



**JOIN CURRENT
TENANTS:**

ALLERGY ASSOCIATES,
OPTION CARE, & BJC

**MCKELVEY
PROPERTIES**

FOR SALE OR LEASE

4601 Executive Center Pkwy
St. Peters, MO 63376

Patricia McKelvey
636.448.1294
pmckelvey@mckelveyproperties.com



FOR SALE OR LEASE

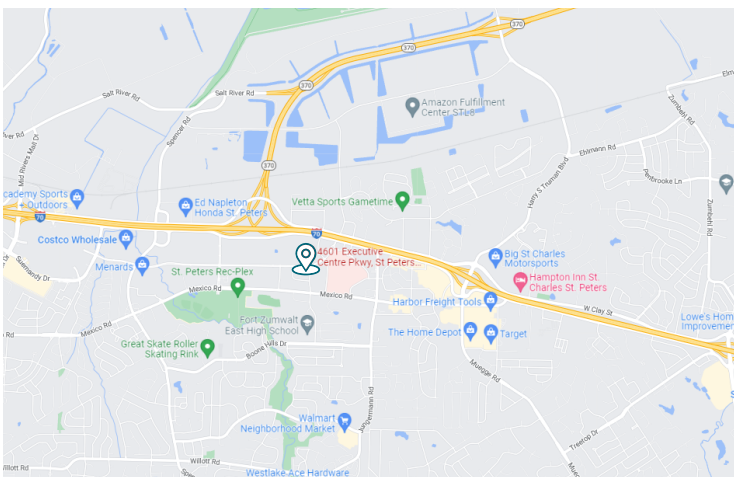
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PROPERTIES**
building relationships . creating wealth



SALE PRICE: \$2,378,000 (\$190.00/SF)
LEASE PRICE: \$21.00/SF Full Service



**12,512 SF MEDICAL BUILDING
ON 1.27 AC LOT FOR SALE**

**LEASABLE SPACE AVAILABLE:
SUITE 250: 1,724 SF**

Well-maintained building features a
spacious lobby with contemporary finishes

Ideal owner/user opportunity

Located one block from Barnes-Jewish
St. Peters Hospital

Available suites feature medical build-out with
multiple exam rooms, waiting area, and office space

Easy access to Mexico Rd, Jungermann Rd & I-70

Close proximity to 5300 Centre - a new luxury
apartment community containing 265 units

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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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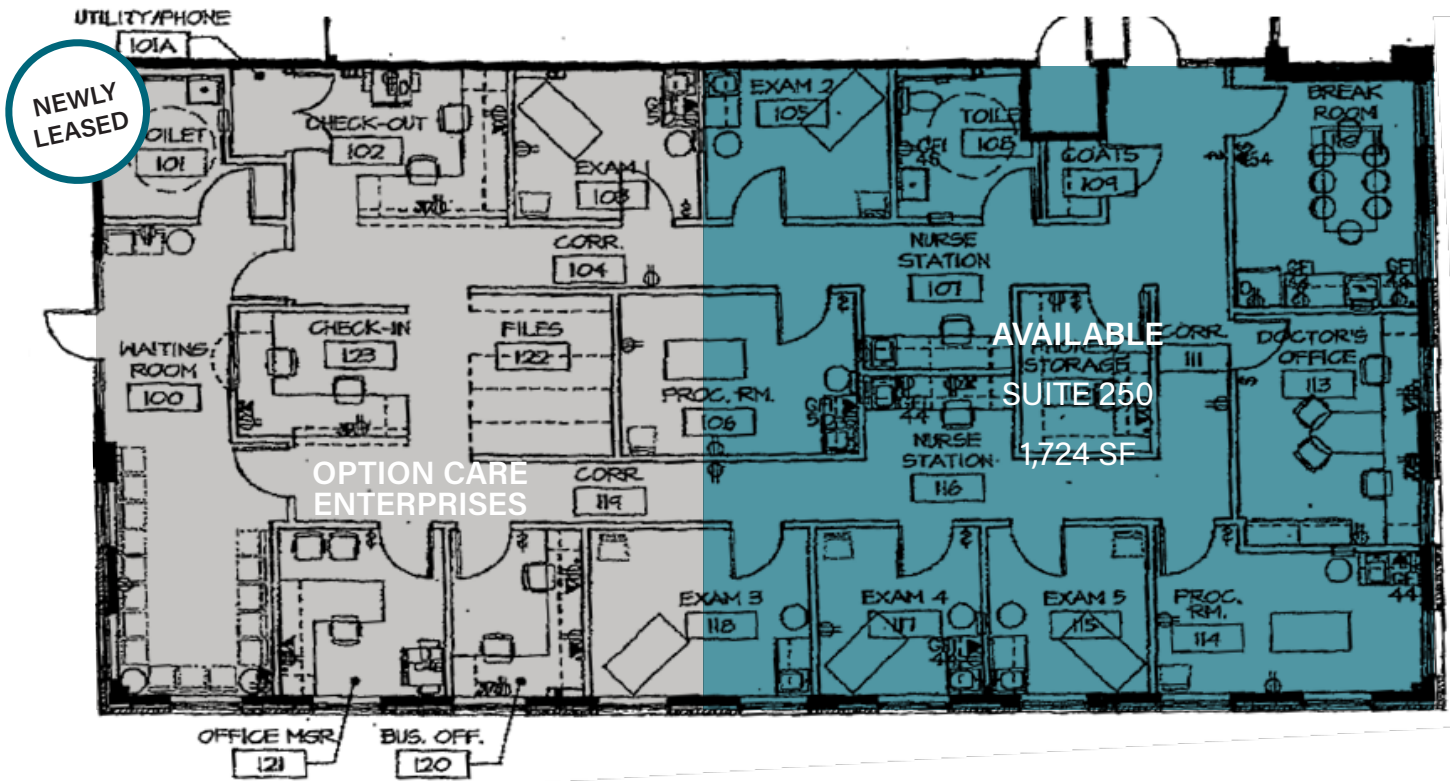
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FLOOR PLAN



