

**CREVE COEUR
MEDICAL OFFICE
BUILDING**



SCAN HERE!



BEN CHERRY, CCIM

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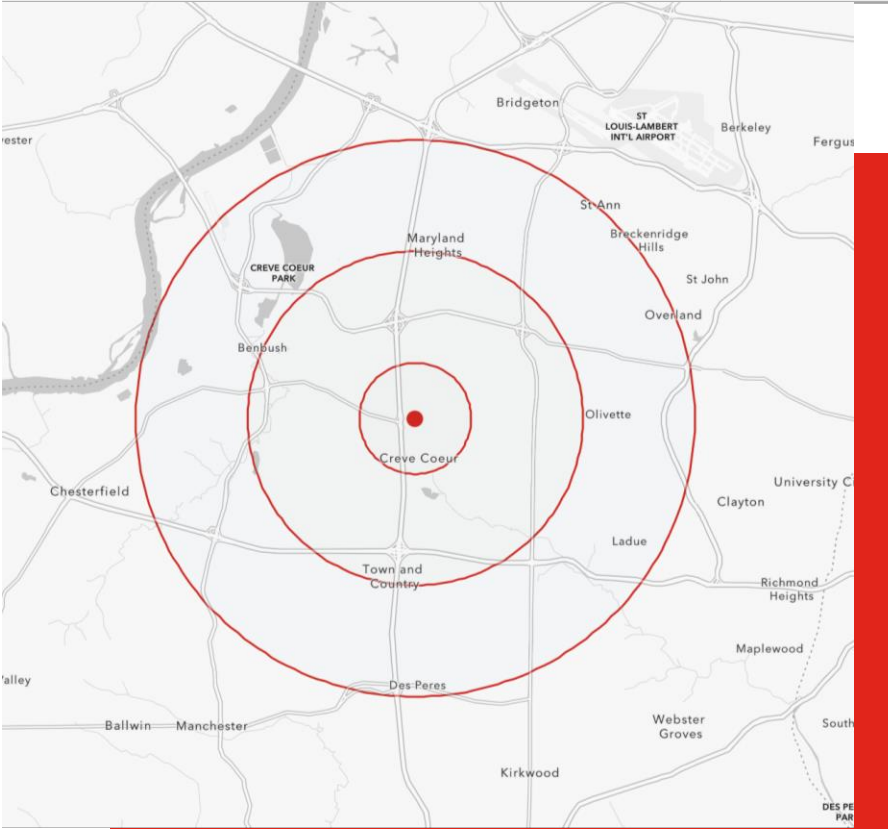
**844 NORTH NEW BALLAS COURT
CREVE COEUR, MO 63141
2,303-5,377 S.F. | \$25.00/S.F. F.S.G.**

PROPERTY INFORMATION



- **FIRST COMMERCIAL GREEN BUILDING IN CREVE COEUR**
 - **2018 RECIPIENT OF THE GREEN BUSINESS AWARD**
- **HIGH-END SPANISH MARBLE LOBBY WITH ACCESS TO THE ELEVATOR AND THE LOWER-LEVEL GARAGE**
- **ENCLOSED EXECUTIVE PARKING GARAGE, RESERVED FOR TENANTS**
- **GEOTHERMAL HEATING AND SOLAR PANEL POWER, LED LIGHTS-CARBON NEUTRAL**
- **ON-SITE OWNERSHIP AND MANAGEMENT**
- **PYLON SIGN AND STOREFRONT AVAILABLE**
- **ZONED: C-5 HIGHWAY COMMERCIAL DISTRICT**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	10,037	62,294	160,265
HOUSEHOLDS 	4,821	27,593	66,770
AVERAGE HH INCOME 	\$138,571	\$141,455	\$137,158



