

FOR SALE AND LEASE

**40-70 E NORTH STREET
EUREKA, MISSOURI**



LCG
Capital Management





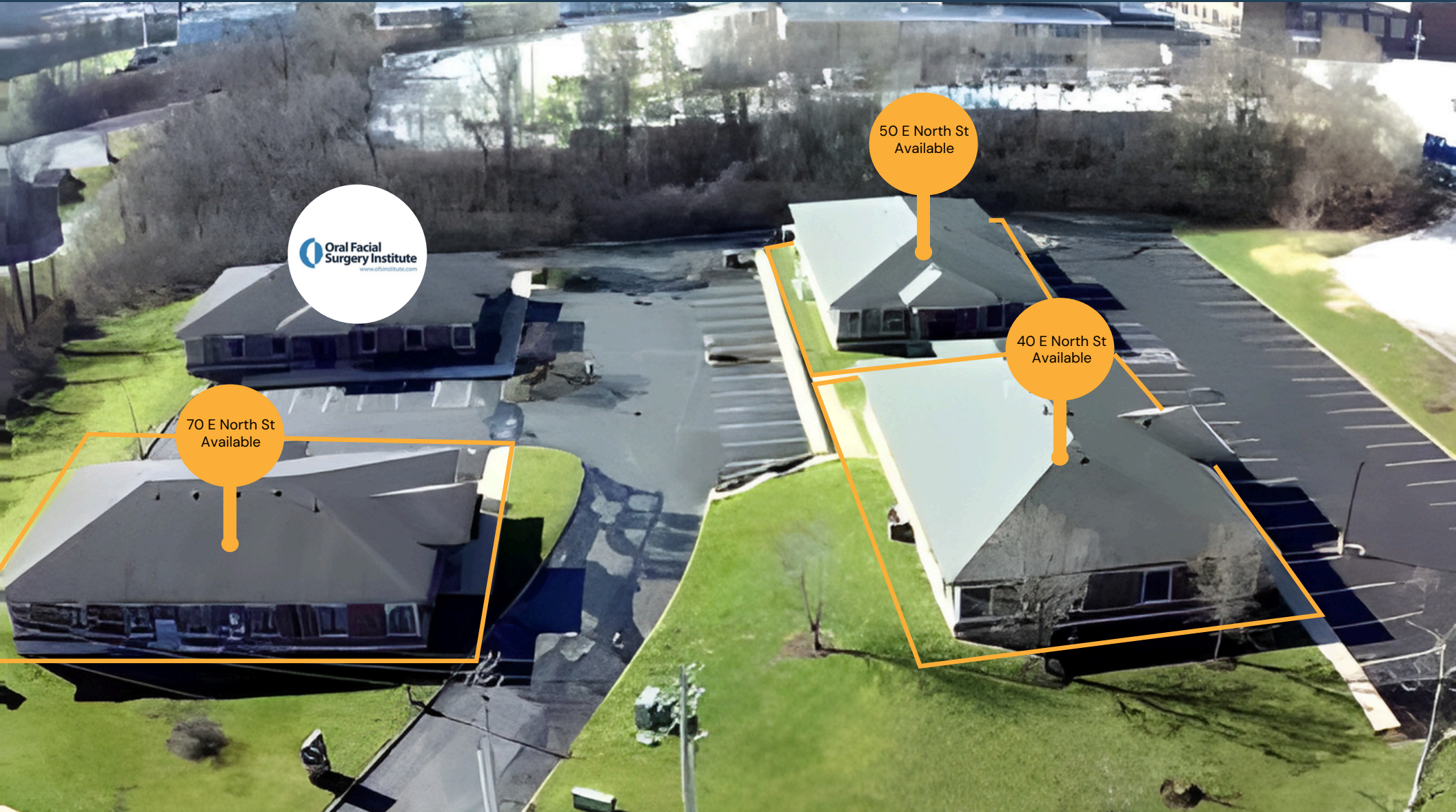
40-70 E North Street

SITE AERIAL

EMILY ACKLEY
816.560.6386
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NICK HARTIG
314.805.9779
Nick@LCGCap.com

