



# NEWS RELEASE

FOR IMMEDIATE RELEASE  
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## **SOLON GERSHMAN INC. ANNOUNCES A LEASING/EQUITY OPPORTUNITY IN A NEW MEDICAL BUILDING AT 555 NEW BALLAS ROAD**

ST. LOUIS, MO – Donald L. Ferguson and Land Dynamics, Inc. are pleased to present a unique leasing/ownership opportunity to medical professionals at 555 N. New Ballas Road (“Ballas Medical Building”). The Ballas Medical Building is being offered by **Matt Hirsch** and **Barry Iken** with **Solon Gershman, Inc.**

The Ballas Medical Building is an exceptional location for Medical Offices. The building is positioned just North of Missouri Baptist Hospital and St. John’s Mercy Medical Hospital and East of Barnes West Hospital forming a “Medical Triangle”, convenient for both doctors and patients.

This premier medical building will have approximately 105,000 rentable square feet of medical office use and is located at the intersection of New Ballas Road and Old Ballas Road, in the heart of the Ballas Corridor. The Ballas Medical Building will be undergoing a complete renovation which is scheduled to be completed in October, 2006. This building will also include a physician owned imaging center located on site.

This unique opportunity offers the tenants in the building the ability to obtain an equity position for a lease term of ten (10) years or longer. Currently, we can accommodate users from 1,500 - 25,000 rentable square feet. The lease rate for this project is extremely competitive.

Please contact Matt Hirsch at 314-889-0625, Barry Iken at 314-746-1420 or Don Ferguson at 314-569-3539 to obtain more information about this offering.

**Solon Gershman Inc.** is a full service real estate firm offering brokerage services, asset and facilities management, investment acquisition/disposition, corporate services, international consulting and brokerage, land acquisition and sales and development services. As the St. Louis affiliate of **ONCOR International**, Solon Gershman Inc. can provide in-depth knowledge for almost every market worldwide, while allowing our clients to maintain single-source accountability. Please visit our website at [www.gershmancommercial.com](http://www.gershmancommercial.com).

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