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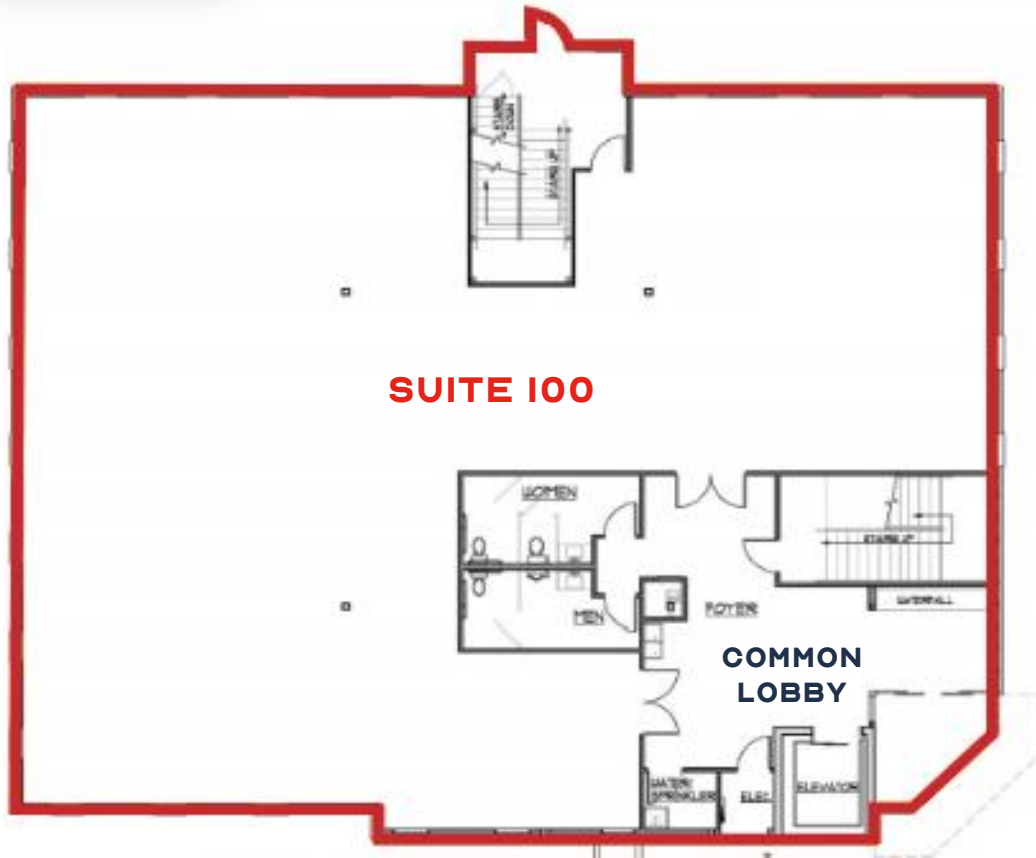
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SITE PLAN

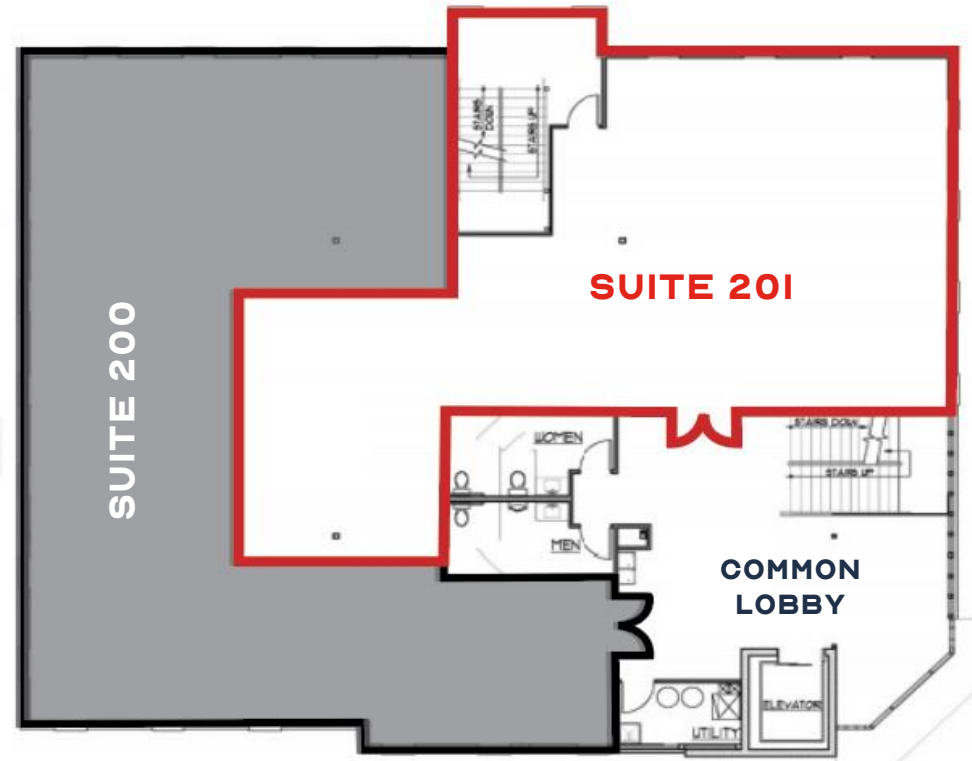


1ST FLOOR OFFICE SPACE

SUITE 100 - AVAILABLE	5,377 R.S.F.
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2ND FLOOR OFFICE SPACE

SUITE 200 - LEASED	3,125 S.F.
SUITE 201 - AVAILABLE	2,303 R.S.F.



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AERIAL



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