

1585 WOODLAKE DRIVE

TOWN & COUNTRY, MO 63017



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

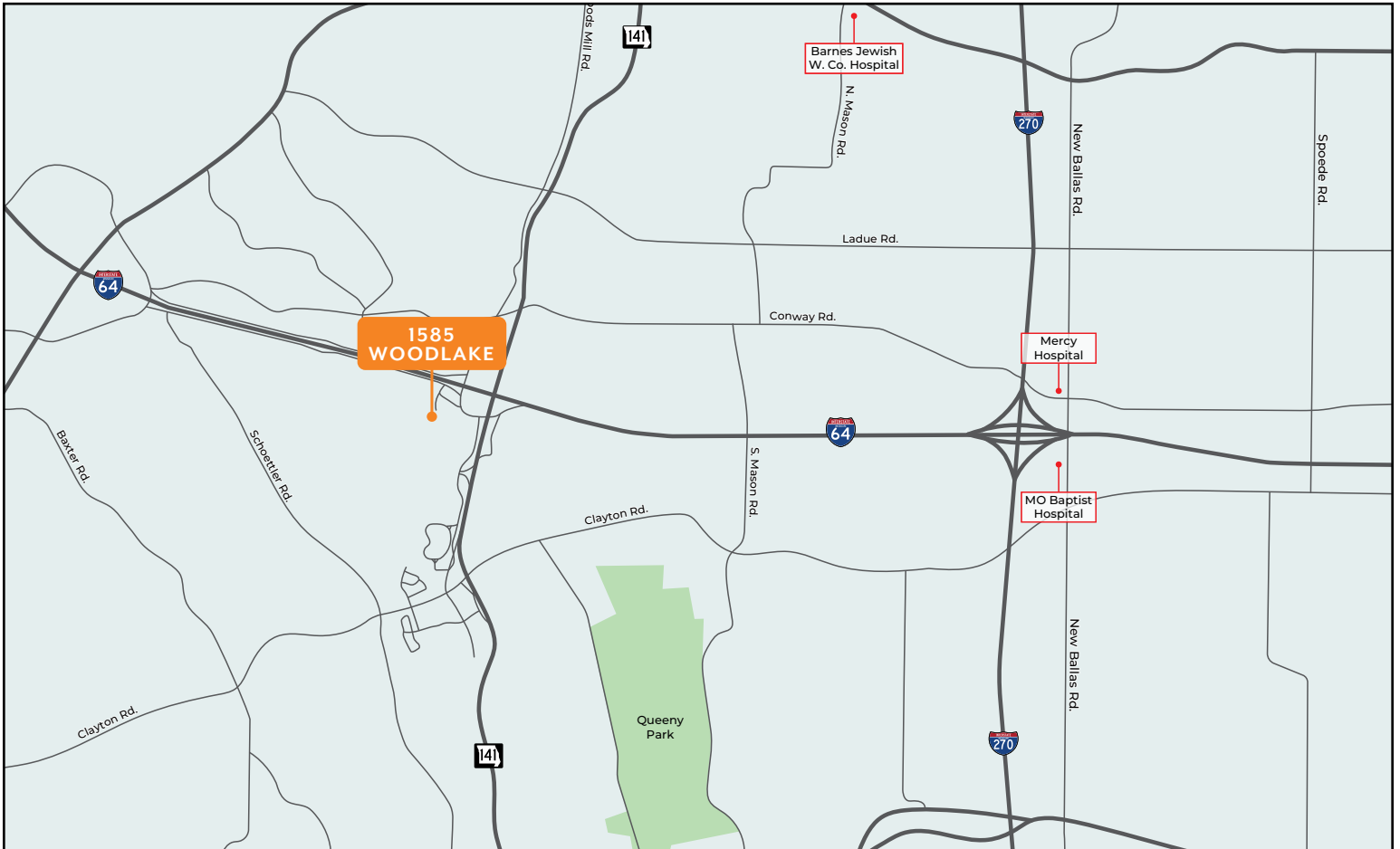
- ▶ Medical Office suites in a tranquil park-like setting
- ▶ Professionally-managed building
- ▶ Covered physician parking with abundant lot parking
- ▶ Newly renovated throughout interior
- ▶ Great medical office park that is easily accessible by Hwy. 141 and I-64/40
- ▶ Located minutes from Des Peres, St. Luke's, Mercy, and Missouri Baptist Hospitals
- ▶ **Lease Rate: \$27.00/sf FS**

