FOR LEASE

MedicalPlaza ON BALLAS

MEDICAL SPACE

Premiere Medical Office Space
450 N. Ballas Road
Creve Coeur, MO 63141

HCP

BALKE BROWN
TRANSWESTERN®

PROPERTY DESCRIPTION

- 103,000 rsf, 3-story Class A Medical Office Building
- Superior Location on Ballas Road, just minutes from St. John's & Missouri Baptist
- Easy Access to both Highway 270 and Highway 40
- 439 Parking Spaces (Reserved area for Physicians)
- 1,000 - 23,421 sf Available
- Large Surgery Center Available
- Fully Sprinklered
- Property Equipped with Back-up Generators
- 6 Elevator Shafts Throughout the Building
- Building Renovation Completed in 1999
- Building Conference Room
- Large lounge area with comfortable seating
- MRI & Lab Operations On-Site

The Medical Plaza on Ballas is owned and professionally managed by HCP, Inc. HCP, Inc., an S & P 500 company, is a Real Estate investment Trust that specializes in the Healthcare Industry. HCP, Inc. owns 251 Medical Office Buildings in 43 states around the country. Medical Office Buildings are their specialty and delivering the finest medical office space in Central County is their main priority.

450 N. Ballas Road offers many size options up to 23,421 sf, suitable for all types of medical uses including, Dental, Surgery Center, and General Medical space.

Please contact *Pam Hinds* or *Kevin McLaughlin* to find out more about medical space options, building amenities and signage opportunities.

Monument Signage Available

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For more information call:
314.621.1414

Pam Hinds
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LOCATION HIGHLIGHTS

- 1.1 Miles to St. John's Hospital
- 1.7 Miles to Highway 40/64
- 1.8 Miles to Missouri Baptist Hospital
- .8 Miles to Highway I-270
- 77 restaurants in a 2 mile radius

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