JOSH JENKINS
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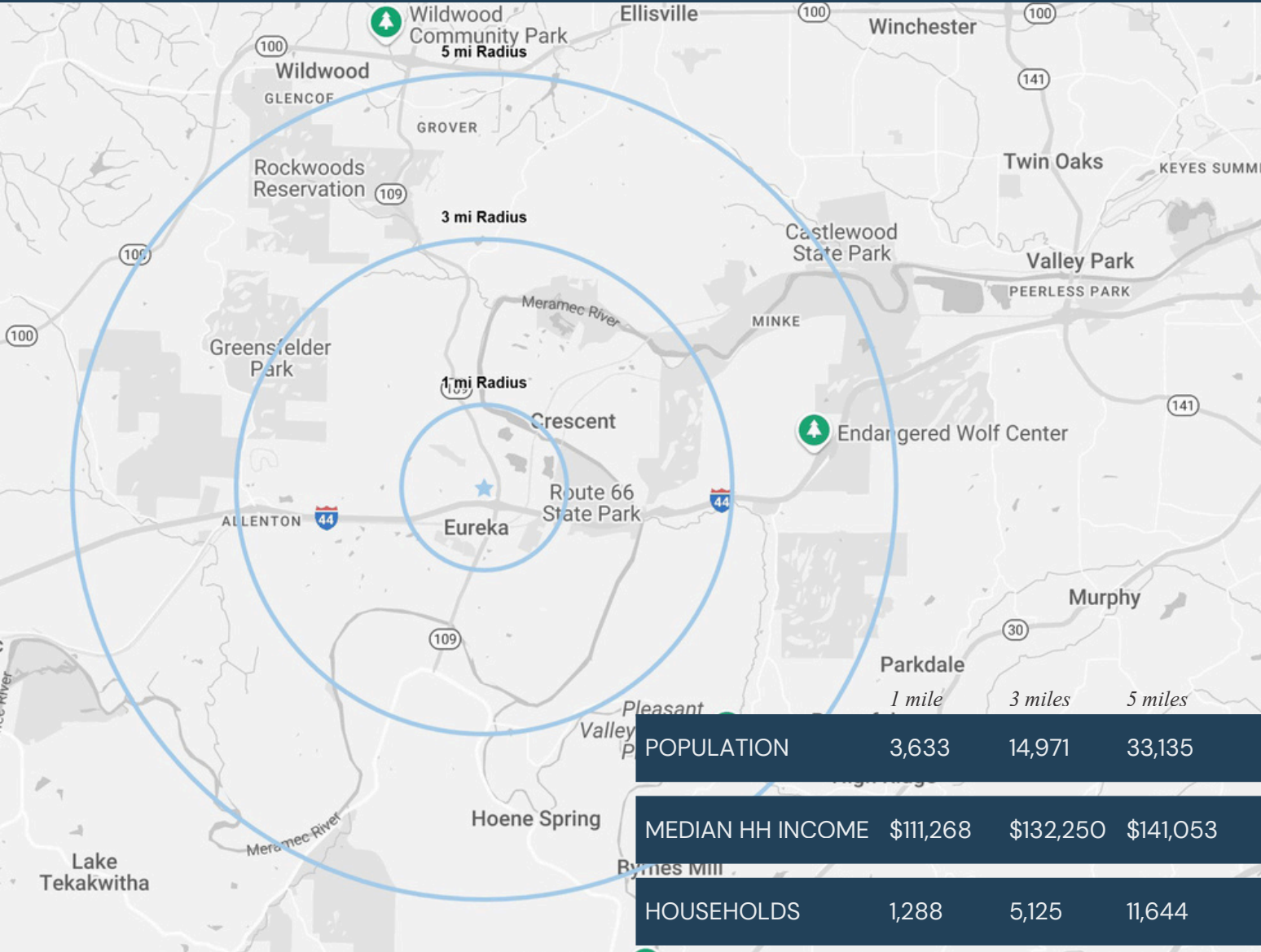
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DEMOGRAPHIC INFO

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- For Sale: \$825,000
- Lease Rate: \$18 PSF + NNN
- Two 1,000 - 4,000 SF office buildings ideal for medical or professional office users
- One 3,121 SF office building
- Excellent visibility with building signage opportunities along a high-traffic corridor
- Convenient access to Interstate 44 (75,736 VPD) and Highway 109 (24,800 VPD)
- Prime location within Eureka's established retail corridor, surrounded by dining, shopping, and service amenities
- Strong area demographics supporting medical and professional office demand
- Close proximity to Eureka High School and surrounding educational institutions
- Limited nearby medical competition, allowing new providers to capture a broader patient base in the surrounding area
- Ample parking and high-quality office construction designed for long-term occupancy



