

**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 Corner Suite, Mixed Open Layout with Exam Rooms/with sinks, laundry hook-up, break room, in suite restroom, HVAC and storage
- ❖ One of the last office buildings leased on the usable square footage of the space, common area with ADA restrooms is 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



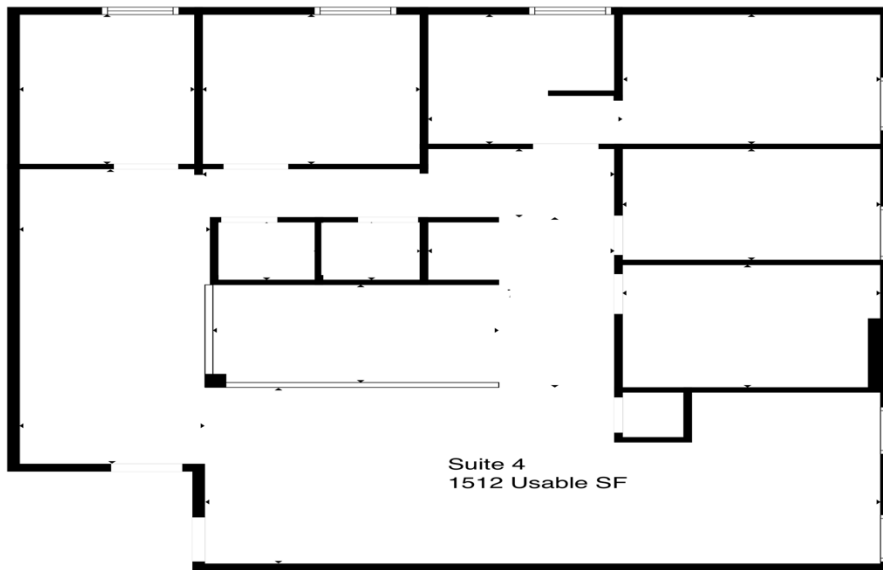
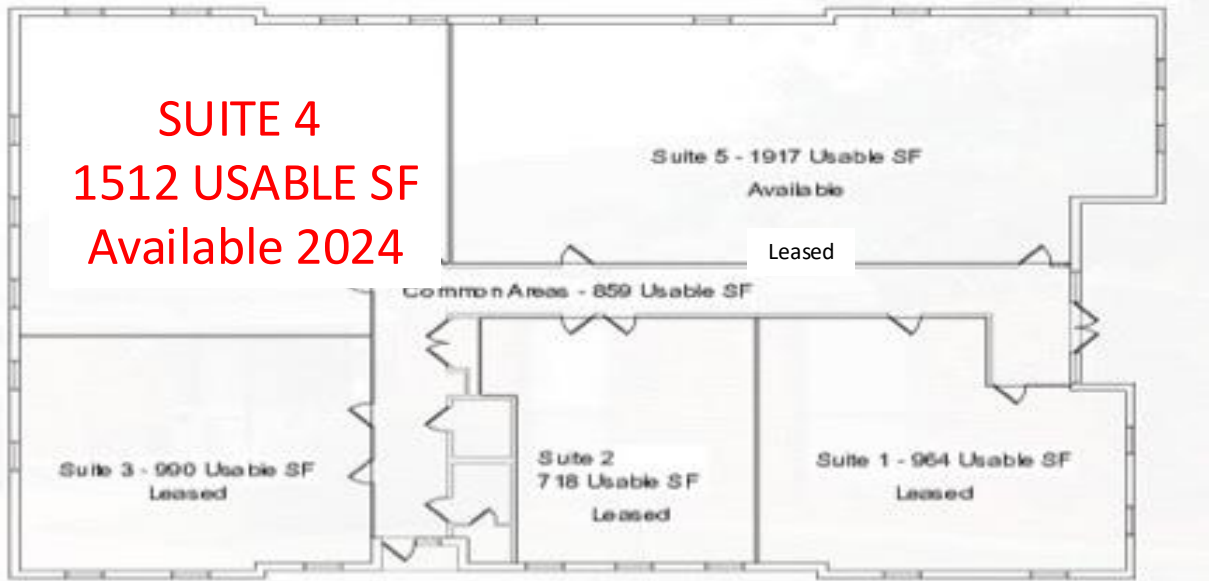
**For Information Contact:** Lynn Richter – Designated Broker  
richter.cresllc@gmail.com – 314-610-5027  
Commercial Real Estate Solutions, LLC  
[www.commercialrealestatesolutionsllc.com](http://www.commercialrealestatesolutionsllc.com)

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.

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

## 1512 USABLE SF - MEDICAL OFFICE

### 1747 Smizer Station Road, Fenton, MO 63127



Space Video Link:

<https://www.dropbox.com/l/AAC0a3lpW8cxcR1jCBD8Z1vCcYKAOGZgscE>

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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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