

West Park II

12647 Olive Boulevard | Creve Coeur, MO

Colliers



Broker Incentive:

\$75 Visa Gift Card for tours over 2,500 SF

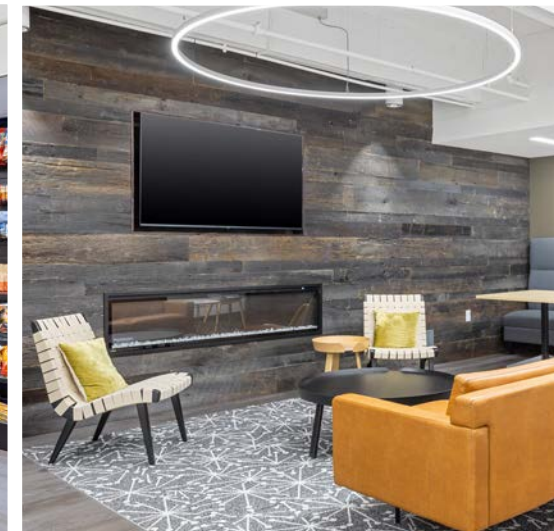
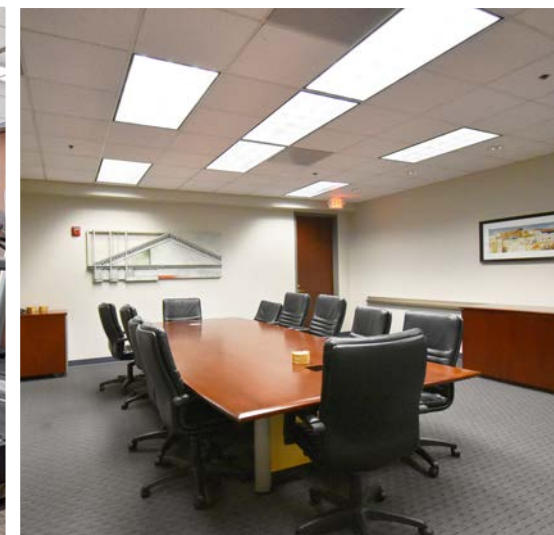
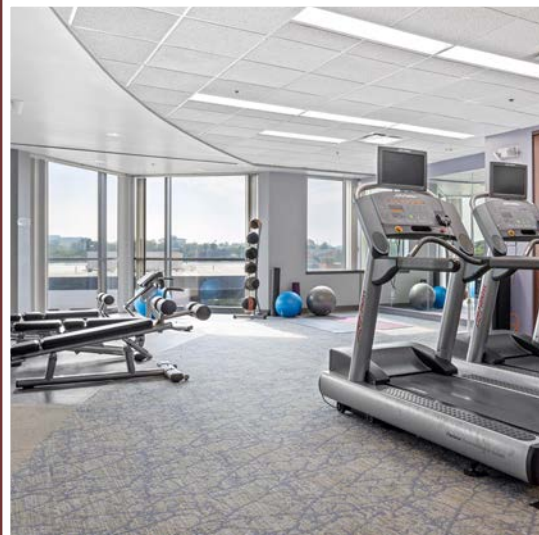
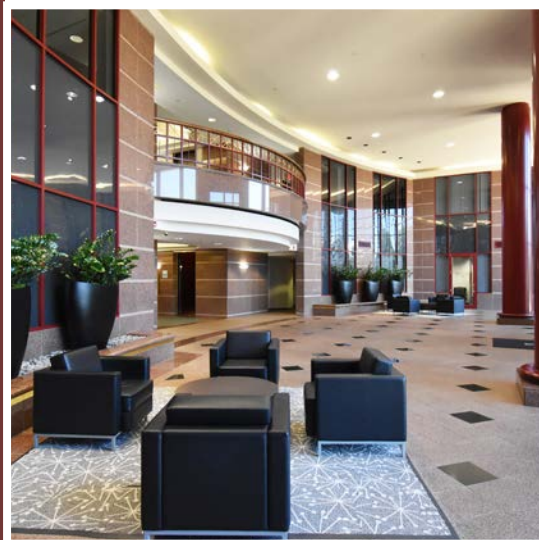
[View Availabilities](#)

