



**FOR SALE / LEASE**

**Corporate Square Office Park**  
Creve Coeur, MO 63132

**NAIDESCO**

8112 Maryland Ave, Suite 300, St. Louis, MO 63105 | (314) 994 - 4800 | [naidesco.com](http://naidesco.com)

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# Portfolio Overview



For Sale  
or Lease



Full Buildings  
Available



Building &  
Monument Signage



Within 39 North  
Agtech District

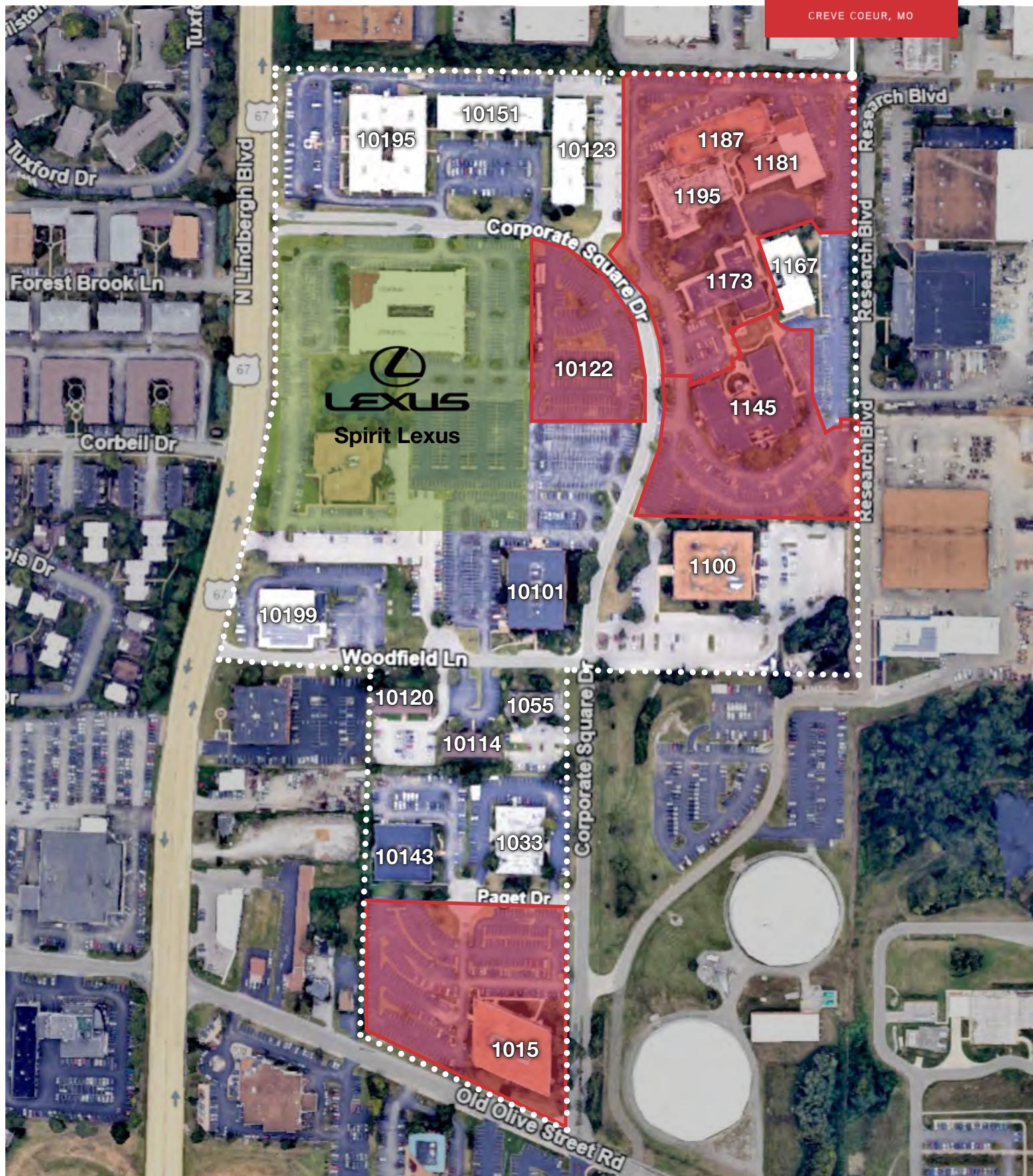
	Property	Size/Zoning	Lease Availability
	1015 Corporate Square Dr Creve Coeur, MO 63132	67,771 SF 4.02 Acres <i>Zoned GC</i>	8,000 - 67,771 SF
	1145 Corporate Lake Dr Creve Coeur, MO 63132	49,265 SF 3.42 Acres <i>Zoned LI</i>	49,265 SF
	1173 Corporate Lake Dr Creve Coeur, MO 63132	15,418 SF Part of 6.13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

# Site Area

Corporate  
SQUARE

OFFICE PARK

CREVE COEUR, MO



# For Sale/Lease

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**1015 Corporate Square Dr.**  
Creve Coeur, MO 63132



Corporate  
SQUARE  
OFFICE PARK  
CREVE COEUR, MO

## 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:



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## Property Features

- 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](#)
- Numerous amenities within a short distance

