

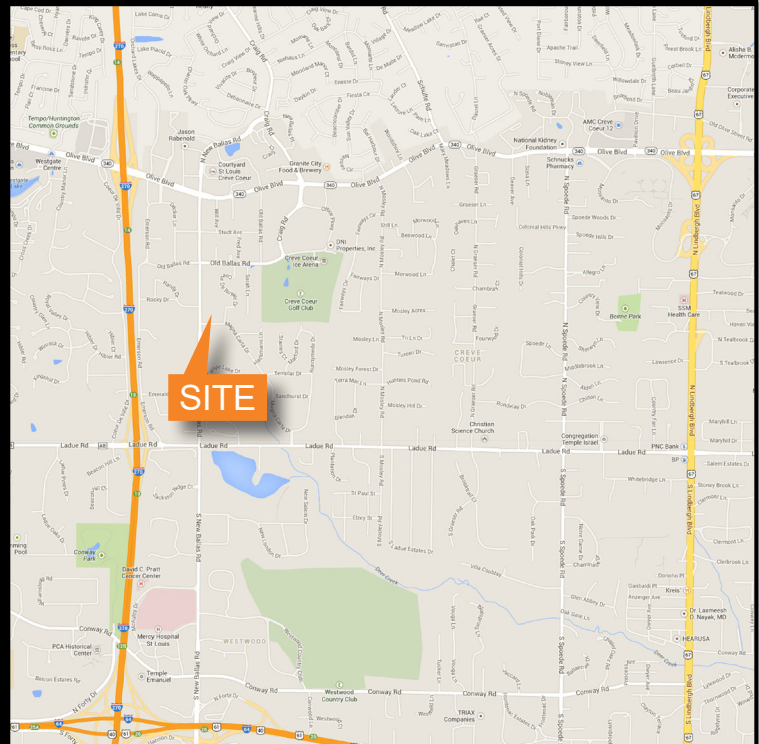
450 N. NEW BALLAS ROAD  
CREVE COEUR, MO 63141



**FOR LEASE**

## Property Information

- ▶ 27,722 SF Medical Office | Devisable from 1,040-15,614 SF
- ▶ State of the Art Surgery Center (ASC) - former Laser Spine Institute
- ▶ Prominent building signage available for full user
- ▶ Patient drop off via covered porte cochere
- ▶ Class A finishes throughout
- ▶ 3 operating rooms equipped with medical gas
- ▶ Plug 'n play scenario — available immediately
- ▶ Covered physician and patient parking
- ▶ Fully sprinklered and equipped with back-up generators
- ▶ Premier Ballas Road location strategically located minutes from BJC Missouri Baptist Hospital, Mercy Hospital and the new replacement hospital — Barnes West County
- ▶ Call for Lease Rate



