

## 425 N. NEW BALLAS RD

#### **BEN FRIEDMAN**

314.408.7400 (OFFICE) 314.675.5240 (MOBILE)

**TOMMY LEONARD** 

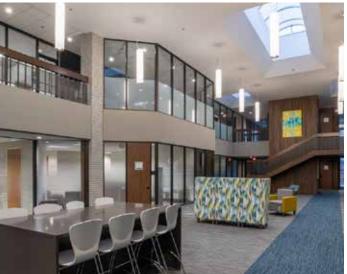
### ROB GOLTERMANN

314.408.7400 (OFFICE) 314.267.7497 (MOBILE) Rob@LCGCap.com

### PHOTOS + DETAILS









- MEDICAL OFFICE & GENERAL OFFICE SPACE FOR LEASE: \$23.00 PSF
  FULL SERVICE
- UP TO 4,910 SF AVAILABLE
- FULL EXTERIOR & INTERIOR RENOVATION COMPLETED TO CREATE A CLASS A IMAGE
- LARGE COMMON ATRIUM FOR EVENTS AND MEETING SPACE
- AMPLE SURFACE PARKING
   4 PER 1,000 SF
- EASY ACCESS TO I-270 & OLIVE BLVD
- WITHIN 3 MILES OF THREE MAJOR MEDICAL FACILITIES: MERCY, MISSOURI BAPTIST, BARNES-JEWISH WEST COUNTY
- AVAILABILITY:

  SUITE 103 4,910 SF

  SUITE 170 3,262 SF

  SUITE 207 1,061 SF

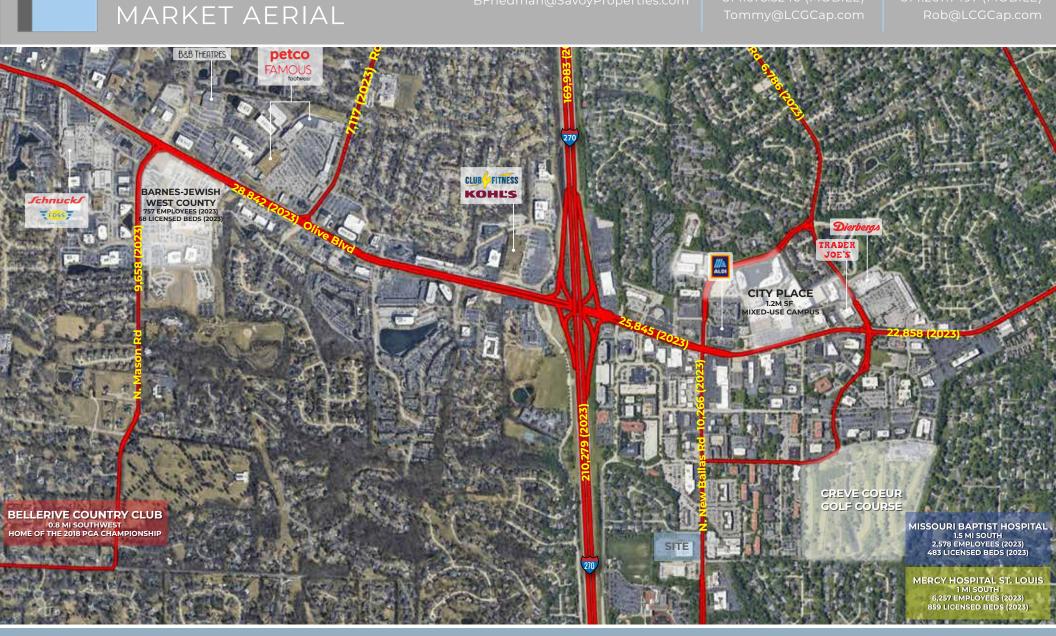
  SUITE 295 3.859 SF

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