

FOR SALE / LEASE

Corporate Square Office Park

Creve Coeur, MO 63132



Table of Contents



Portfolio Overview



For Sale or Lease



Full Buildings Available



Building & Monument Signage

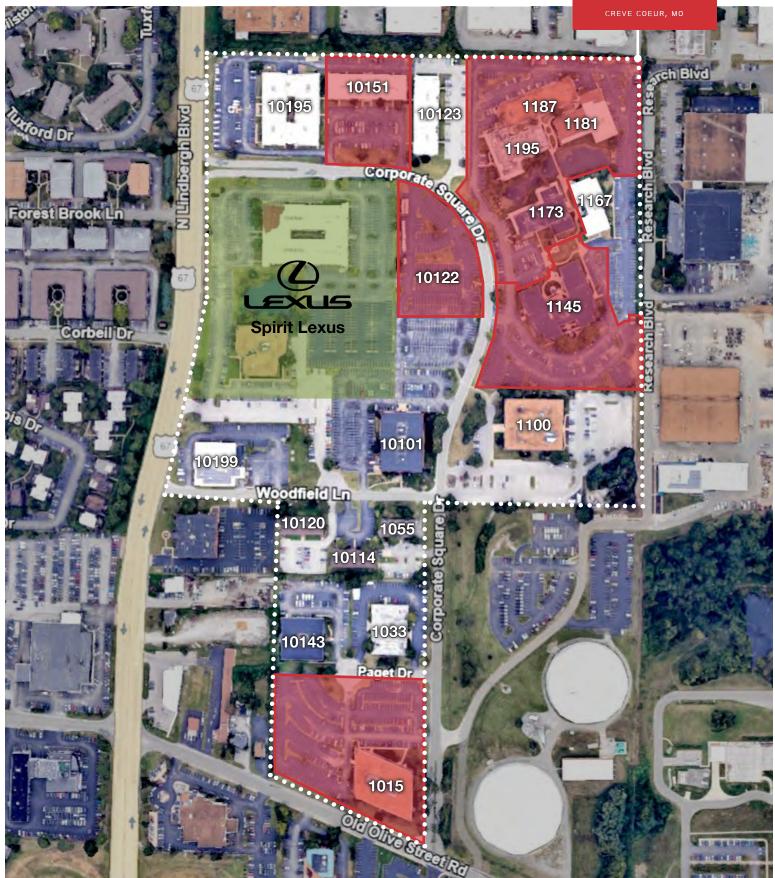


Within 39 North Agtech District

Property	Size/Zoning	Lease Availability
1015 Corporate Square Dr Creve Coeur, MO 63132	67,771 SF 4.02 Acres Zoned GC	8,000 - 67,771 SF
10151 Corporate Square Dr Creve Coeur, MO 63132	14,609 SF 1.52 Acres Zoned LI	1,039 - 14,609 SF
1145 Corporate Lake Dr Creve Coeur, MO 63132	49,265 SF 3.42 Acres Zoned LI	49,265 SF
1173 Corporate Lake Dr Creve Coeur, MO 63132	15,418 SF Part of 6.13 Acre Tract Zoned LI	15,418 SF
1181 Corporate Lake Dr Creve Coeur, MO 63132	15,477 SF Part of 6.13 Acre Tract Zoned LI	15,477 SF
1187 Corporate Lake Dr Creve Coeur, MO 63132	15,624 SF Part of 6.13 Acre Tract Zoned LI	8,238 SF
1195 Corporate Lake Dr Creve Coeur, MO 63132	15,418 SF Part of 6.13 Acre Tract Zoned LI	15,418 SF
10122 Corporate Square Dr Creve Coeur, MO 63132	1.8 Acres Zoned LI	Supplemental Parking

