

FOR LEASE

844 North New Ballas Court | Creve Coeur, MO 63141

Medical/Office Building

11,765 sq. ft. available

\$25.00 / sq. ft. FSG

[Link to
Virtual Tour!](#)



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of property. We recommend Lessee investigate fully.

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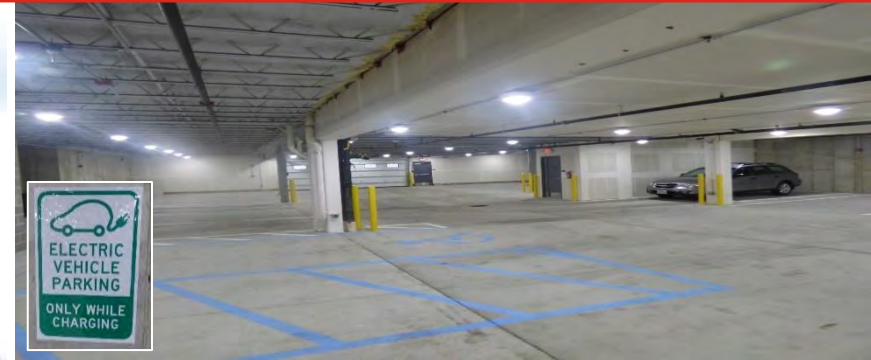
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Property Information



Property Features

Parcel Size	16.45 Acres
Building Size	22,626 Square Feet
Number of Buildings	1
Year Built	2017
Class	A
Zoning	C-5 Highway Commercial District
Signage	Pylon Sign and Storefront Available
Parking Ratio	5.8 per 1,000 (919 parking spaces)
Traffic Count	24,000 Vehicles Per Day
Frontage	950 Feet

Property Overview

- First Commercial Green Building in Creve Coeur
- 2018 recipient for 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

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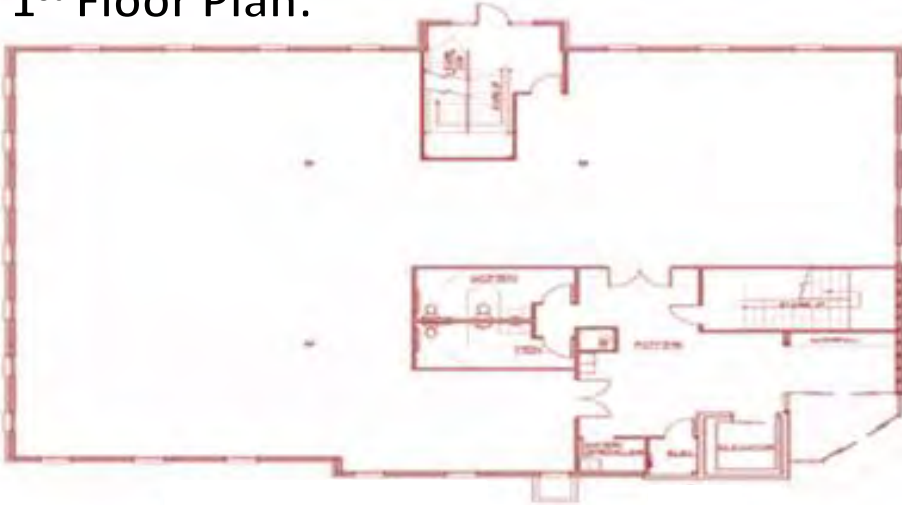
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Site Plan

1st Floor Plan:



2nd Floor Plan:



Site Plan Breakdown

	1 st Floor	2 nd Floor
Leasable	5,377 sq. ft.	5,428 sq. ft.
Buildable	4,163 sq. ft.	4,163 sq. ft.
Common Share	1,214 sq. ft.	1,265 sq. ft.