 **Lease Rate:**  
\$19.50 / SF,  
Full Service

 **Sale Price:**  
\$5,900,000  
(\$87.06 / SF)

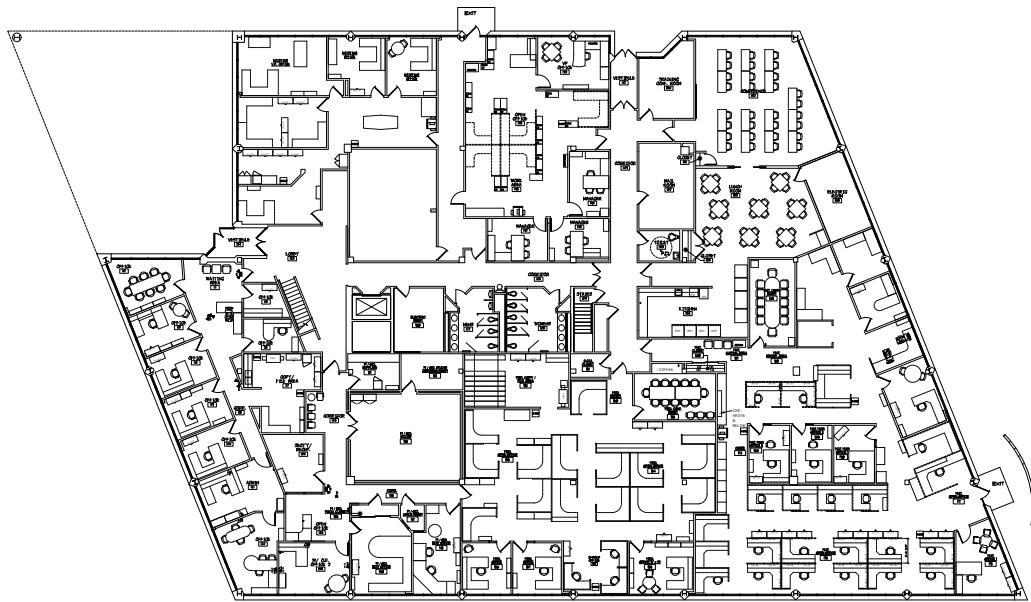


## Floor Plans

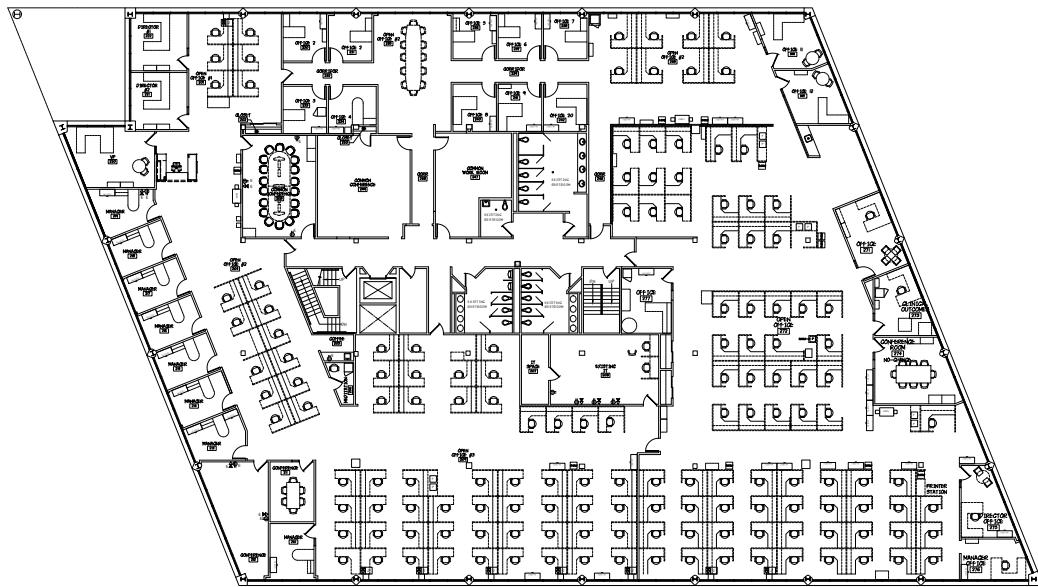


Click for Virtual Tour

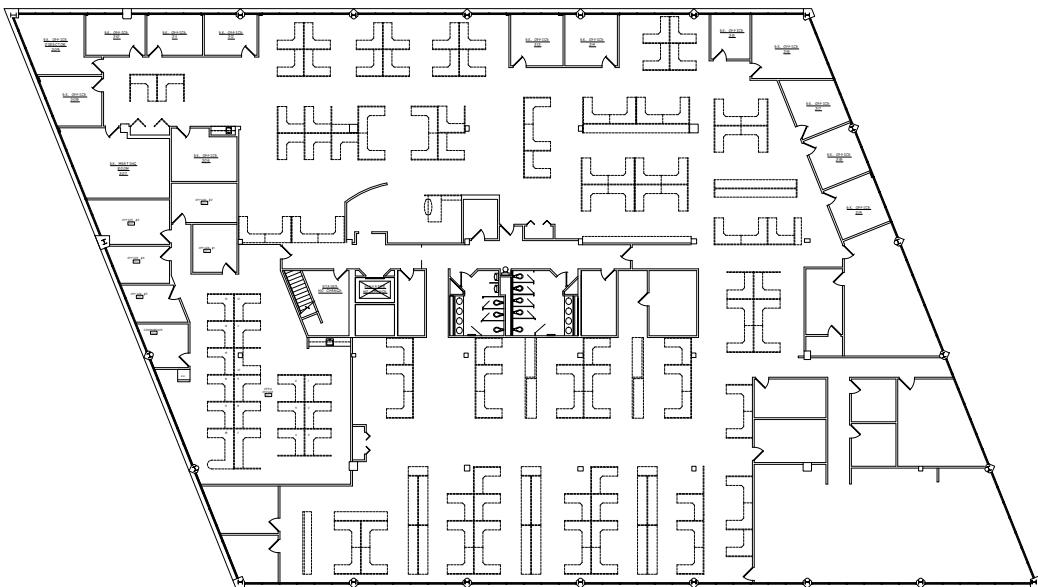
### First Floor



### Second Floor



### Third Floor



# For Sale/Lease

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1145 Corporate Lake Dr.