Site Area

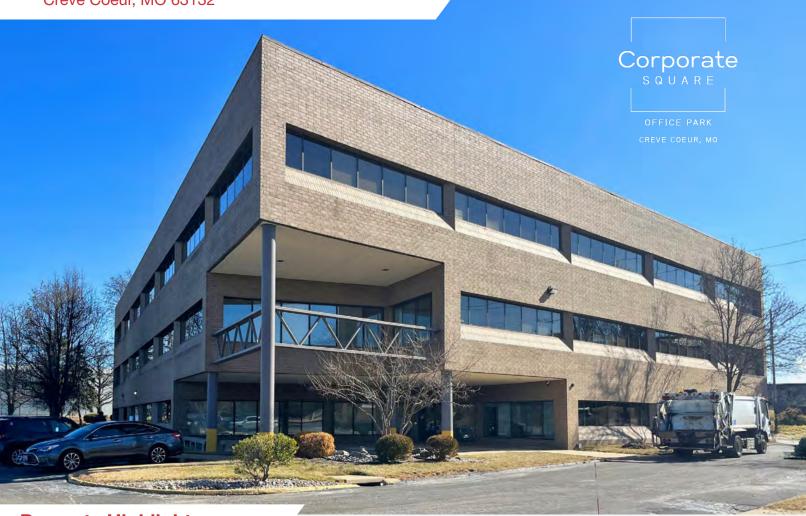




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Creve Coeur, MO 63132



Property Highlights



For Sale/Lease Up to 67,771 SF



Corporate Office Full Building Available



Building and Monument Signage



REDUCED Sale Price: \$5,900,000

For more information, please contact:



Michelle Goodwin, CCIM d (314) 994 - 4944 c (636) 236 - 9802 mgoodwin@naidesco.com



Matt Ruck, CCIM d (314) 994 - 4445 c (314) 409 - 8676 mruck@naidesco.com



8112 Maryland Ave, Suite 300 St. Louis, MO 63105 (314) 994 - 4800 naidesco.com

- Full Floor / Full Building Opportunities
- Building & monument signage available
- Abundant free parking (4.28/1000)
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an **Opportunity Zone** 8
- Numerous amenities within a short distance



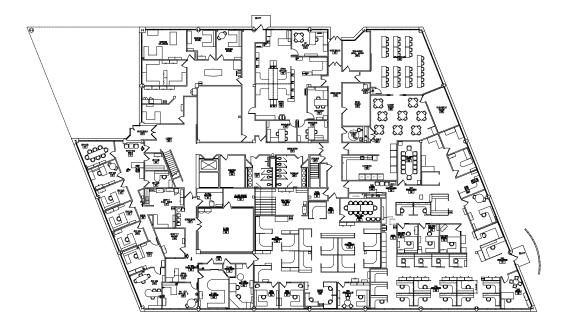




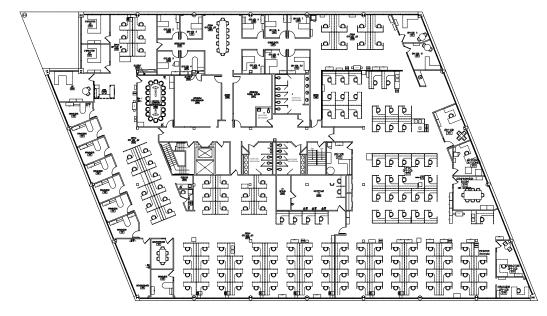




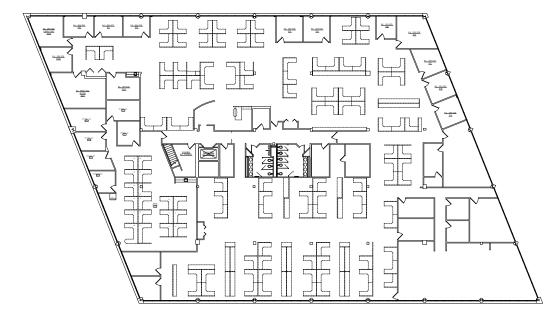
First Floor



Second Floor



Third Floor



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Property Highlights



For Sale/Lease Up to 49,265 SF



Corporate Office Full Building Available



Abundant Free Parking (expandable to 7/1,000)