West Park II

Property Highlights

- ◇ 1,804 SF - 24,251 SF available for lease
- ◇ Executive conference facilities including a 50+ person training room and an executive boardroom
- ◇ On-site fitness center with locker room and showers
- ◇ Tenant lounge
- ◇ Exterior signage available
- ◇ Ample surface parking with 4.6/1,000 parking ratio
- ◇ Covered reserved parking available
- ◇ Located on Olive Boulevard with easy access to Highway 141 & Interstate 270
- ◇ In close proximity to many restaurants, grocery stores, banks, and country clubs

Lease Rate: \$25.50/SF,
Full Service



Within walking distance to many dining & shopping destinations



West Park II



B&B THEATRES



Walgreens



BUFFALO WILD WINGS



Cobalt



PASTRIES of DENMARK

Office DEPOT

Bath & Body Works

FAMOUS footwear

ULTA BEAUTY

TJ-maxx

Marshalls

DOLLAR TREE

SHACK

CWP

GameStop

petco

GNC LIVE WELL

Dierbergs

McALISTER'S DELI

SMOOTHIE KING

EAST COAST SUBS

Olive Blvd

Floor Plans



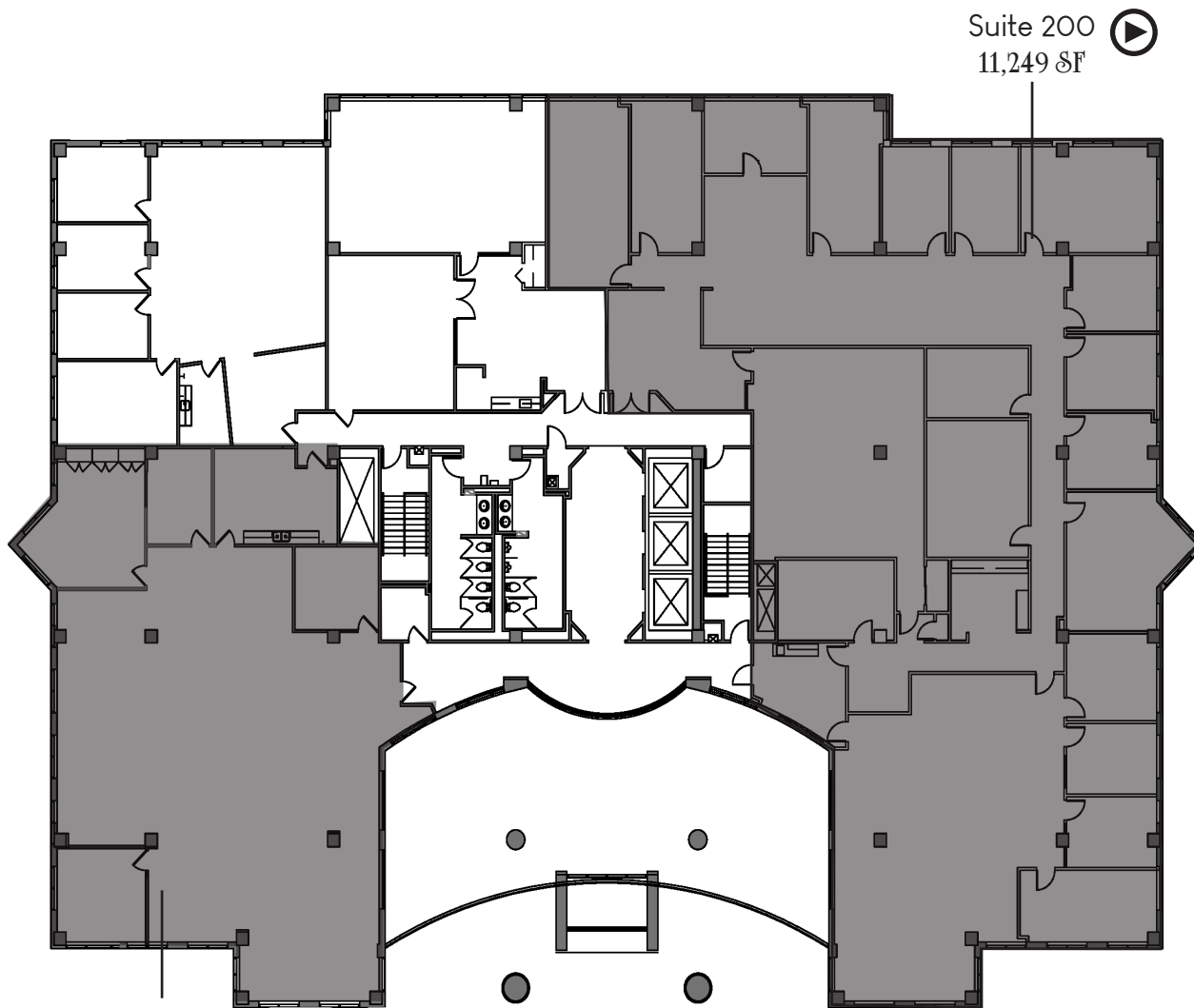
First Floor


up to 15,277 SF

◇ Contiguous suites available for up to 15,277 SF

Click  To Take Virtual Tour

Floor Plans



Suite 200 
11,249 SF

Second Floor

16,395 SF

- ◇ 11,249 SF suite with expansive window line and lobby entrance
- ◇ Suite 250 available 05/01/2025

Suite 250
5,164 SF
(available
05/01/2025)

