

# St. Joseph Medical Building 1 & 2

330 - 400 First Capitol Drive,  
St. Charles, MO 63301

**For Lease**



**600 - 11,000 SF  
Medical Office  
Space Available**

**Joseph Lampe, Director - Healthcare**  
314-728-6007 / [jlampe@ccr-stl.com](mailto:jlampe@ccr-stl.com)

**Jared Stone, Associate**  
314-604-8466 / [jstone@ccr-stl.com](mailto:jstone@ccr-stl.com)

**Leased By:**



8000 Maryland Avenue, Suite 1120  
St. Louis, MO 63105  
[www.ccr-stl.com](http://www.ccr-stl.com)

**Owned and Managed by:**



## Building Highlights:

- ◆ Connected to SSM Health St. Joseph Hospital - St. Charles, a full-service acute care hospital offering leading programs in cardiology, orthopedics, oncology, and emergency care
- ◆ Convenient access to I-70 and Highway 94, serving the broader St. Charles County region
- ◆ Flexible floor plans ideal for a variety of medical specialties, with opportunities for custom build-outs
- ◆ Ample garage and surface parking with patient friendly access, including valet parking, covered drop-off areas and easy access to hospital entrances
- ◆ Professional property management, updated common areas, and tenant improvement packages available
- ◆ Competitive lease rates and long-term occupancy options to support practice stability and growth



### **FOR ADDITIONAL INFO, CONTACT:**

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**St. Charles City  
Centre Complex**

**St. Charles  
City Hall**

**MOB 1  
330 First Capitol**

**MOB 2  
400 First Capitol**



**Future 148 unit  
apartment complex**

**First Capitol Drive**

**S Fifth Street**

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**Leased By:**  
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