REDUCEDSale Price: \$4,900,000

For more information, please contact:



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- 49,265 SF single-tenant office building available for sale or lease
- Building & monument signage available
- Abundant free surface parking (7:1000), including 10122 Corporate Square
- Convenient access to Olive & Lindbergh Blvd
- Located in an **Opportunity Zone** §
- Part of the growing 39 North Innovation District
- Zoned Light Industrial in City of Creve Coeur
- Fully sprinklered



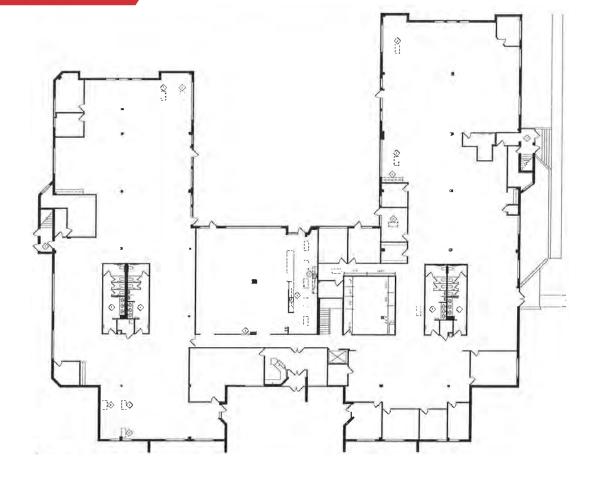




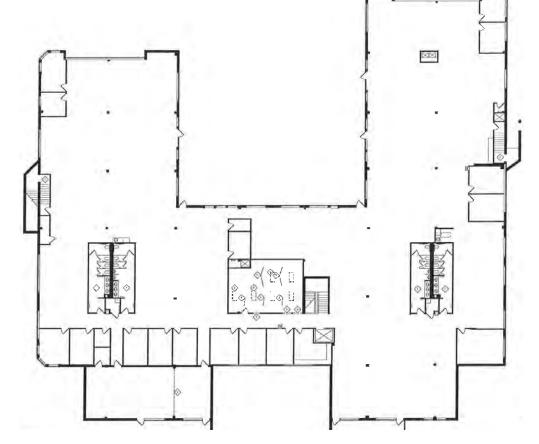




First Floor



Second Floor



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For Sale/Lease 15,418 SF



Single-Story Office Building Available



Abundant Free Surface Parking



Contact Broker for Pricing

For more information, please contact:



Michelle Goodwin, CCIM d (314) 994 - 4944 c (636) 236 - 9802 mgoodwin@naidesco.com