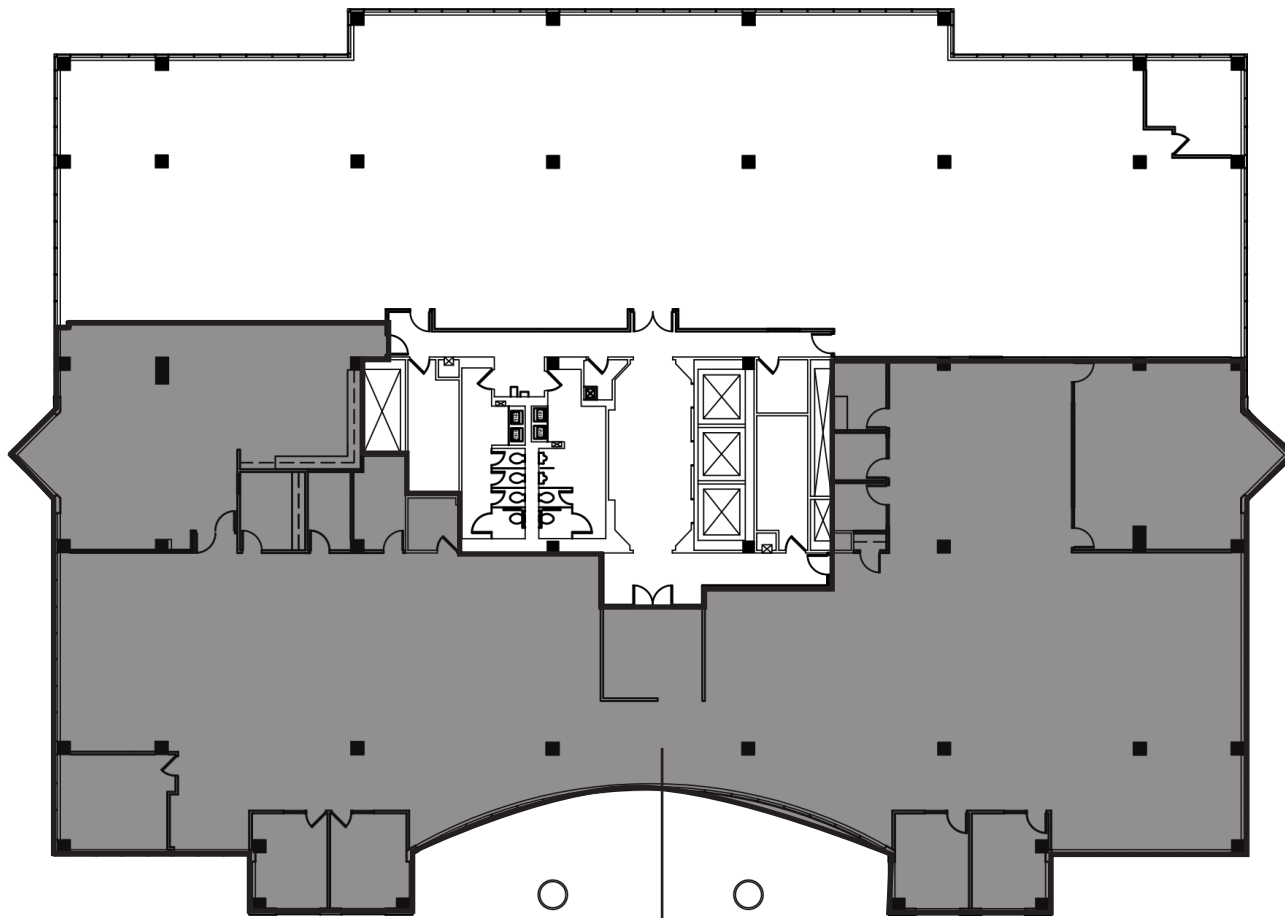
Click  To Take Virtual Tour


Floor Plans

Fourth Floor

13,435 SF

◇ 13,435 SF available



Suite 400 
13,435 SF

Click  To Take Virtual Tour

Floor Plans



Fifth Floor
8,746 SF

- ◇ 1,804 - 6,942 SF available
- ◇ Contiguous suites available for up to 6,942 SF

