

**FOR LEASE – 1512 USABLE SF
MEDICAL OFFICE SPACE – CORNER SUITE !!!!
1747 Smizer Station Road, Fenton, MO 63026**



PROPERTY DETAILS:

- ❖ Office Space in "Control your own front door building"
- ❖ Local Ownership and Management
- ❖ Attractive Open Layout – CORNER SUITE – WINDOWS
- ❖ In suite restroom, HVAC and plenty of storage
- ❖ One of the last office buildings leased on the usable square footage of the space, common area available to tenants however rent is not charged on it.
- ❖ Property has a large pylon sign with space available for a tenant name, logo and contact information
- ❖ Rental Rate on USABLE SF Only - \$25.50 PSF Annually MG

Property Is being offered in its "As Is- Where is" condition and buyers are encouraged to conduct their own independent investigation.

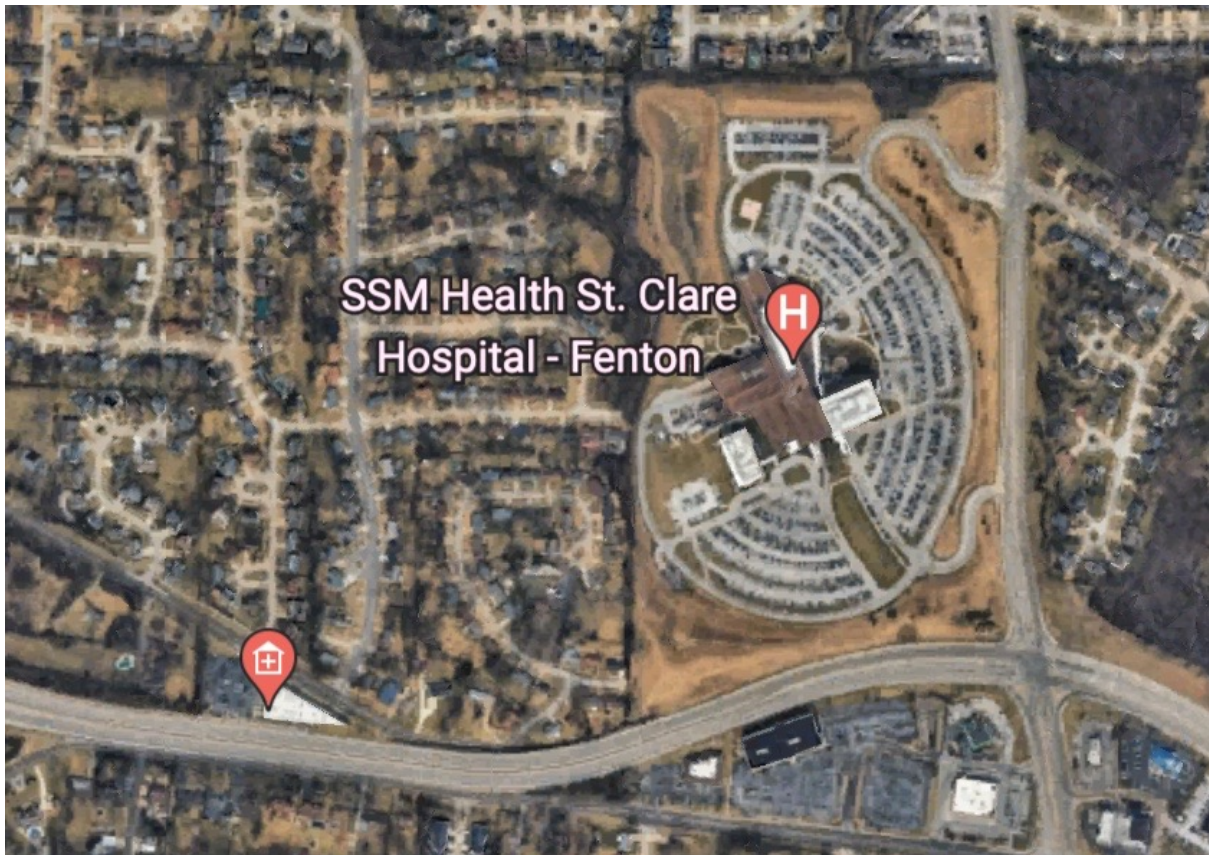


For Information Contact: Lynn Richter – Designated Broker
richter.cresllc@gmail.com – 314-610-5027
Commercial Real Estate Solutions, LLC
www.commercialrealestatesolutionsllc.com

The information reflected herein is obtained from sources deemed reliable, however it is not warranted nor guaranteed by Broker, and is subject to errors, omissions, change and withdrawal at any time without notice. Parties interested in the commercial real estate market should conduct their own independent investigation and consult a commercial real estate broker.