AVAILABILITY

- Suite 111: 3,010 SF
- Suite 115: 995 SF
– available 7/1/26
- Suite 201: 2,740 SF
- Suite 202: 750 SF
– available 10/1/26

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NEW MODERN ARTWORK THROUGHOUT



RENOVATED COMMON AREAS

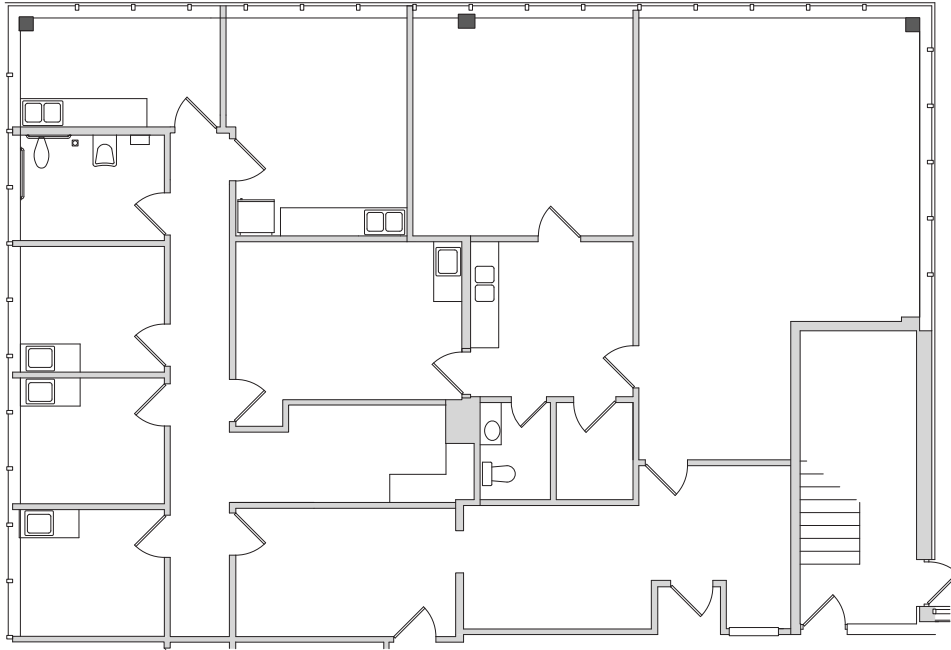
Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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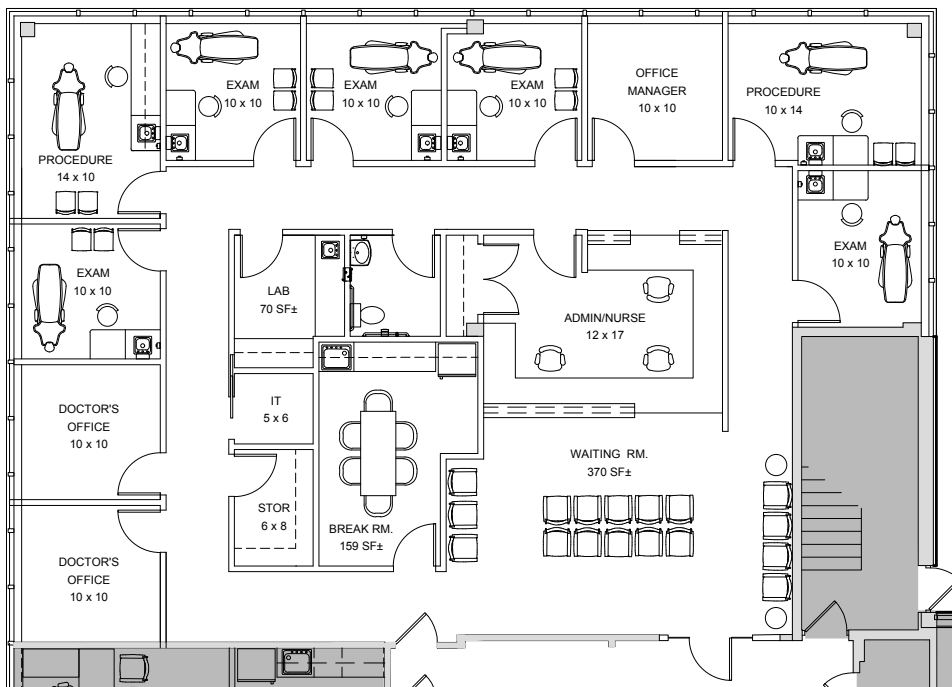
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Suite 111
3,010 SF