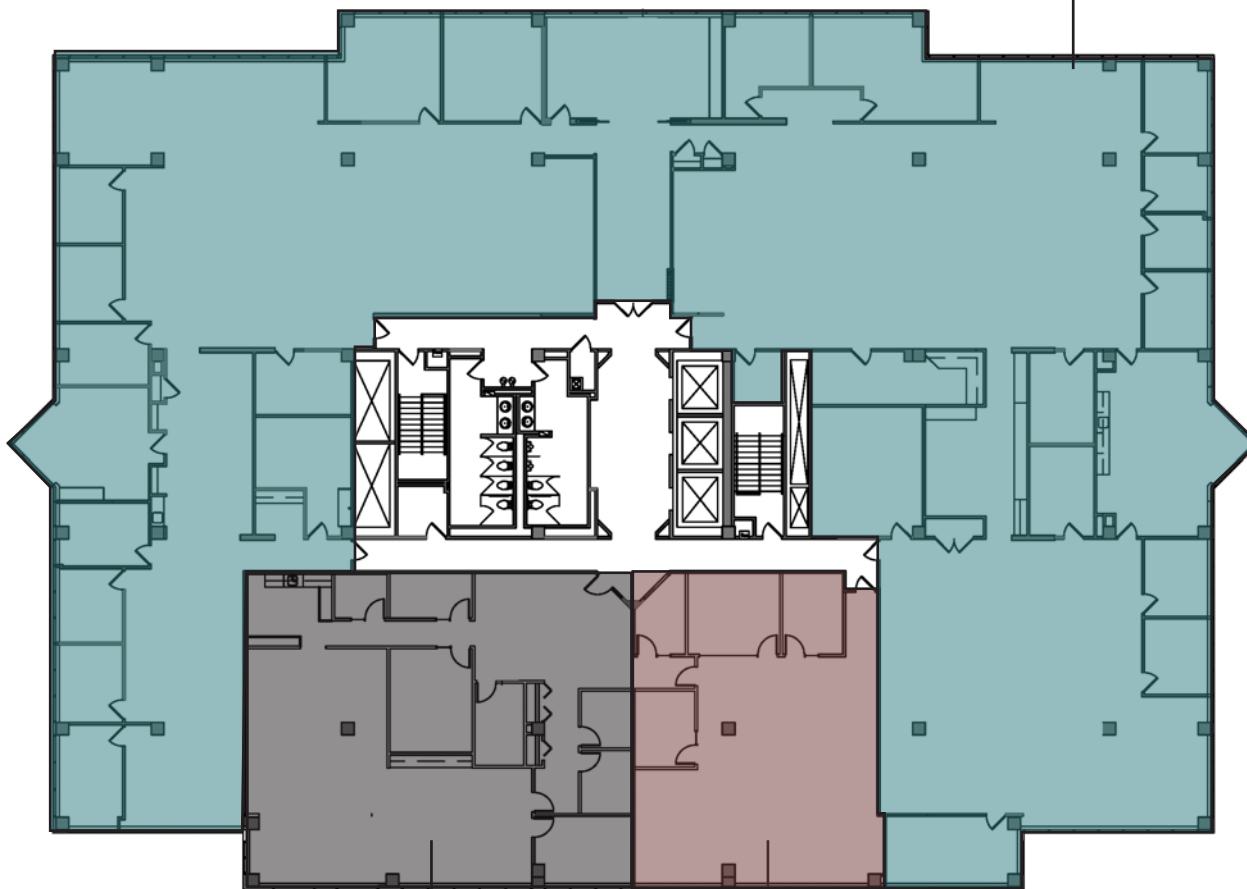
Click  To Take Virtual Tour


Floor Plans


Suite 600
18,576 SF
(available
11/01/2025)

Sixth Floor

up to 24,251 SF



Suite 650 
3,473 SF

Suite 675 
2,202 SF

- ◇ 2,202 SF - 24,251 SF available
- ◇ Contiguous suites available for up to 24,251 SF
- ◇ Suites 650 & 675 available immediately
- ◇ Suite 600 available 11/01/2025

Click  To Take Virtual Tour

Amenities



Westport Plaza

West Park II

Barnes-Jewish Hospital

Creve Coeur Golf Course

Hwy 364

Interstate 270

Olive Blvd

1

2

3

4

5

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8

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14

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16

13

Food & Beverages

- 1.** Pita Plus
Bombay Food Junkies
Astoria Kabob House
Spoonful
Joo Joo Restaurant
CM Chicken & Hotdogs
Happy China
- 2.** Wudon BBQ Korean
Gobble Stop Smokehouse
St. Louis Bubble Tea
- 3.** Schnucks
Dave & Tony's
China King
Gateway Coffee
Jimmy John's
Silky's Frozen Custard
The Mexican Barrel House
- 4.** Buffalo Wild Wings
Cobalt Smoke & Sea
Anis Hyderabad House
Dierbergs