Creve Coeur, MO 63132



## Property Highlights



For Sale/Lease  
Up to 49,265 SF



Corporate Office  
Full Building Available



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



**REDUCED**  
Sale Price:  
\$4,900,000

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## Property Features

- 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

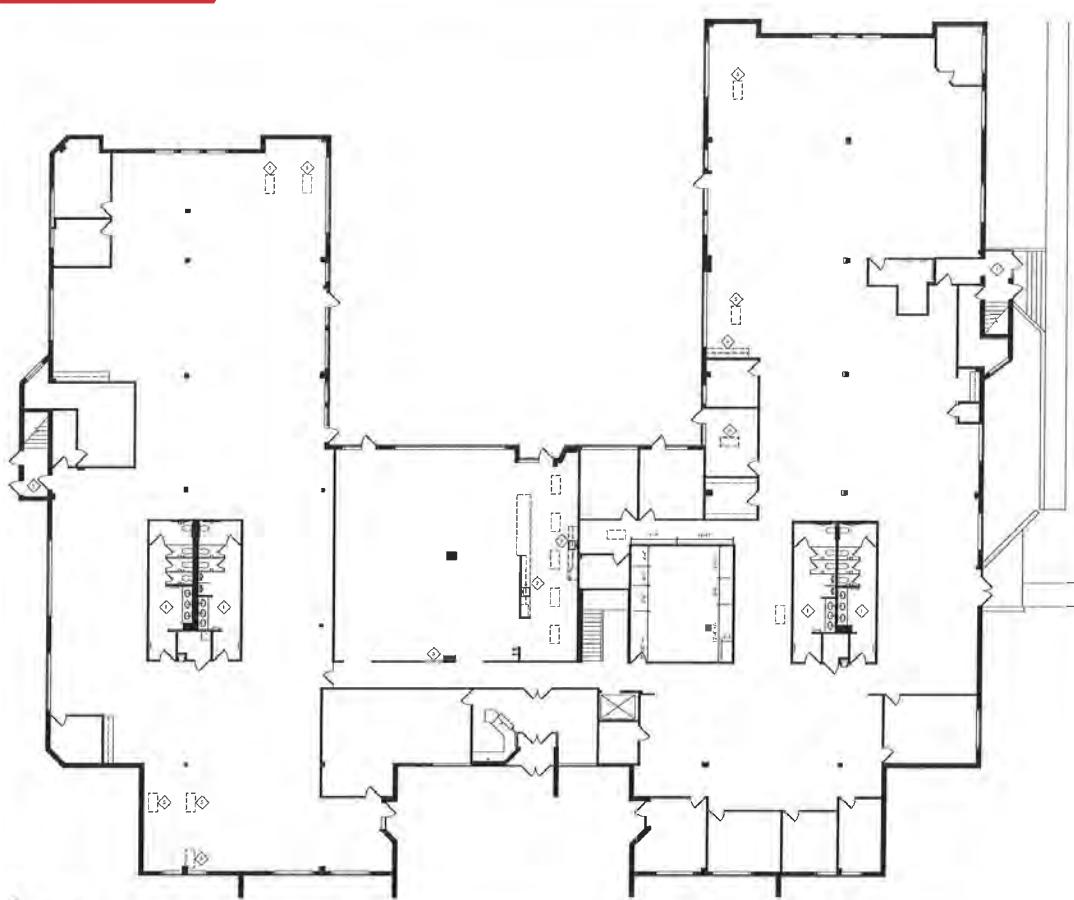
 **Lease Rate:**  
\$19.50 / SF,  
Full Service

 **Sale Price:**  
\$4,900,000 (\$99.46 / SF)  
(1145 parcel only)

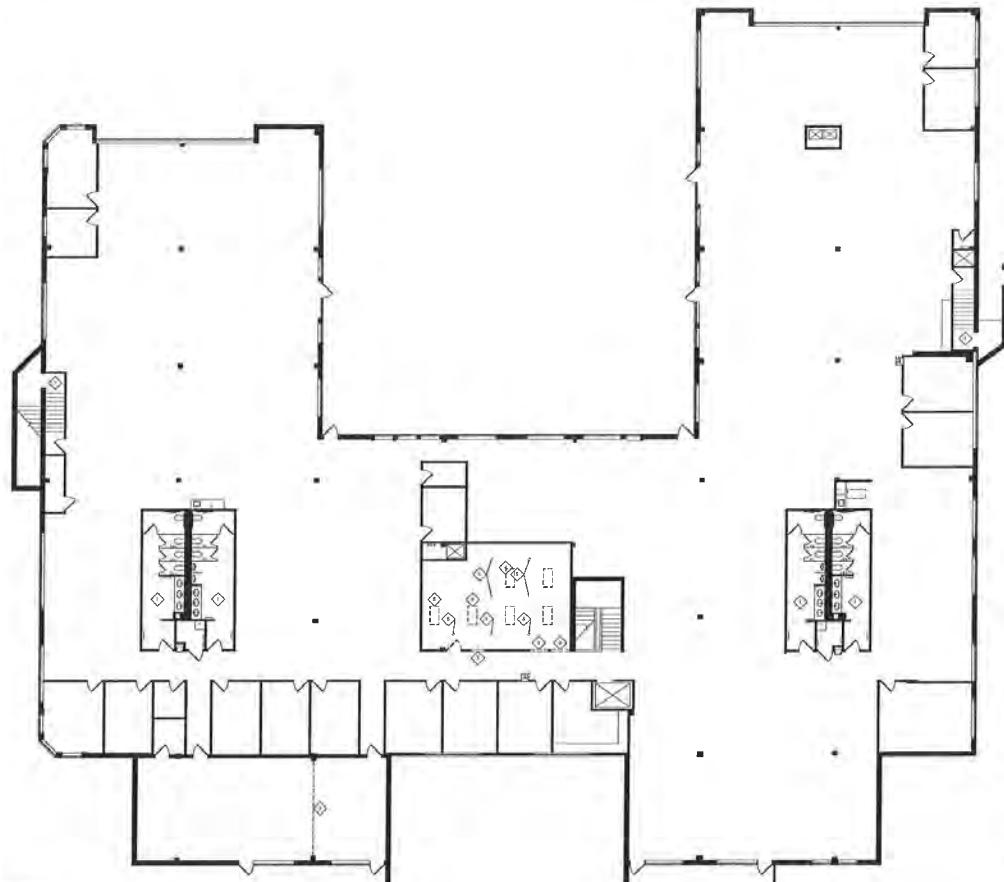


## Floor Plans

### First Floor



### Second Floor



# For Sale/Lease

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**1173 Corporate Lake Dr.**  
Creve Coeur, MO 63132



