

**450 N. NEW BALLAS ROAD**  
CREVE COEUR, MO 63141



## Contact Information

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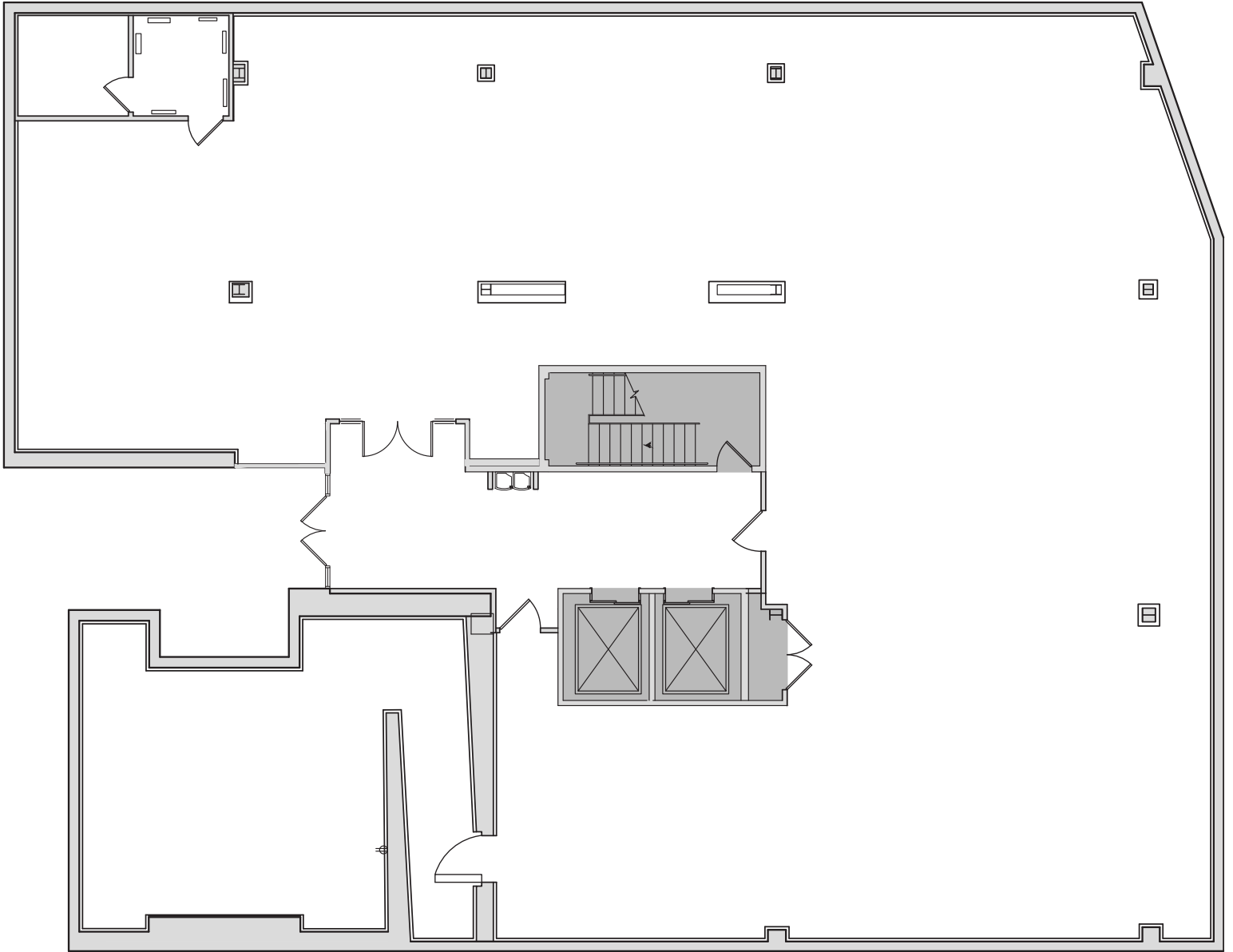
**Cozad Commercial Real Estate**  
**MD Real Estate Advisors, LLC**  
16 Sunnen Drive, Ste. 164  
St. Louis, Missouri 63143

## PROPERTY HIGHLIGHTS

- ▶ 2,000 – 8,438 SF Medical Office
- ▶ Premier Ballas Road location strategically located minutes from BJC, Missouri Baptist, Mercy Hospital, and Barnes West County
- ▶ Easy access to I-270 and I-64/40
- ▶ Covered physician and patient parking
- ▶ Class A finishes throughout
- ▶ Fully sprinklered
- ▶ Equipped with back-up generators
- ▶ Building includes 6 elevators, a lounge area, and a building conference room
- ▶ **Lease Rate: \$30.00/sf FS**