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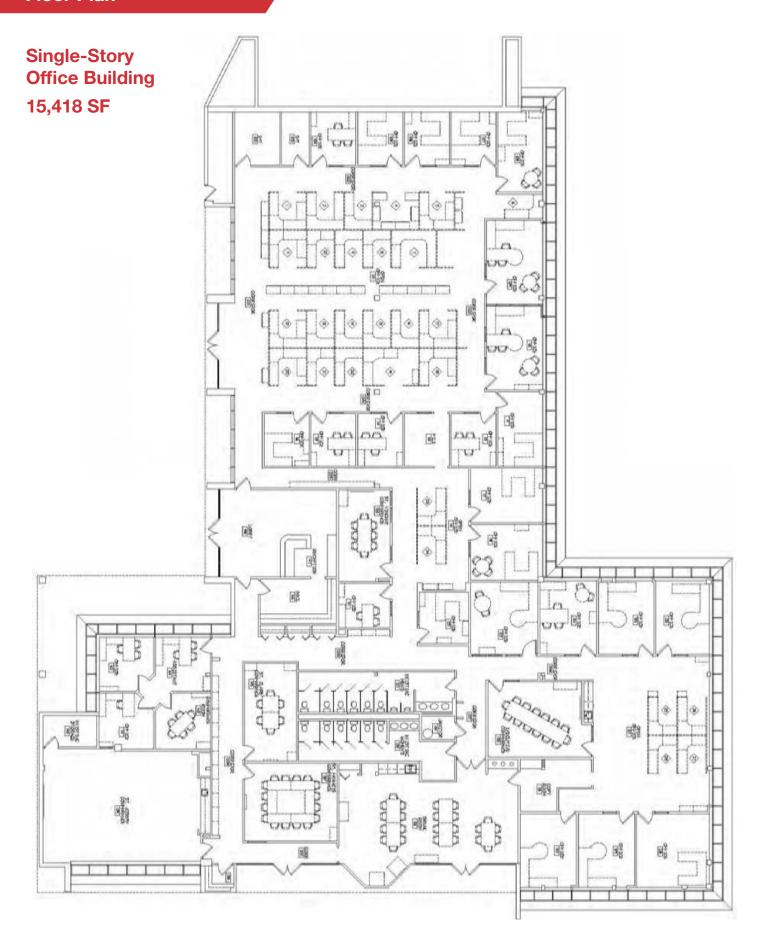
- 15,418 SF single-story building
- Rare opportunity for general office or lab use
- Building & monument signage available
- Abundant free surface parking
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an **Opportunity Zone** &
- Zoned Light Industrial in City of Creve Coeur











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For Sale/Lease 15,477 SF



Single-Story Office Building Available



Abundant Free Surface Parking



Contact Broker for Pricing

For more information, please contact:



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- 15,477 SF single-story building
- Available Q3 2026
- Building & monument signage available
- Abundant free surface parking
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an **Opportunity Zone** &
- Zoned Light Industrial in City of Creve Coeur

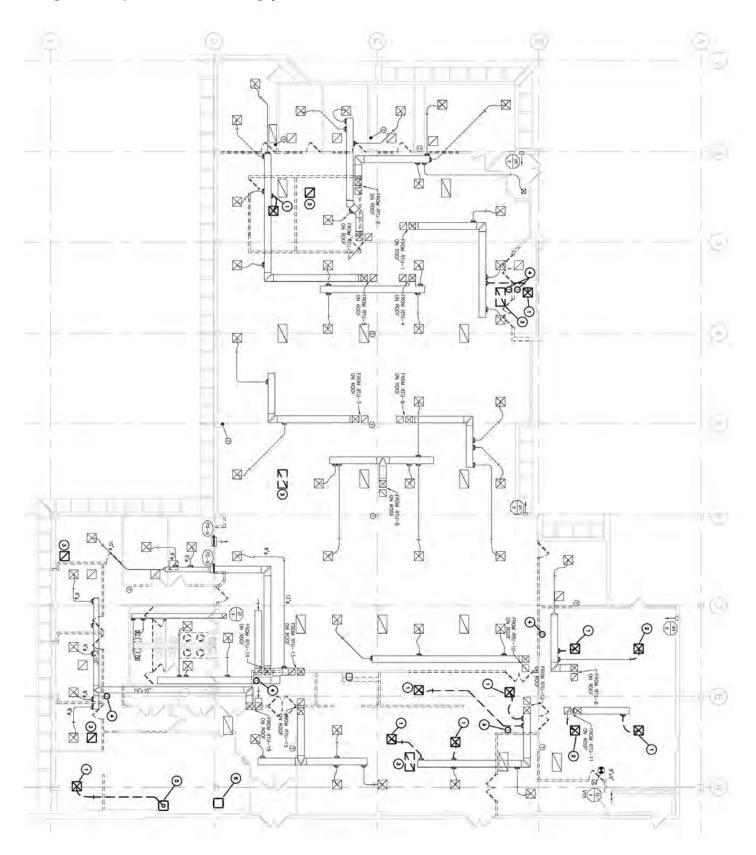








Single-Story Office Building | 15,477 SF



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For Sale/Lease 15,624 SF



Single-Story Office Building Available



Abundant Free Surface Parking



Contact Broker for Pricing

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Matt Ruck, CCIM d (314) 994 - 4445 c (314) 409 - 8676 mruck@naidesco.com



