

**CREVE COEUR
MEDICAL OFFICE
BUILDING**



SCAN HERE!



BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

**844 NORTH NEW BALLAS COURT
CREVE COEUR, MO 63141
3,125 - 5,377 S.F. | \$25.00/S.F. F.S.G.**

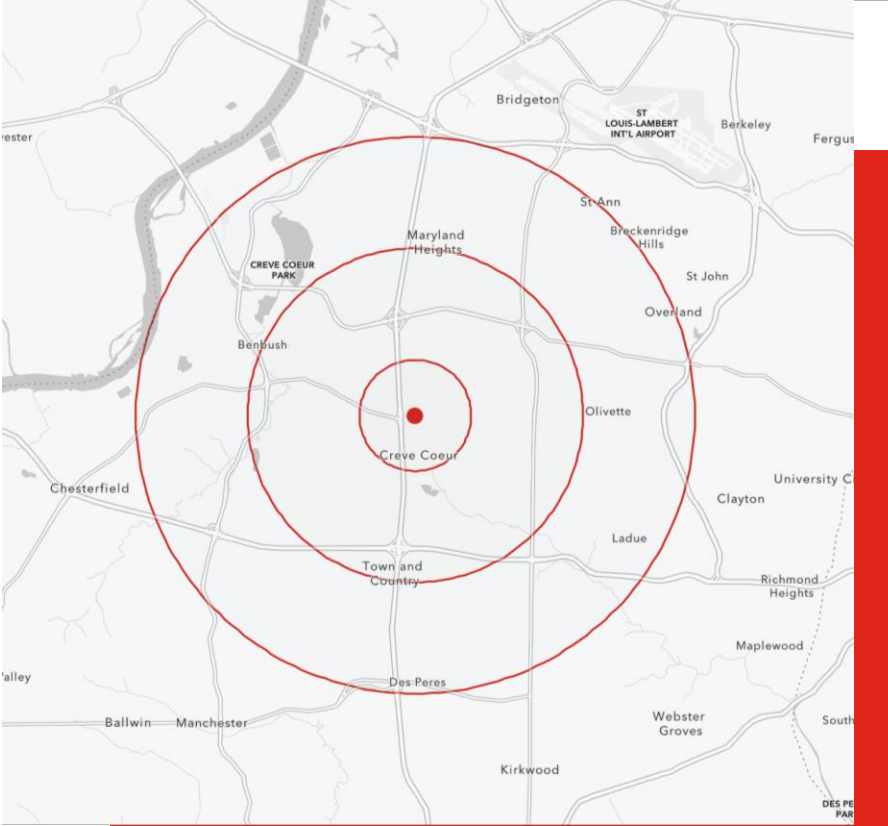
FOR LEASE

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



SCAN HERE!