Cecil Whittaker's
Shack
McAlister's Deli
Penn Station
- 5.** Chicken Salad Chick
Gulf Shores
St. Louis Gyro
- 6.** Imo's Pizza
Rocky Mountain
Chocolate Factory
Cold Stone Creamery
St. Louis Rotisserie
- 7.** Ichiban Sushi Bar
Global Quesadilla Co
La Bonne Bouchee
Santa Fe Bistro
- 8.** Subway
Pizza World
- 9.** Pickleman's Cafe
Carreta's Mexican
- 10.** Bristol Seafood Grill
Aldi
Traditional 314 Authentic
Mexican Cuisine
- 11.** Sauce on the Side
Hot Box Cookies
Oishi Sushi
Feng Cha Boba Tea
Pasta House
First Watch
Qdoba Mexican Eats
Five Guys Burger & Fries
- 12.** Gioia's Deli
The Hive
Poke Munch
- 13.** St. Louis Bread Co
The Wine & Cheese Place
- 14.** Crushed Red
Orzo Mediterranean Grill
Potbelly
Il Bel Lago
- 15.** Trader Joe's
Dierbergs
Chipotle Mexican Grill
Pizza Hut
Nudo House
Imo's Pizza
- 16.** Pei Wei Asian Kitchen



10 Miles

from St. Louis Lambert
International Airport

18 Miles

from Downtown
St. Louis

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 [View Availabilities](#)

For more information, please contact:

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