## Property Highlights



For Sale/Lease  
15,418 SF



Single-Story Office  
Building Available



Abundant Free  
Surface Parking



Contact Broker  
for Pricing

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## Property Features

- 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

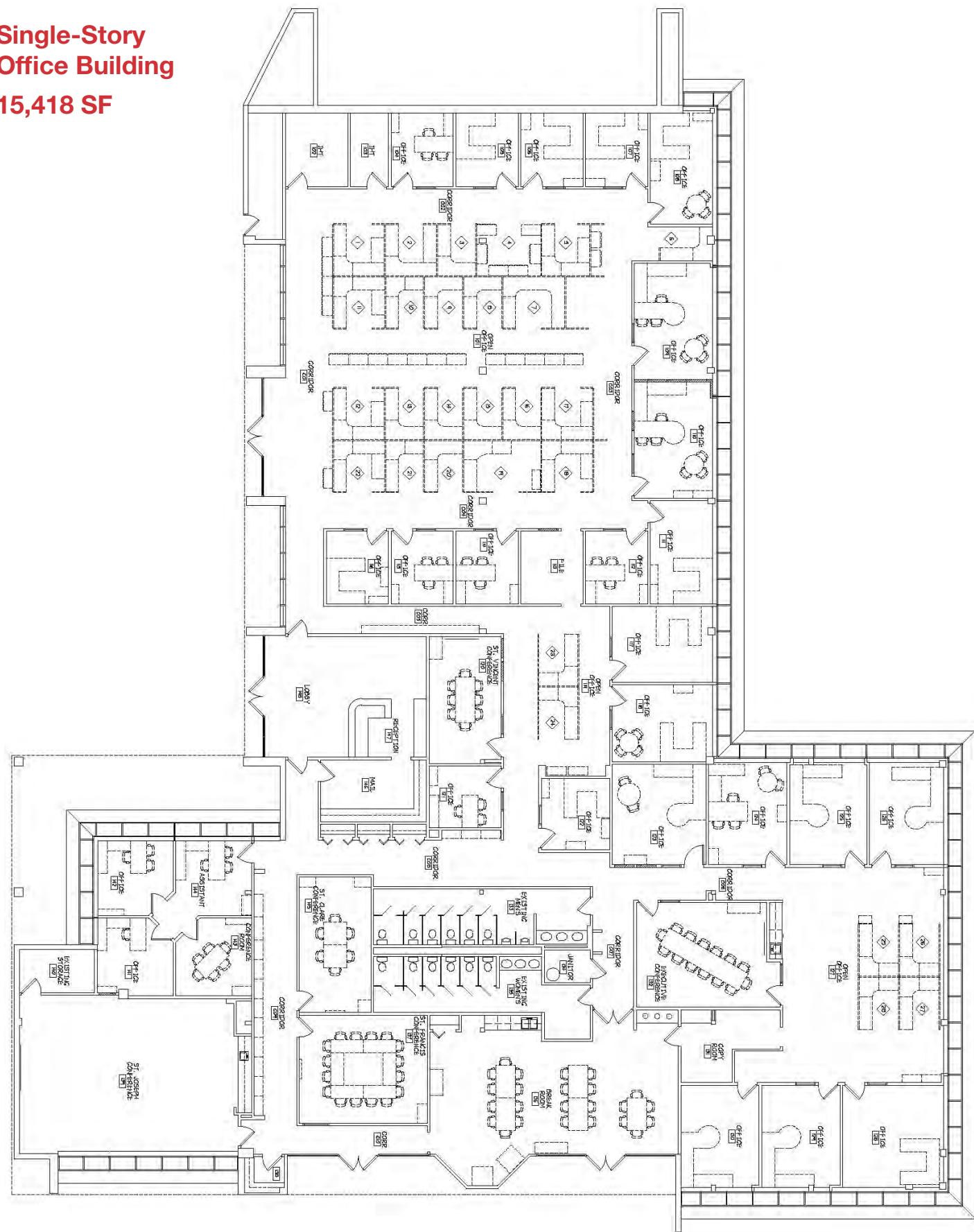
 **Sale Price:**  
Contact Broker for Pricing



