

Delmar Gardens Complex The Orthopedic Center of St. Louis

MEDICAL / OFFICE



Tenant representation services were provided to The Orthopedic Center of St. Louis (TOC-STL) and a collaborative group of affiliated businesses. It was the goal of Dr. David Brown and Dr. Mark Miller to assemble an excellent orthopedic practice and rehabilitation center with an in-building surgery center and imaging center.

Having these services all under one roof was convenient for both TOC-STL patients and practitioners. The original goal of constructing a new building for TOC-STL shifted to a tenant representation and rezoning initiative at what was then an under construction Delmar Gardens two-building office complex.

A 10-year lease for 56,000 square feet was successfully negotiated for TOC-STL at the Delmar Gardens complex. The building was re-zoned to allow for medical usage in the municipality of Chesterfield (no easy feat). This required, among other things, the design and construction of a parking structure to accommodate heavier medical parking. The overall project was a major success for TOC-STL, the Timberlake Surgery Center, Pro-Rehab, Imaging Center Partners and building owner, Delmar Gardens.

Delmar Gardens Office Center

14825 N. Outer Forty
Chesterfield, MO 63017

Completed 2007

56,000 square feet

Balke Brown Associates

Tenant Representation

Don Land Principal Broker

Gray Design Group
Architecture

Duke Construction
General Contractor



OFFICE + INDUSTRIAL
BROKERAGE + DEVELOPMENT
ACQUISITION + CONSULTING

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