Maryland Ave, Suite 300 St. Louis, MO 63105 (314) 994 - 4800

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- One 8,238 SF office suite available for lease in a 15,624 SF single-story building
- Building & monument signage available
- Abundant free surface parking
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an Opportunity Zone &
- Zoned Light Industrial in City of Creve Coeur

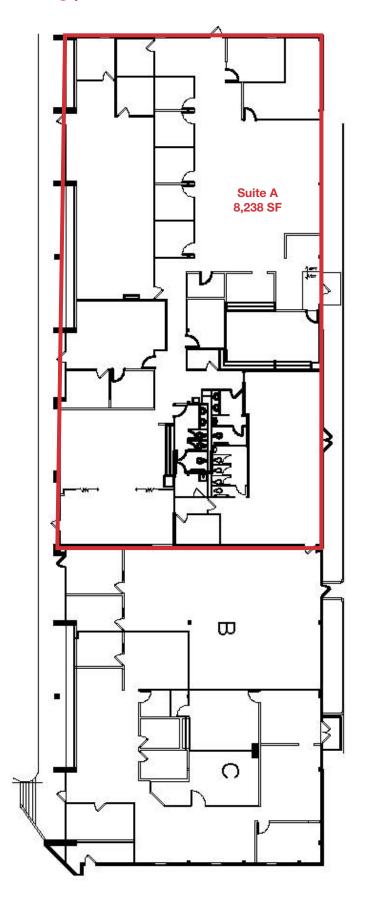








Single-Story Office Building | 15,624 SF



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For Sale/Lease 15,418 SF



Single-Story Office Building Available



Abundant Free Surface Parking



Contact Broker for Pricing

For more information, please contact:



Michelle Goodwin, CCIM d (314) 994 - 4944 c (636) 236 - 9802 mgoodwin@naidesco.com



Matt Ruck, CCIM d (314) 994 - 4445 c (314) 409 - 8676 mruck@naidesco.com



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- 15,418 SF single-story building
- Rare opportunity for general office or lab use
- Building & monument signage available
- Abundant free surface parking
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an Opportunity Zone &
- Zoned Light Industrial in City of Creve Coeur