## Floor Plan

### Single-Story Office Building

15,418 SF



# For Sale/Lease

NAIDESCO

1181 Corporate Lake Dr.

Creve Coeur, MO 63132



## Property Highlights



For Sale/Lease  
15,477 SF



Single-Story Office  
Building Available



Abundant Free  
Surface Parking



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## Property Features

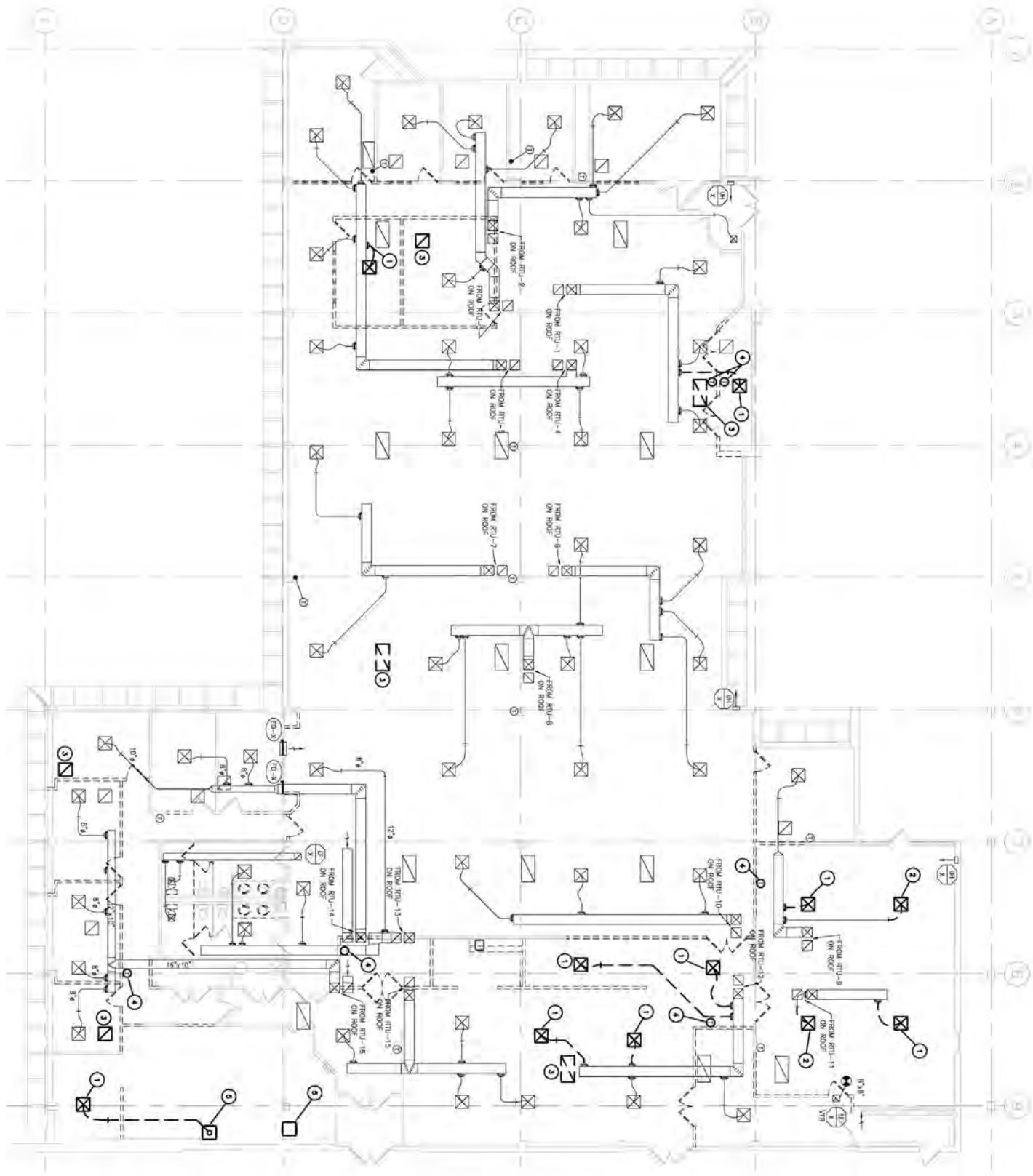
- 15,477 SF single-story building
- Available Q3 2026
- Building & monument signage available
- Abundant free surface parking
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an **Opportunity Zone** [🔗](#)
- Zoned Light Industrial in City of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

 **Sale Price:**  
Contact Broker for Pricing



## Floor Plan

## Single-Story Office Building | 15,477 SF



# For Sale/Lease

NAIDESCO

**1187 Corporate Lake Dr.**

Creve Coeur, MO 63132



## Property Highlights



For Sale/Lease  
15,624 SF



Single-Story Office  
Building Available



Abundant Free  
Surface Parking



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## Property Features

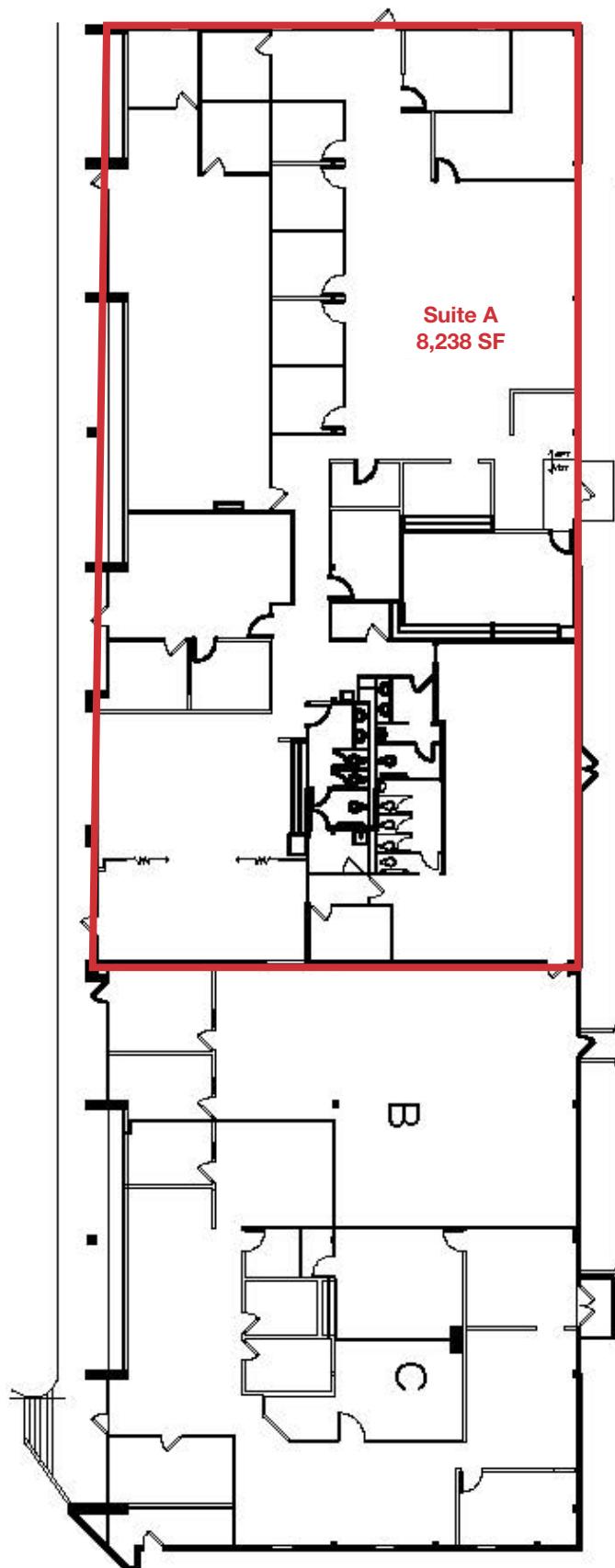
- One 8,238 SF office suite available for lease in a 15,624 SF single-story building
- Building & monument signage available
- Abundant free surface parking
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an **Opportunity Zone** [🔗](#)
- Zoned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