Suite 111
existing layout

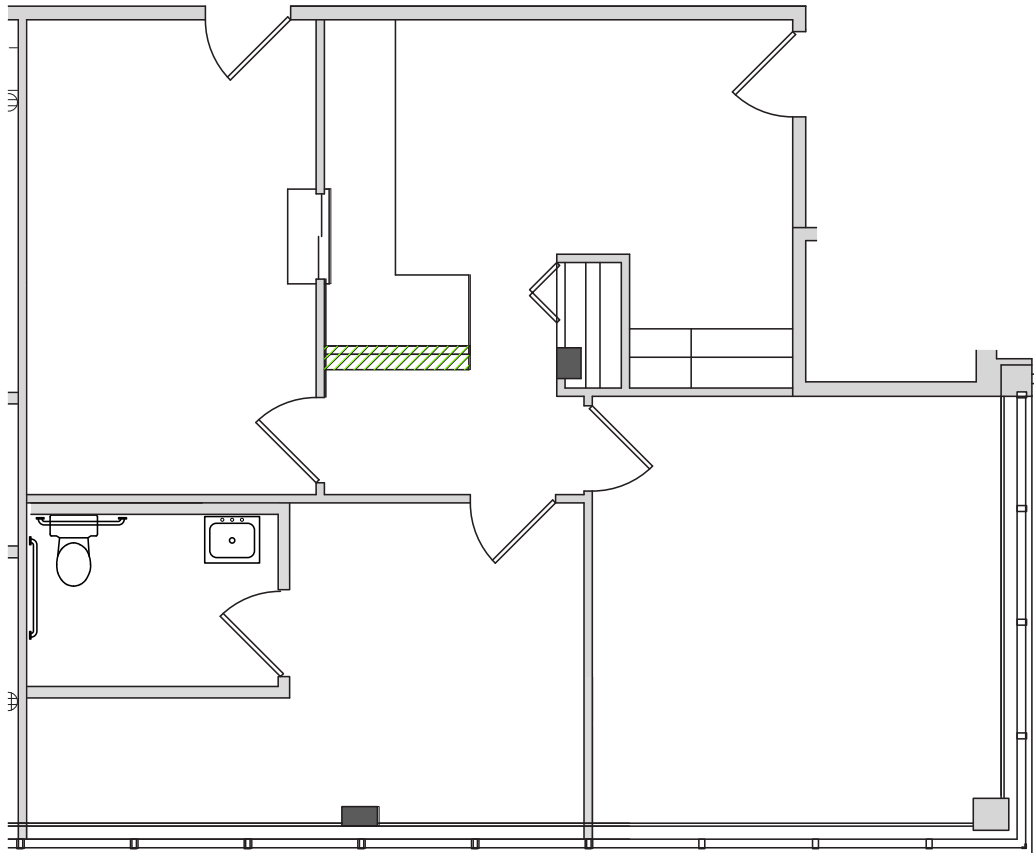
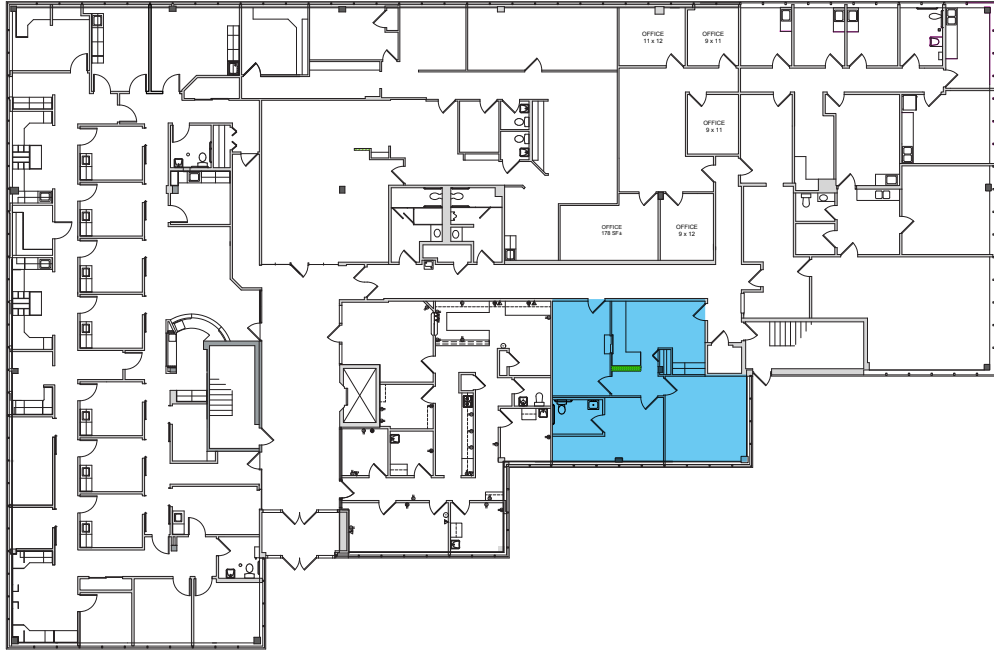


