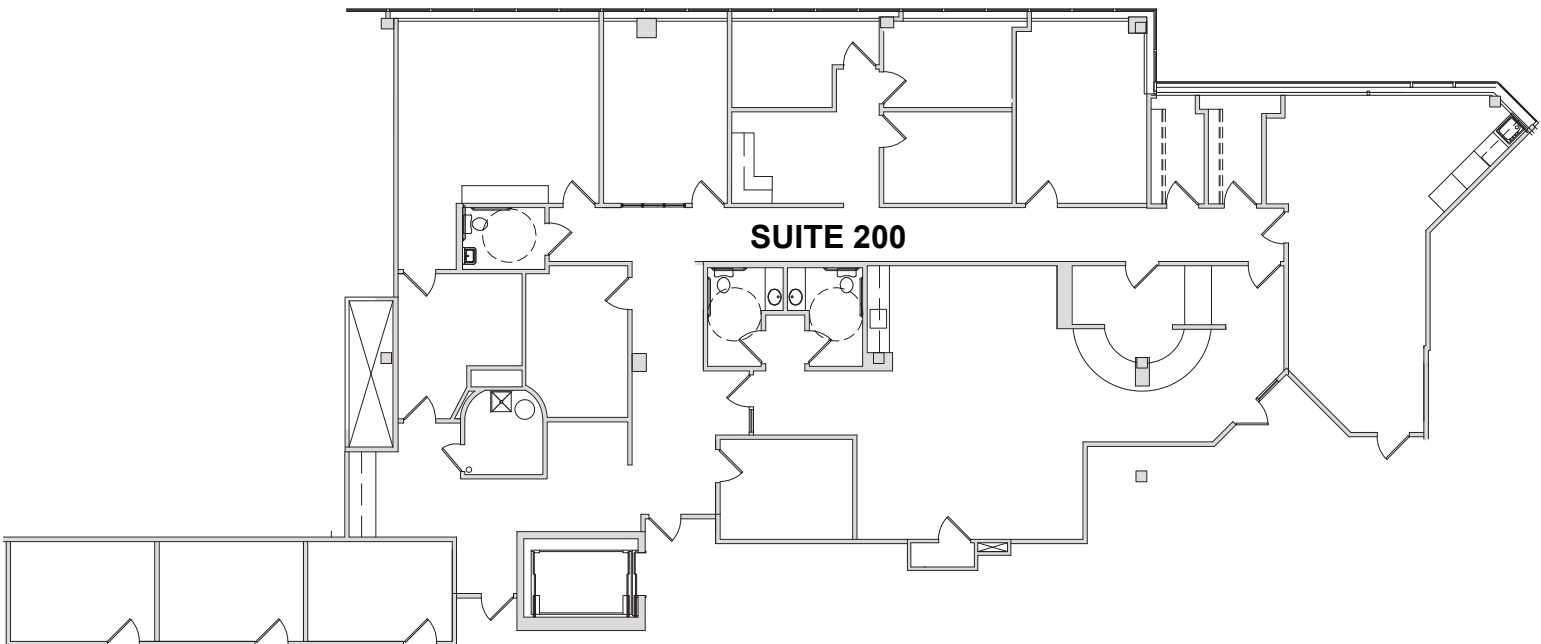


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