

# For Lease

*Office Suites Available*

711 Old Ballas Rd.  
St. Louis, MO 63141



- 22,658 SF Office Building on 1.10 acre lot
- Availability:
  - ◆ **Suite 211:** 606 SF
  - ◆ **Suite 220:** 422 SF
- Located in the Creve Coeur Core Business District
- On-site Property Management
- Fiber Availability
- Flexible Lease Terms
- Ample Parking
- Lease Rate: \$25.00 PSF, Full Service

**Danny Wapelhorst**

*Vice President*

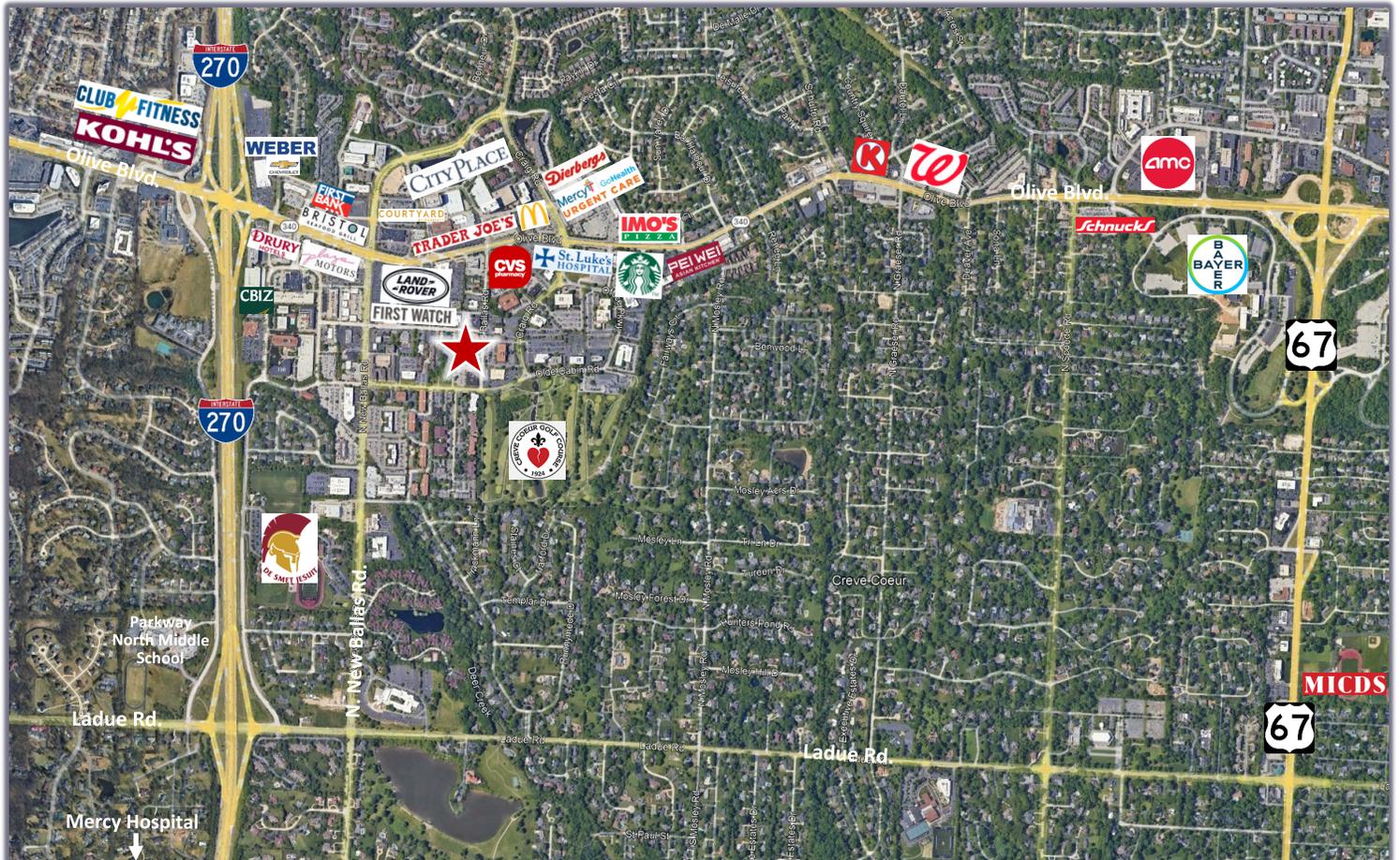
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**CISSELL MUELLER**  
COMPANY, L.L.C.

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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Old Ballas Road	Coeur de Royale Dr E	1,055	2022	0.13 mi
Craig Rd	Olive Blvd N	7,194	2022	0.27 mi
17055	Olive Blvd N	8,859	2015	0.27 mi
15527	Decker Ln W	2,137	2015	0.33 mi
Old Ballas Rd	Decker Ln W	2,344	2022	0.33 mi
N New Ballas Rd	American Legion Dr N	7,538	2022	0.34 mi
13824	American Legion Dr N	8,983	2015	0.34 mi
Olive Blvd	Craig Rd W	28,454	2022	0.35 mi
10677	Craig Rd W	32,806	2015	0.35 mi
Olive Blvd	Rue de la Banque E E	20,362	2022	0.41 mi

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