 **Sale Price:**  
Contact Broker for Pricing



## Floor Plan

### Single-Story Office Building | 15,624 SF



# For Sale/Lease

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**1195 Corporate Lake Dr.**  
Creve Coeur, MO 63132



## Property Highlights



For Sale/Lease  
15,418 SF



Single-Story Office  
Building Available



Abundant Free  
Surface Parking



Contact Broker  
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## Property Features

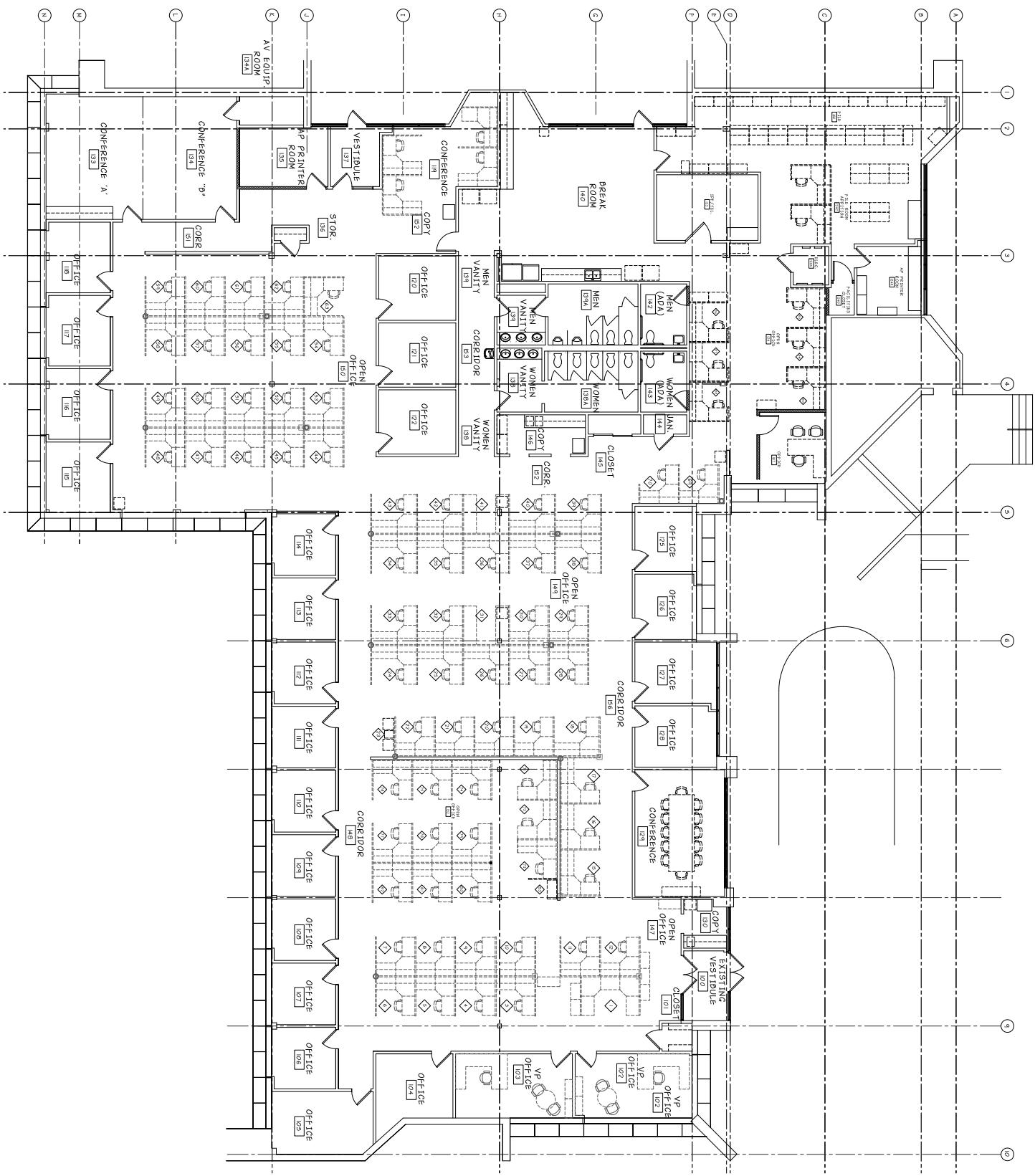
- 15,418 SF single-story building
- Rare opportunity for general office or lab use
- Building & monument signage available
- Abundant free surface parking
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an **Opportunity Zone** 
- Zoned Light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