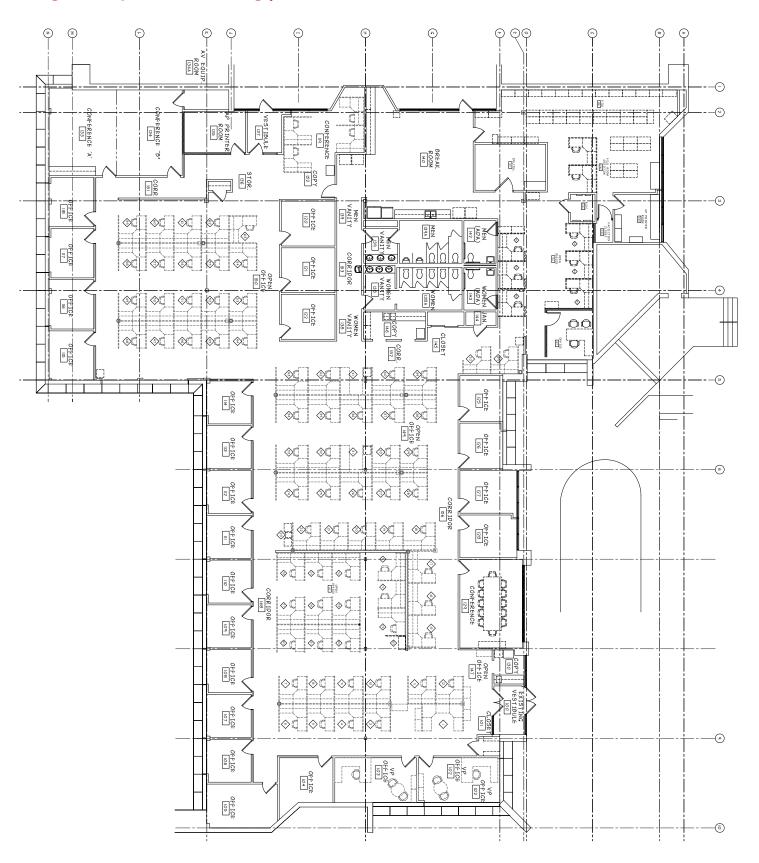








Single-Story Office Building | 15,418 SF



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10151 Corporate Square Dr.

Creve Coeur, MO 63132



Property Highlights



For Sale/Lease 14,609 SF



Single-Story Office Building Available



Abundant Free Surface Parking



Contact Broker for Pricing

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- Full Building Available up to 14,609 SF
- Suites provide direct access to abundant free surface parking (4.68/1000)
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an Opportunity Zone &
- Zoned Light Industrial in City of Creve Coeur





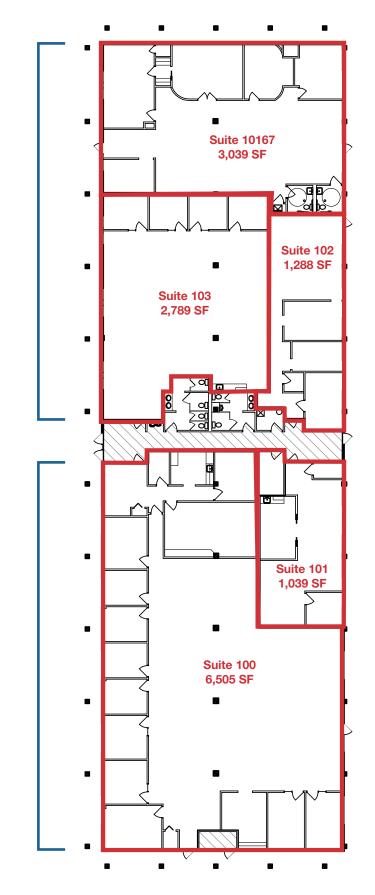




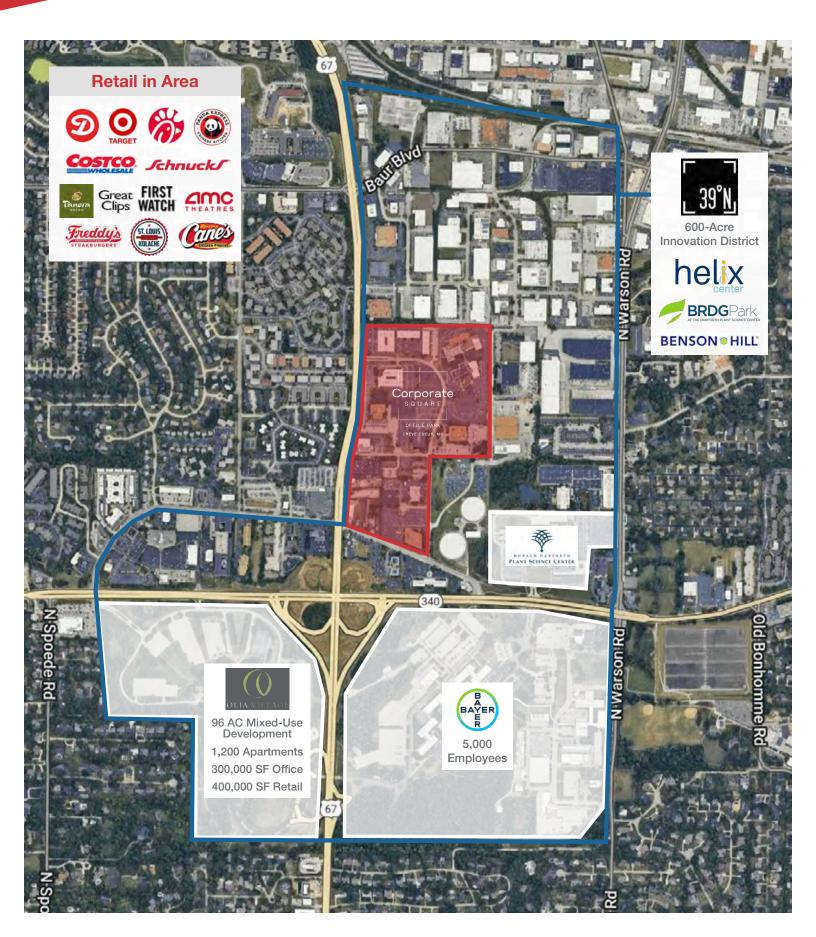
Single-Story Office Building | 14,609 SF