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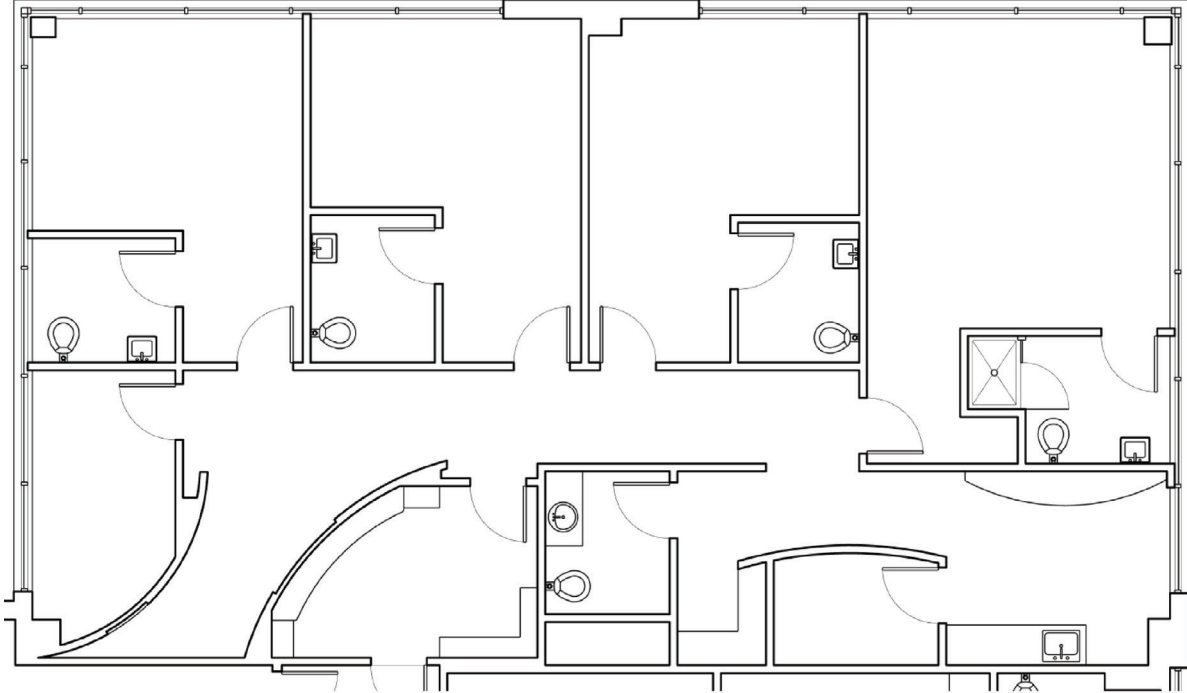
Suite 70W  
8,438 SF

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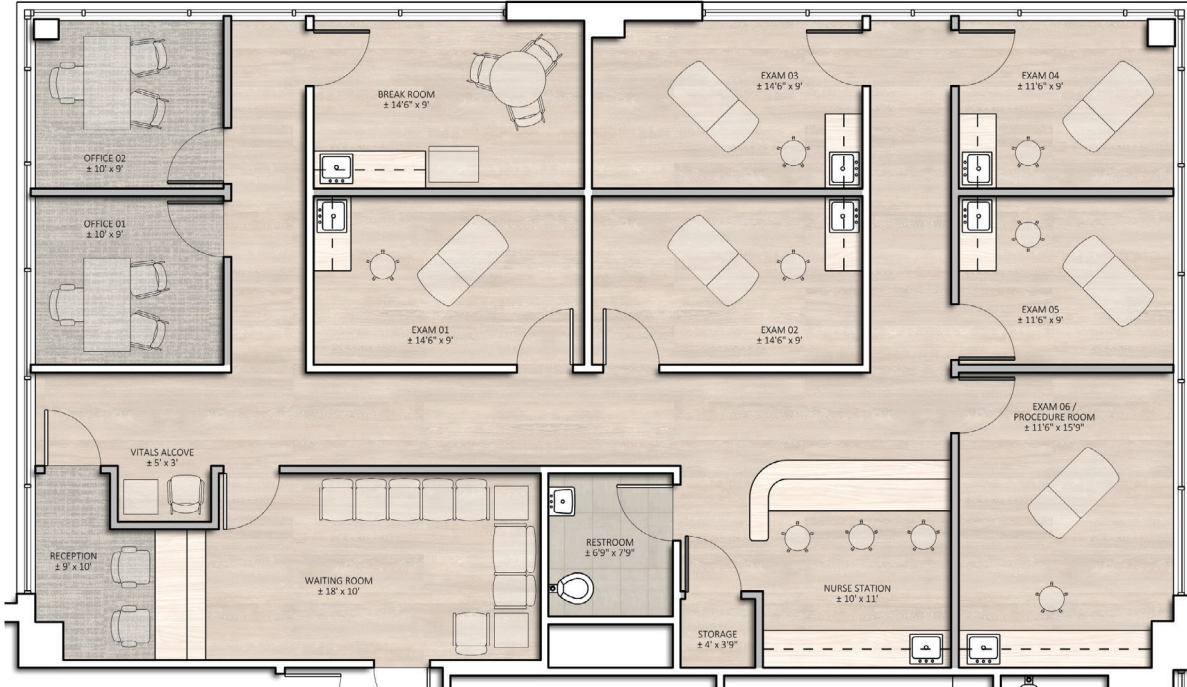
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Suite 150A  
2,732 SF