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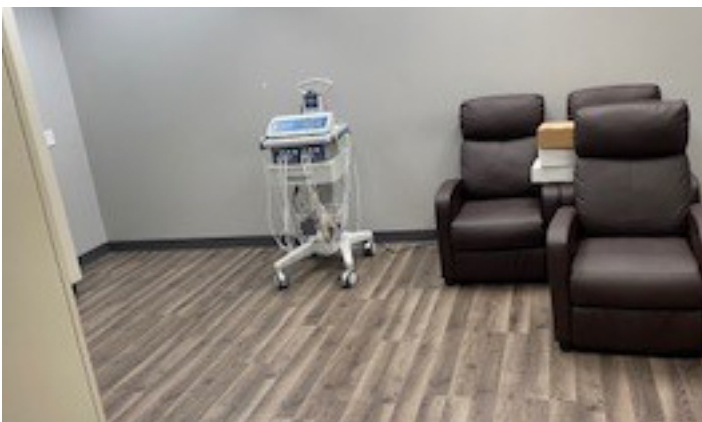
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IMAGERY



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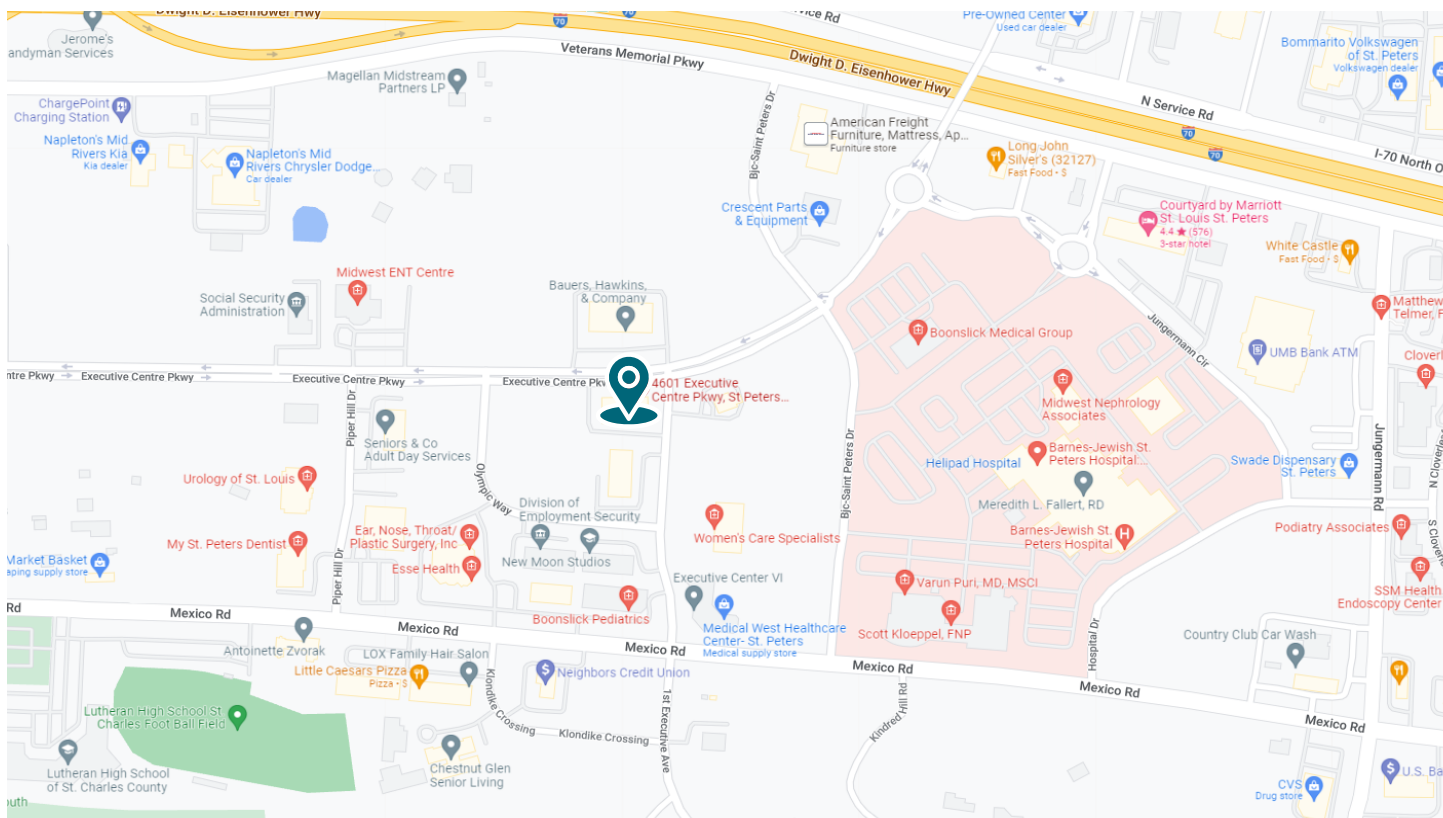
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LOCATION MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,029	67,720	167,947
HOUSEHOLDS	2,925	27,718	67,955
AVERAGE HH INCOME	\$121,994	\$109,548	\$112,807

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