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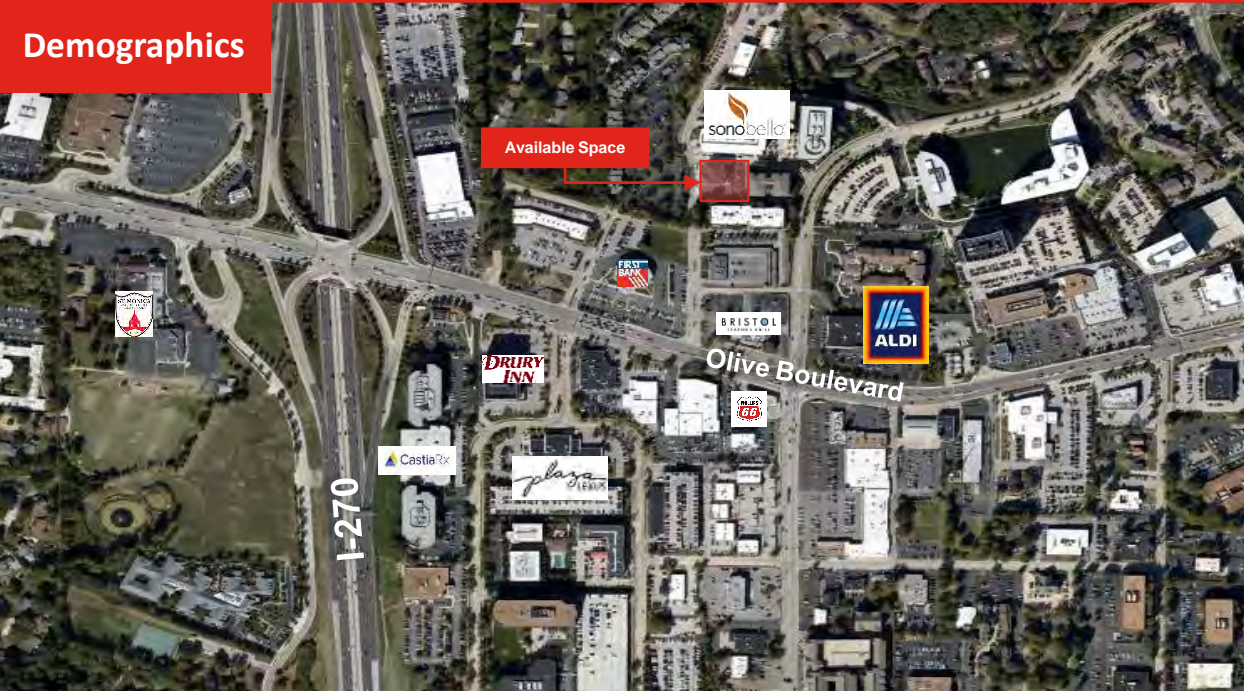
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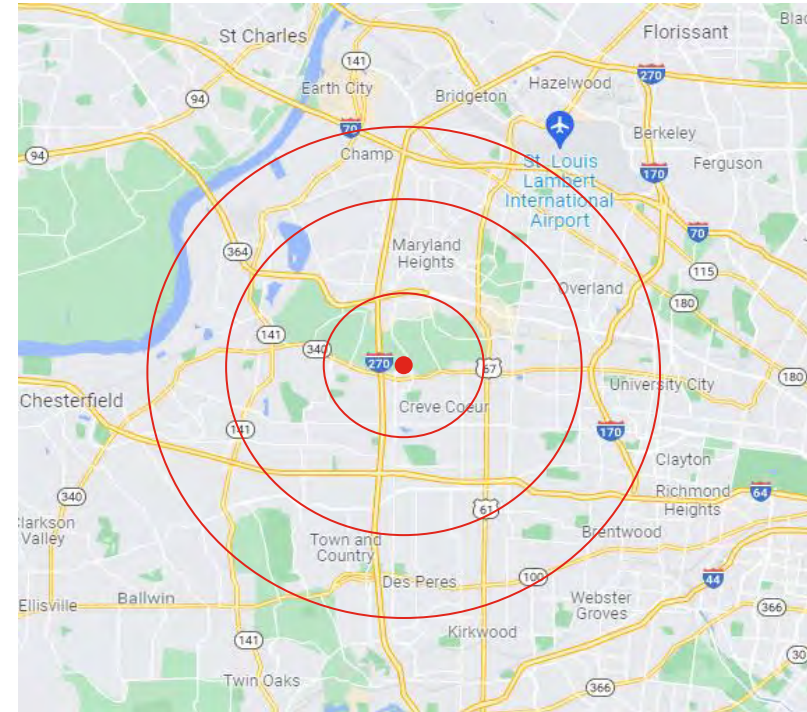
Demographics



Demographics	1 Mile	3 Miles	5 Miles
Population	9,667	60,190	155,452
Households	4,521	27,082	65,559
Average Household Income	\$55,737	\$56,796	\$52,512
Median Household Income	\$89,171	\$83,989	\$78,178

Location Overview

- Convenient Access to I-270 (0.2 miles), I-67 (2 miles), I-64 (2.2 miles), I-40 (2.2 miles) and I-364 (1.7 miles)
- Barnes Jewish Hospital located 1.6 Miles West of location
- Mercy Hospital located 2.5 Miles South of location
- Missouri Baptist located 2.9 Miles South of location



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