existing layout

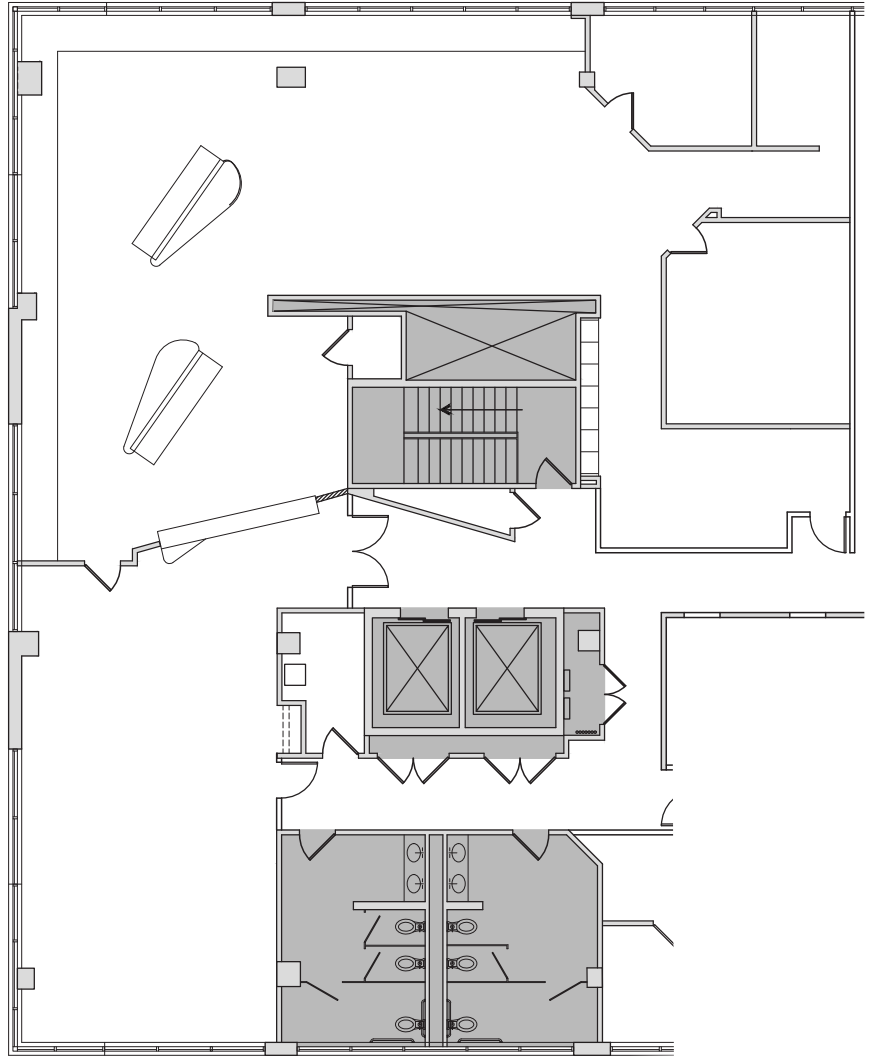


proposed layout



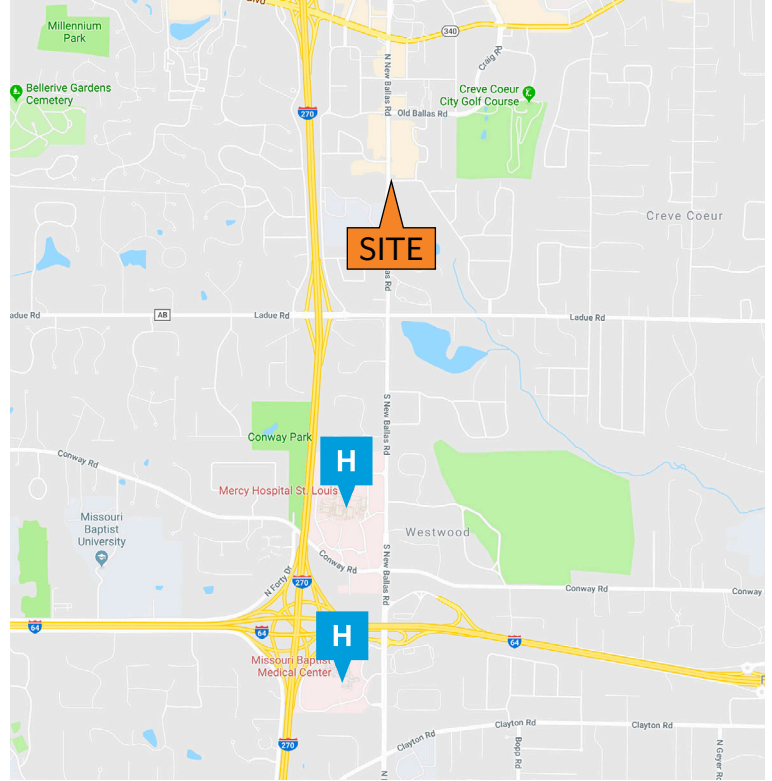
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Suite 190  
2,000 – 4,375 SF

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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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MD REAL ESTATE ADVISORS**  
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