40-70 E North Street

FLOORPLANS

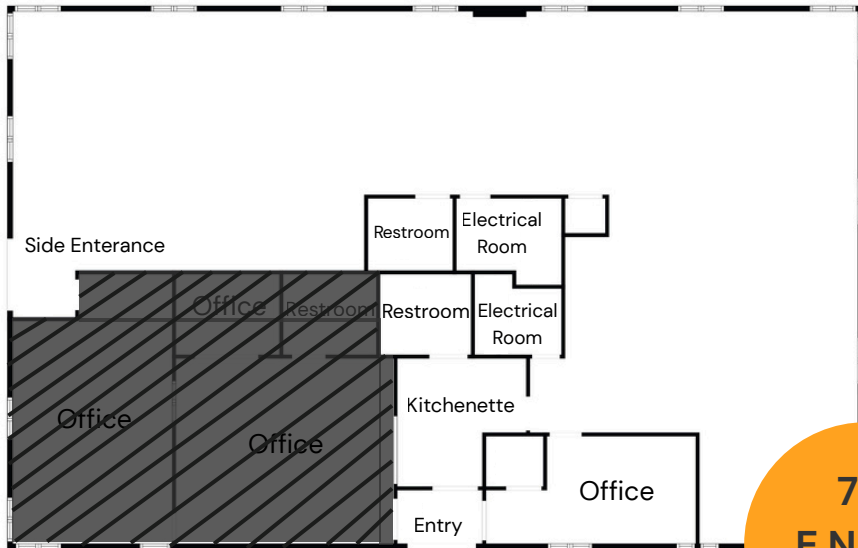
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Suite Configuration Options

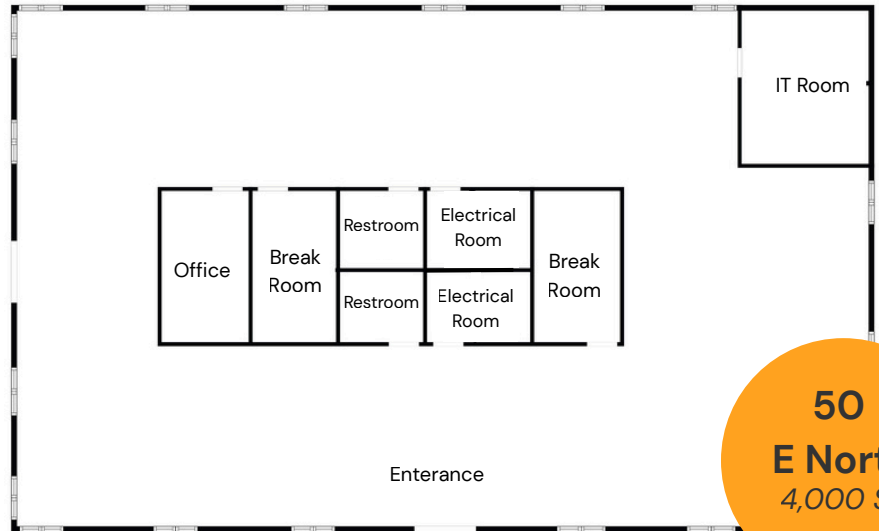
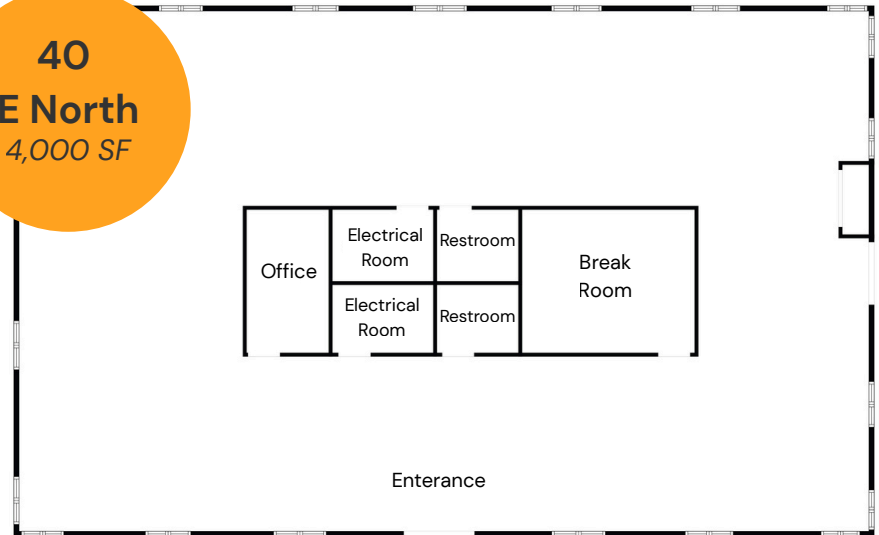
*Spaces can be demised to create suites tailored to tenant needs, preferred layouts, and a variety of business and space requirements.



*70 E North Street cannot be further demised

**70
E North**
3,121 SF

**40
E North**
4,000 SF



**50
E North**
4,000 SF



40-70 E North Street

MARKET AERIAL

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