 **Sale Price:**  
Contact Broker for Pricing

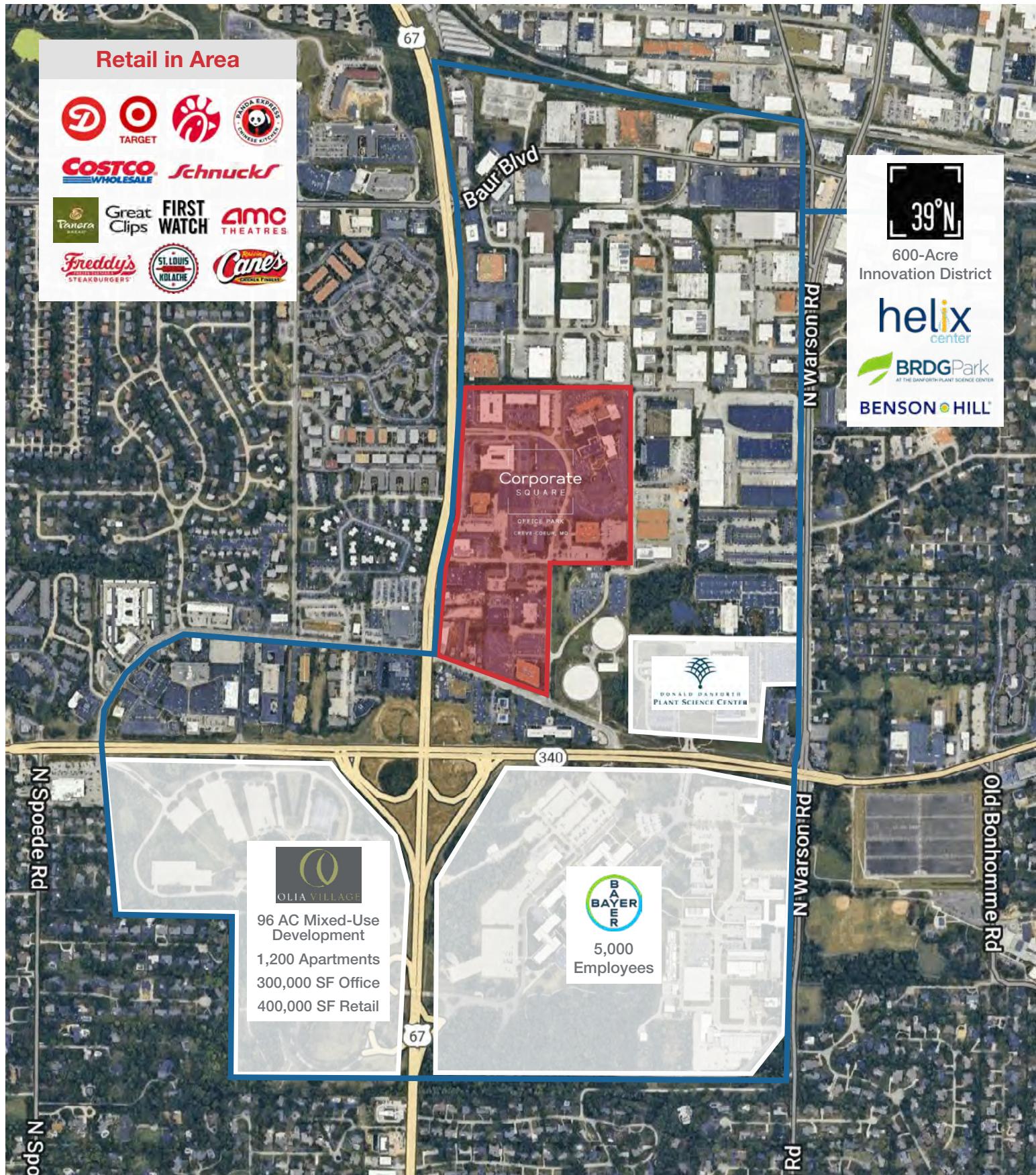


## Floor Plan

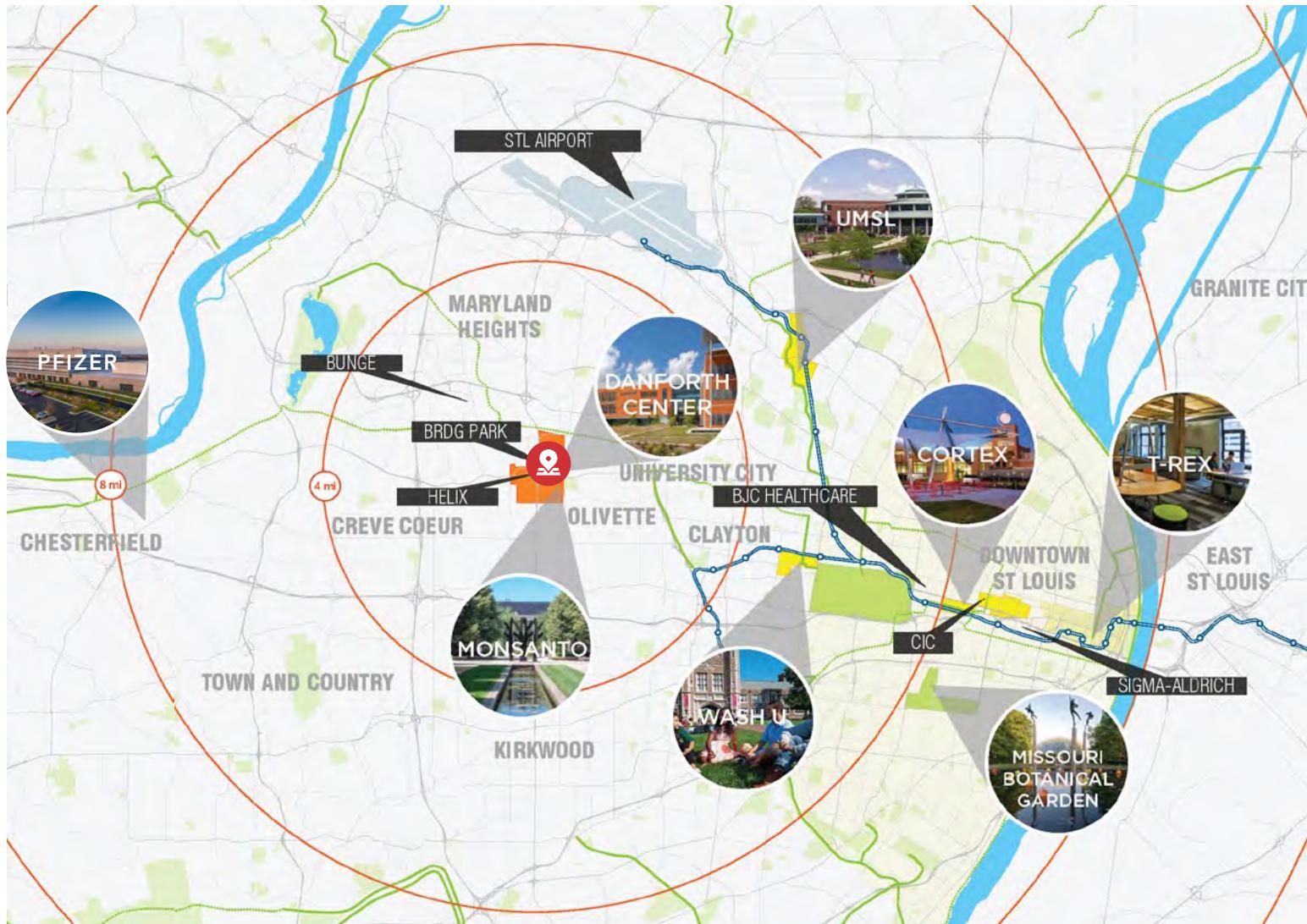
## Single-Story Office Building | 15,418 SF