## Contact Information

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Waiting  
Room



Post Op /  
Recovery



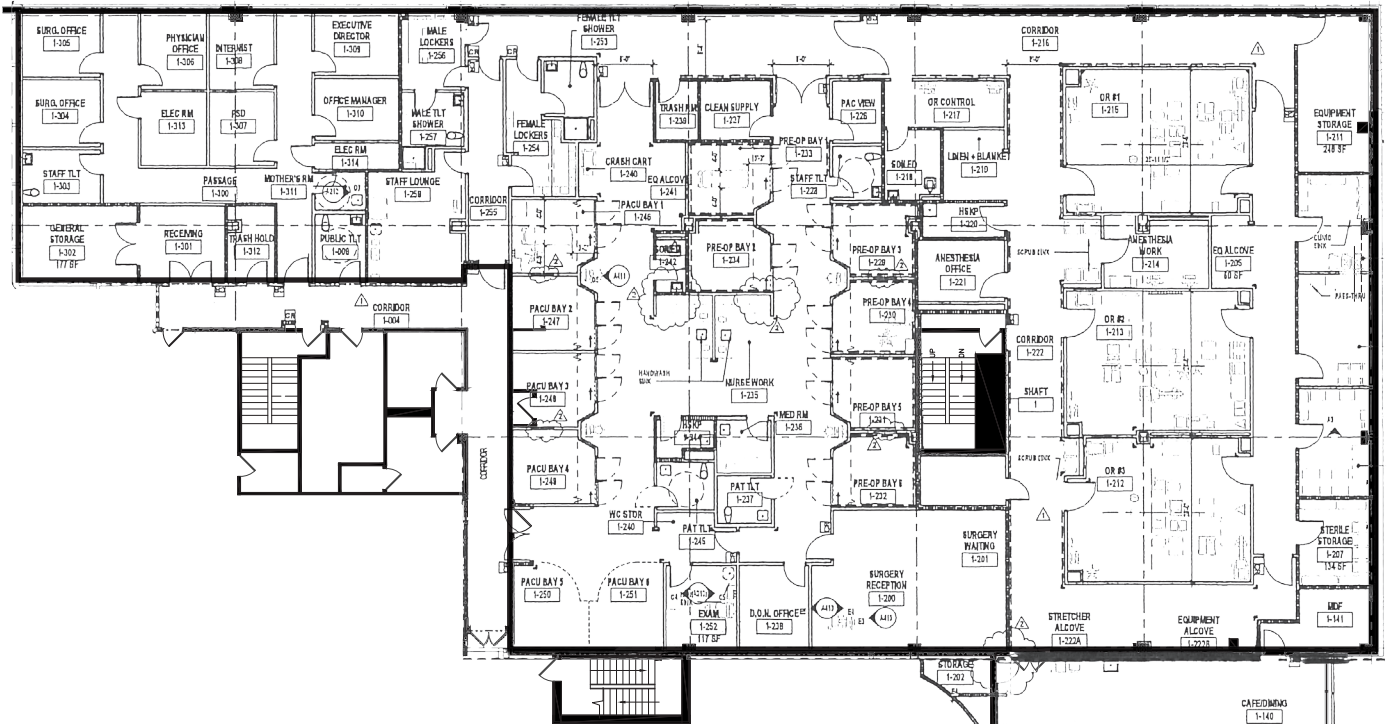
Operating  
Room



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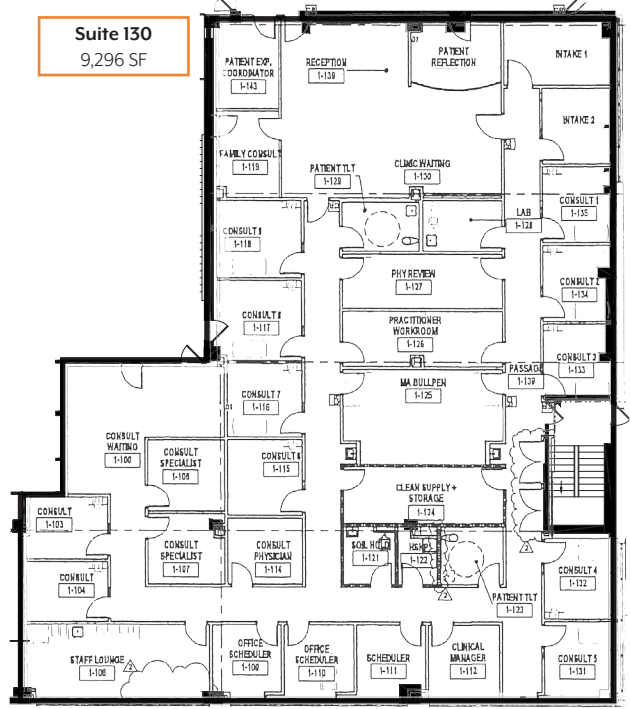
1st Floor | Former Laser Spine Institute  
Suite 130 | 9,296 - 15,614 SF

Suite 130  
15,614 SF



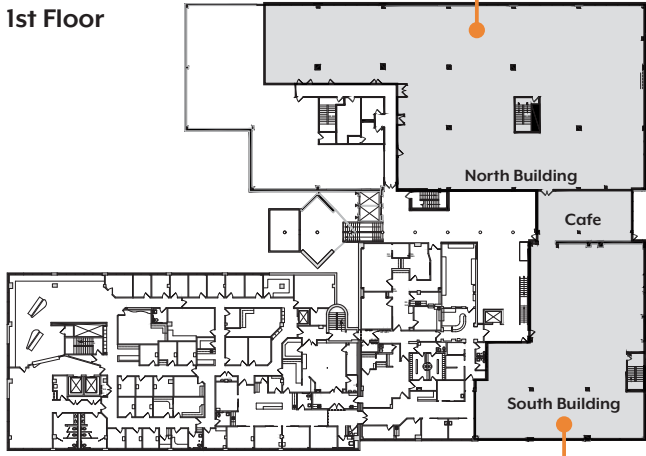
North Building  
15,614 SF

Suite 130  
9,296 SF



South Building  
9,296 SF

1st Floor





# 450 N. NEW BALLAS ROAD CREVE COEUR, MO 63141

Lower Level | Former Laser Spine Institute  
LL 10 and 20 | 1,040 - 1,772 SF