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Located within the Fenton Medical Corridor
1.5 Miles - 5 Minutes from SSM Health St. Clair Hospital



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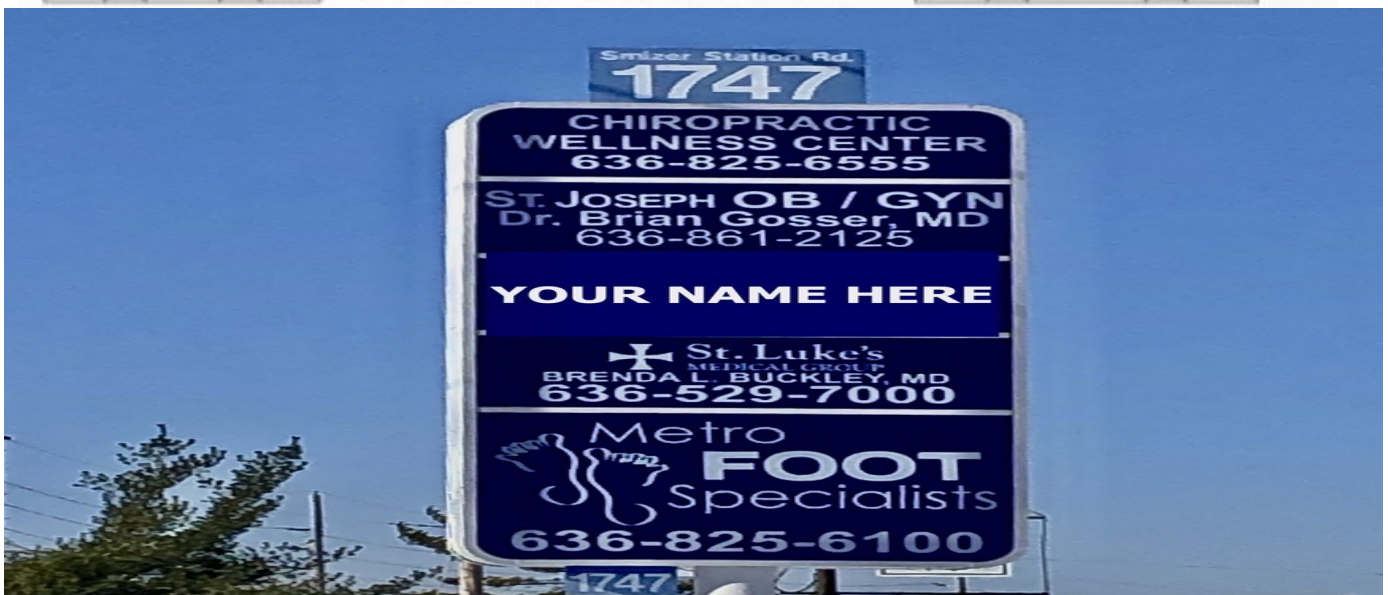
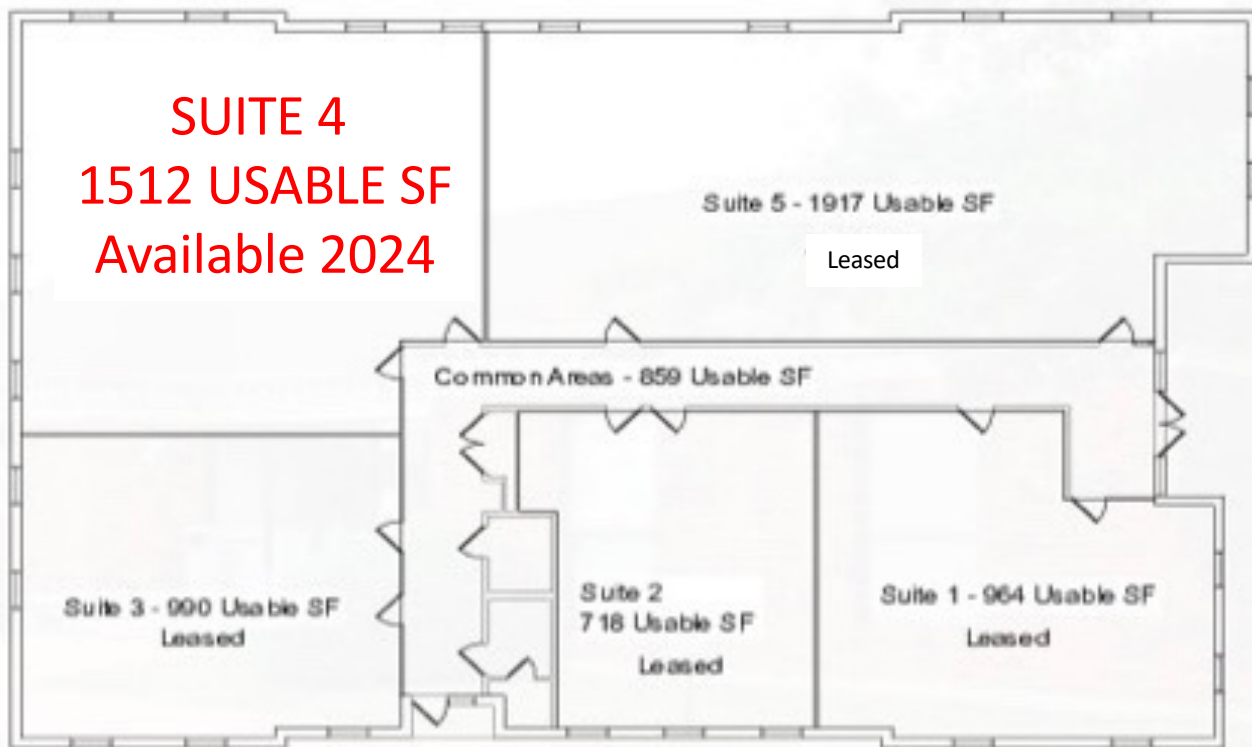


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Suite 4 – AVAILABLE FOR LEASE – CORNER SUITE !!!!

1512 USABLE SF - MEDICAL OFFICE

1747 Smizer Station Road, Fenton, MO 63127



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