# 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 accelerates innovation.

**1000+**  
Plant Science Professionals

**35+**  
Companies

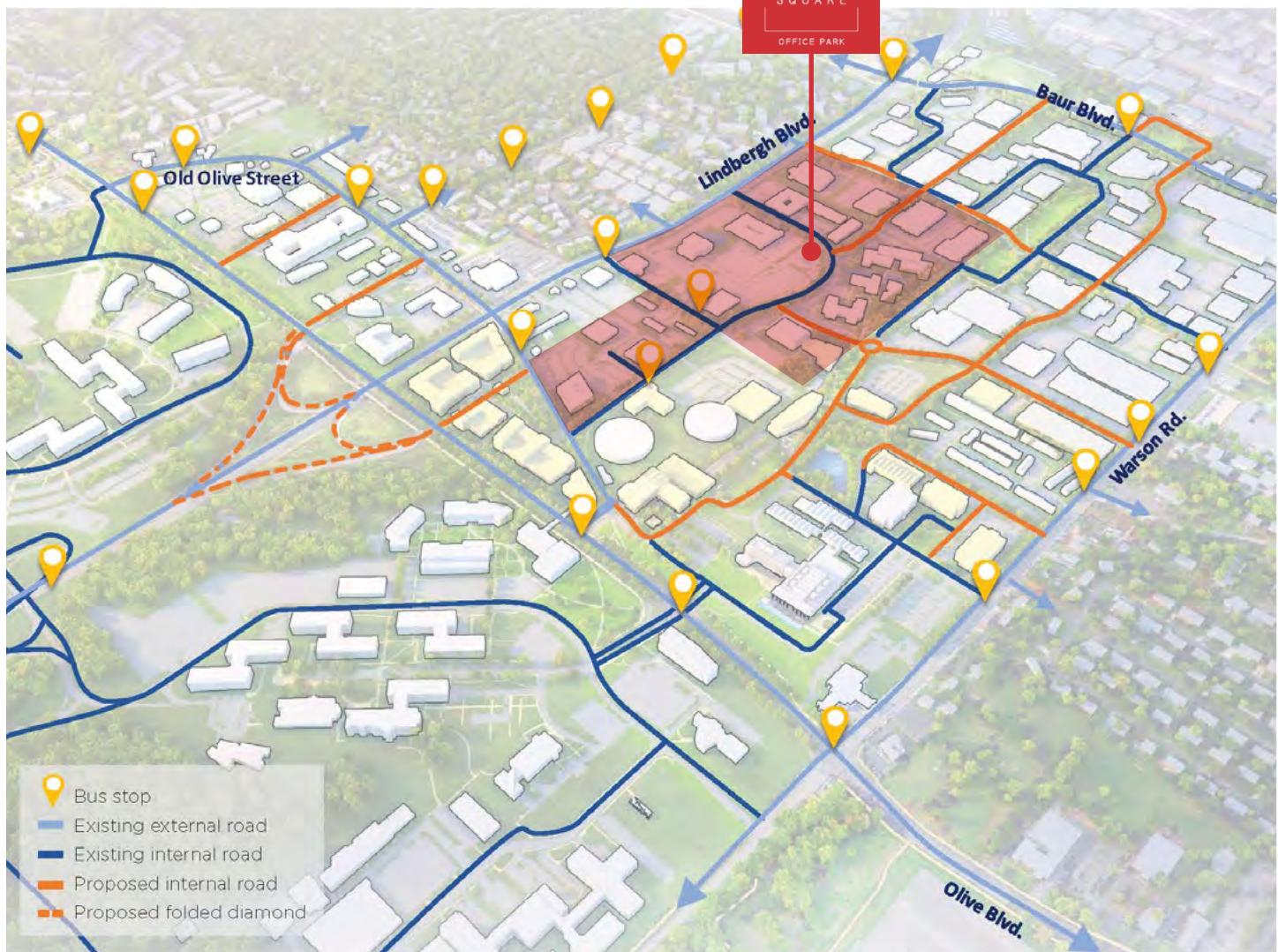
**1M+**  
Square Feet Dedicated to Agtech

Located within 39 North District,  
**Corporate Square Office Park** is an ideal  
home for bio science and ag tech businesses.



# Transportation Framework

Proposed Road and Interchange  
Improvements at 39 North





# Contact Us



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