Suite 111
proposed layout

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Suite 115
995 SF



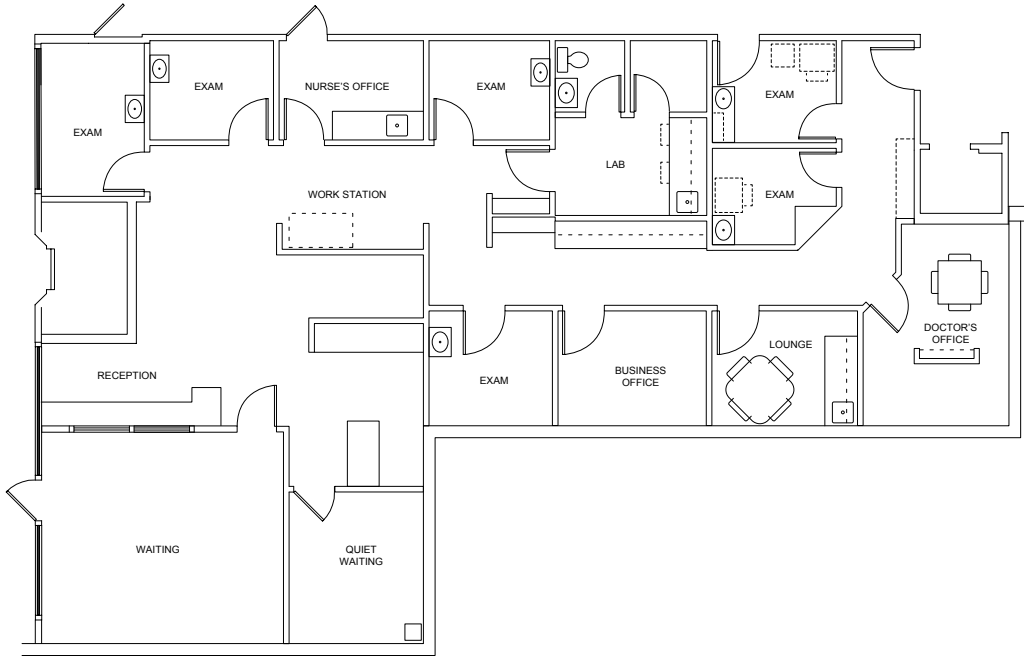
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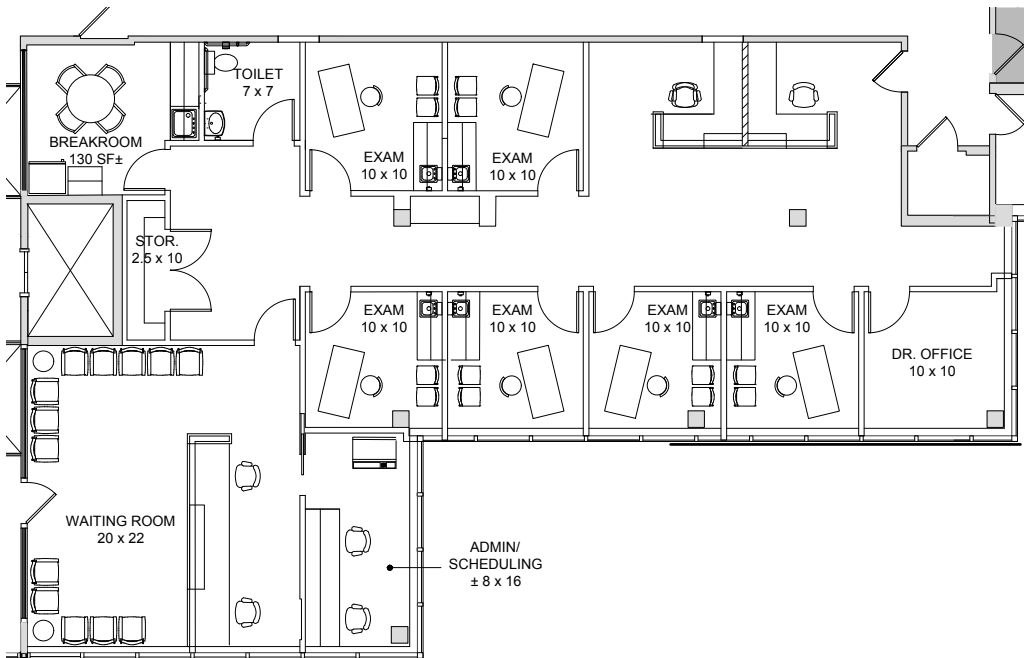
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Suite 201
2,740 SF