Suite 10167 + 102 +103 = 7,105 RSF

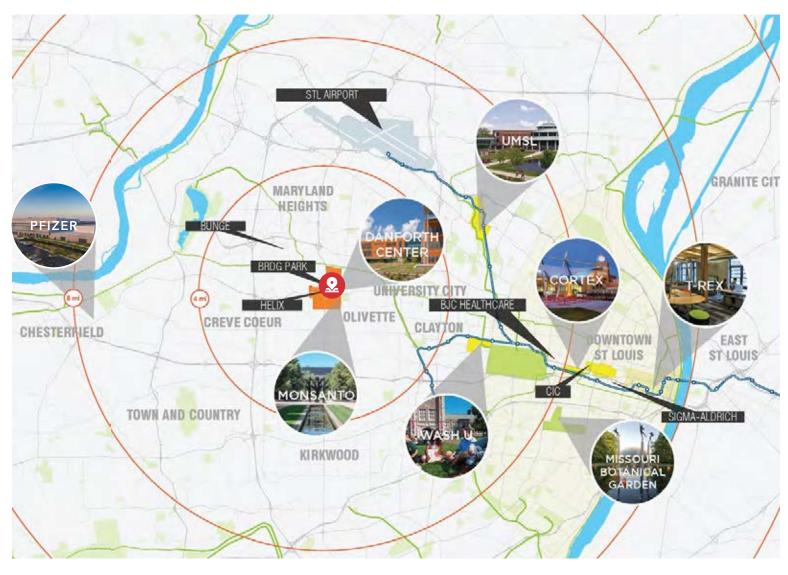
Suite 100 + 101 = 7,564 RSF



Location Highlights



Location Highlights







About 39 North

St. Louis' AgTech Innovation District



WHAT IT OFFERS

39 North is a 600-acre vibrant, diverse community working in proximity with one another, sharing ideas, networks, and cutting-edge equipment and facilities. Anchored by Bayer Crop Science and the Danforth Plant Science Center, and home to the Helix Center BioTech Incubator, the BRDG Park and EDGE@BRDG buildings.

PHYSICAL ASSET

Located in St. Louis County—within 500 miles of half the nation's farmland—39 North encompasses over 1M square feet dedicated to agtech and plant science. With labs, offices, specialized growth chambers, greenhouses, and cutting-edge equipment, it's more than infrastructure— It's also a hub that connects people and ideas, creating a community that accelerate innovation.

1000+

Plant Science Professionals

35+

Companies

¹M+

Square Feet Dedicated to Agtech

Located within 39 North District,

Corporate Square Office Park is an ideal home for bio science and ag tech businesses.



Transportation Framework

