

NEW OWNER-OCCUPIED OWNERSHIP



# NINES MEDICAL

999 EXECUTIVE PARKWAY DRIVE  
CREVE COEUR, MO 63141

**FOR LEASE** | Lease Rate: \$28 PSF, Full Service



# NEW LOBBY RENDERINGS



# NEW STL FERTILITY CLINIC RENDERINGS





# PROPERTY HIGHLIGHTS

- 900 SF - 13,253 SF available for lease
- Suites include lake views
- STL Fertility owner/occupied building, invested for the long-term
- Capital upgrades planned including building sprinkler system; new parking lot; new HVAC units
- 3.8/1,000 parking ratio
- Easy access to Interstate 270 and Highway 141
- Steps away from BJC West County Hospital and in West County Medical District
- Minutes away from a surplus of area amenities

# AMENITIES MAP

ACCESS TO MANY RESTAURANTS  
ALONG OLIVE BOULEVARD



Barnes-Jewish West  
County Hospital

MILLENNIUM PARK

NINES  
MEDICAL



Ladue Road

AB



270



40

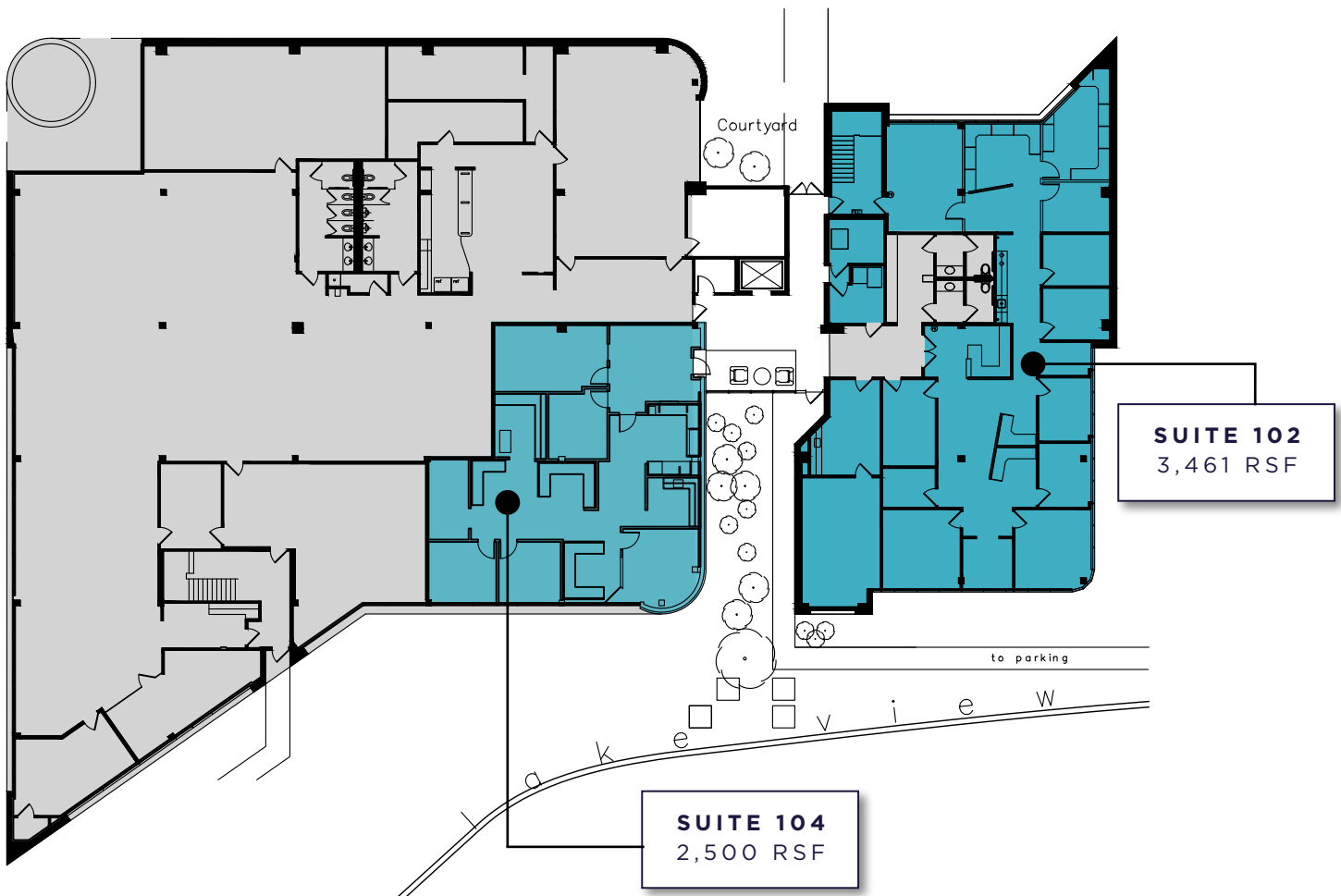
N Outer 40 Road



64

# FLOOR PLAN

## FIRST FLOOR



# FLOOR PLAN

## THIRD FLOOR





**999 Executive Parkway**

For more information,  
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