

425 N NEW BALLAS RD
CREVE COEUR, MISSOURI

FOR LEASE



SAVOY
PROPERTIES

LLCG
Capital Management



425 N NEW BALLAS RD

PHOTOS + DETAILS

BEN FRIEDMAN

314.283.9235 (MOBILE)

BFriedman@SavoyProperties.com

NICK HARTIG

314.408.7400 (OFFICE)

314.805.9779 (MOBILE)

Nick@LCGCap.com



MEDICAL OFFICE & GENERAL OFFICE
SPACE FOR LEASE: \$24.00 - 27.00
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 206 - 4,400 SF
SUITE 295 - 1,000 - 3,859 SF



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www.LCGCap.com

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your need.



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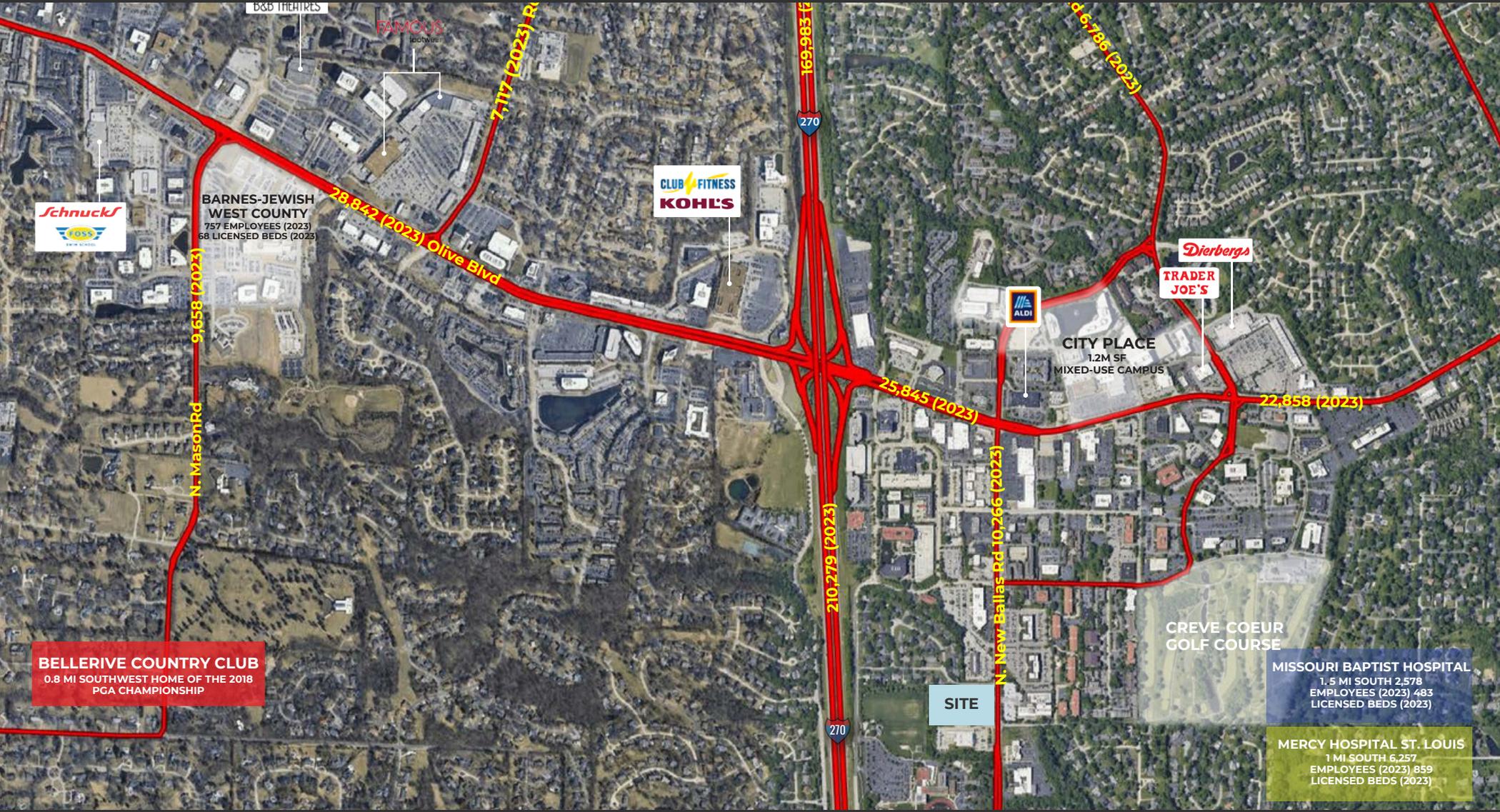
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BELLERIVE COUNTRY CLUB
0.8 MI SWEST HOME OF THE 2018
PGA CHAMPIONSHIP

BARNES-JEWISH WEST COUNTY
757 EMPLOYEES (2023)
68 LICENSED BEDS (2023)

CLUB FITNESS
KOHL'S

ALDI

CITY PLACE
1.2M SF
MIXED-USE CAMPUS

TRADER JOE'S

Dierbergs

CREVE COEUR GOLF COURSE

MISSOURI BAPTIST HOSPITAL
1.5 MI SOUTH 2,578
EMPLOYEES (2023) 483
LICENSED BEDS (2023)

MERCY HOSPITAL ST. LOUIS
1 MI SOUTH 6,257
EMPLOYEES (2023) 859
LICENSED BEDS (2023)

SITE

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