Suite 201
existing layout

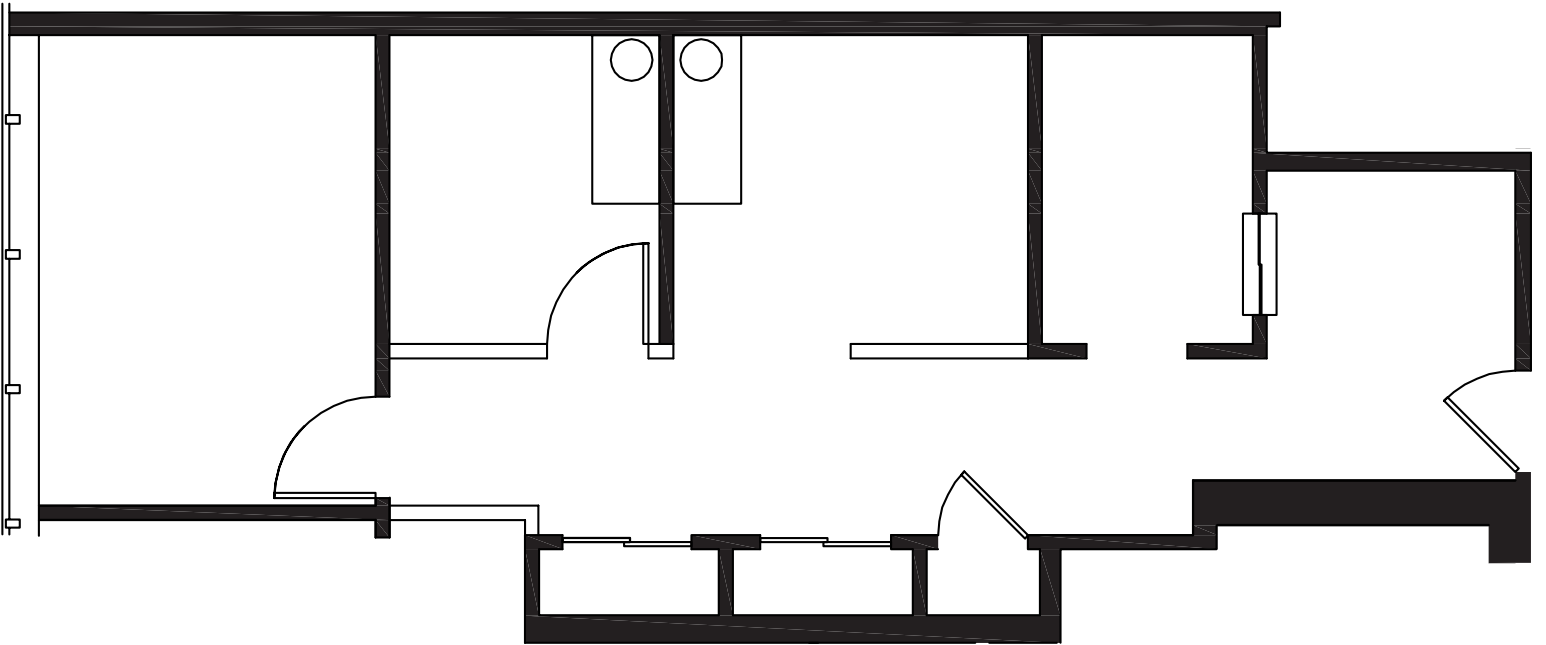
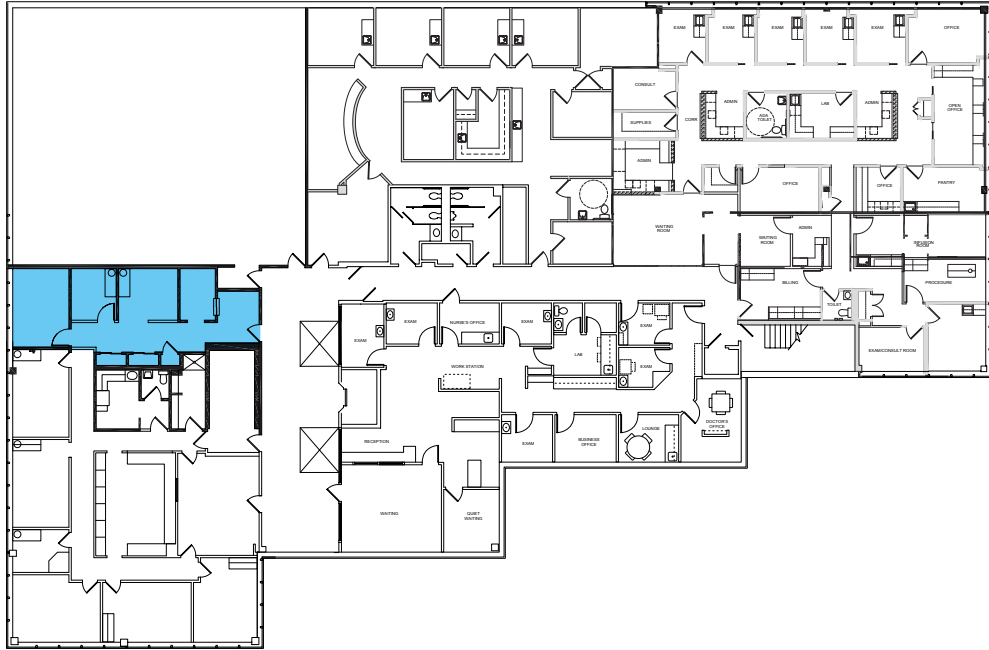


Suite 201
proposed layout

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Suite 202
750 SF



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