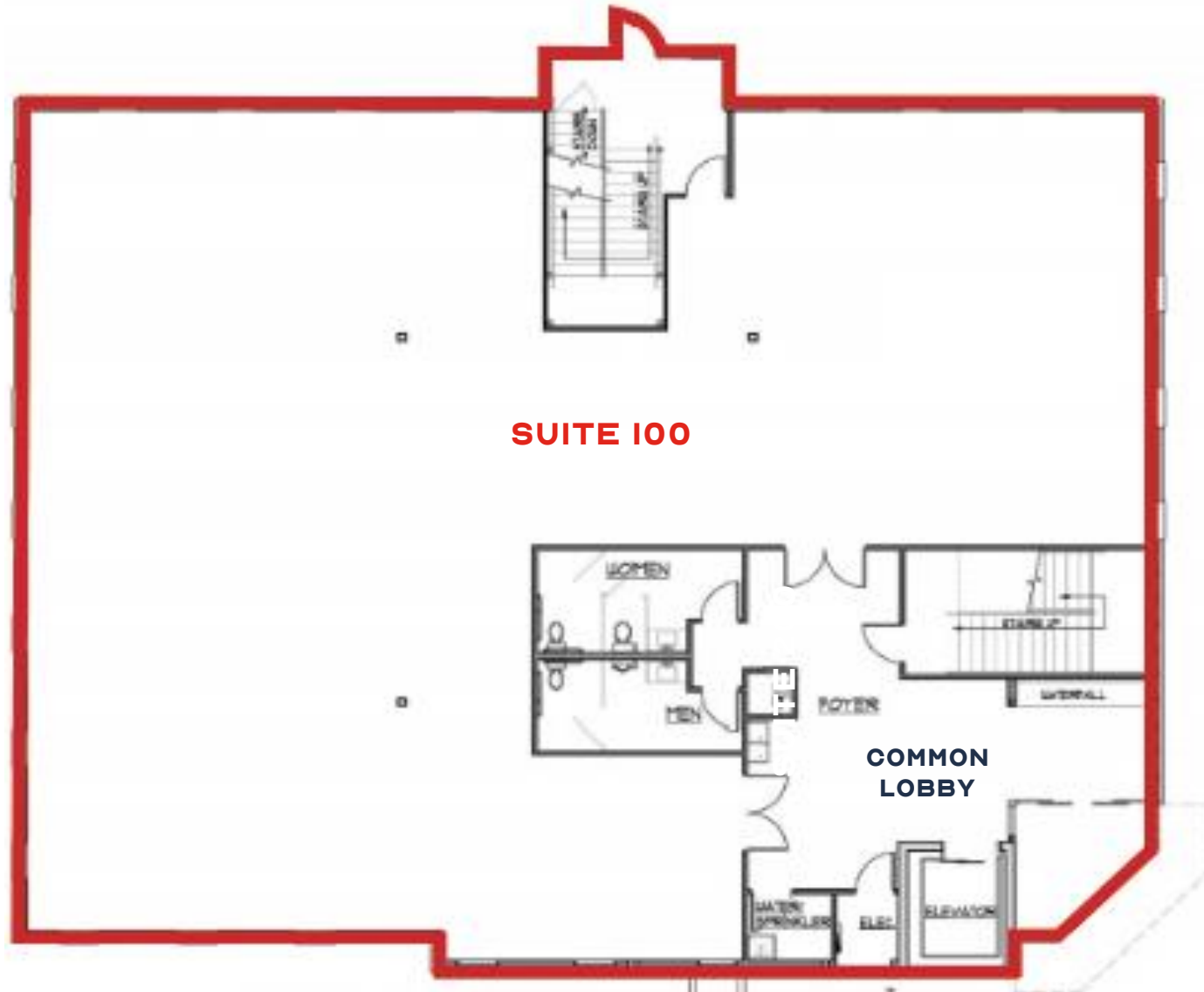


BEN CHERRY, CCIM
 Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

MARK CLARKSON
 Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

**844 NORTH NEW BALLAS COURT
 CREVE COEUR, MO 63141
 3,125 - 5,377 S.F. | \$25.00/S.F. F.S.G.**

SITE PLAN



SUITE 100

COMMON LOBBY

SCAN HERE!



BEN CHERRY, CCIM

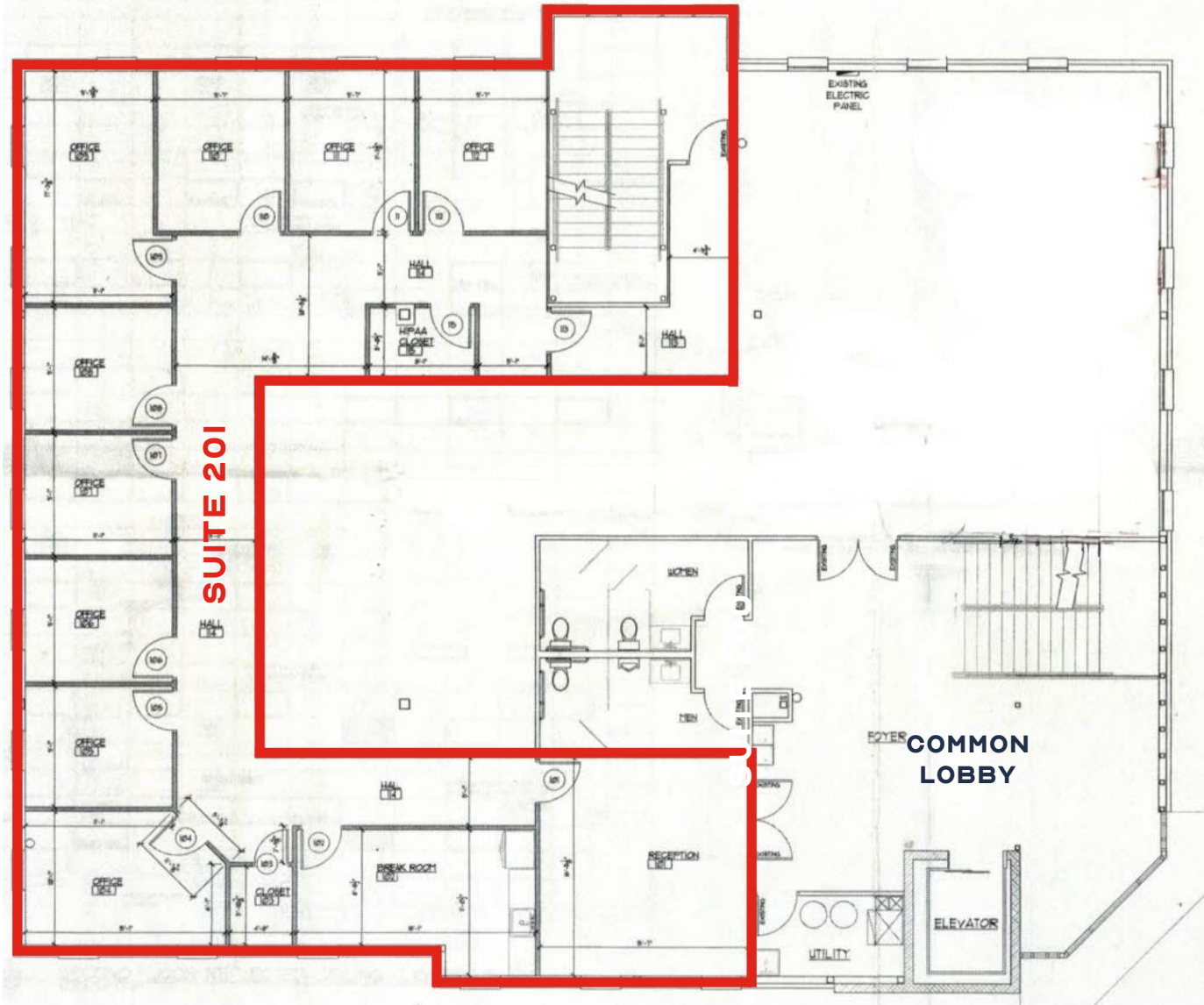
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

**844 NORTH NEW BALLAS COURT
CREVE COEUR, MO 63141
3,125 - 5,377 S.F. | \$25.00/S.F. F.S.G.**

SITE PLAN



SCAN HERE!



BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

844 NORTH NEW BALLAS COURT
CREVE COEUR, MO 63141
3,125 - 5,377 S.F. | \$25.00/S.F. F.S.G.

AERIAL



SCAN HERE!



BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

**844 NORTH NEW BALLAS COURT
CREVE COEUR, MO 63141
3,125 - 5,377 S.F. | \$25.00/S.F. F.S.G.**