

# OFFICE / MEDICAL / RETAIL FOR SALE OR LEASE



**Adam's Center**  
**3445 McKelvey Road**  
Bridgeton, MO 63044

Building Size: 19,160 SF  
Acres: 1.21 Acres  
Type: Office / Medical

## SALE PRICE

**\$995,000**

### HIGHLIGHTS

- 19,160 SF Office / Medical / Retail Building w/ 13,599 SF Available for Lease
- Attractive All Masonry Construction
- Priced Well Below Replacement Cost
- Excellent Location and Access
- Across the Street from SSM DePaul Hospital



## LEASE RATE

**\$14 - \$16 psf; FS**

Suite	Sq. Ft.	Lease Rate
3432	970 SF	\$16.00 psf; FS
3434	1,083 SF	\$16.00 psf; FS
3436A	1,600 SF	\$16.00 psf; FS
3445	9,456 SF	\$14.00 psf; FS

For more information contact :

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