

EDGE@WEST

12645 Olive Boulevard | Creve Coeur, MO 63141

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Colliers

DESIGNED WITH YOUR **WELL-BEING** IN MIND

EDGE@WEST is a cutting-edge office building that caters to your business and the overall well-being of your team.

Health & Safety

Built in 2021, EDGE@WEST was designed with employees health & safety as a top priority. The building features advanced ventilation systems, touchless critical points and self-cleaning touch surfaces to ensure a safe work environment.

Endless Amenities

Elevate your work experience with EDGE@WEST's unparalleled building amenities. Whether it's our fully-equipped fitness center to promote a healthy lifestyle or our lounge centers focused on relaxation and collaboration, EDGE@WEST has amenities to satisfy all employee's desires.

Prime Location

Situated in the vibrant Creve Coeur area, EDGE@WEST is minutes away from a large offering of restaurants and shopping destinations. The building also offers easy highway to Interstate 270 and Highway 141.

Building Overview



110,761 SF
Office Building



4.25/1,000
Parking Ratio



Built in
2021



Up to 15,017 SF
For Lease

Building Amenities



Numerous
collaboration
areas



Training
Room



Micro-mart



Coffee
Bar



Fireplace



Basketball
Court



Putting
Green



Bocce
Court



Fitness Center
with Locker
Rooms



Outdoor
Meeting Space

Lease Rate: \$37.75/SF, Full Service

First Floor Lounge and Coffee Bar



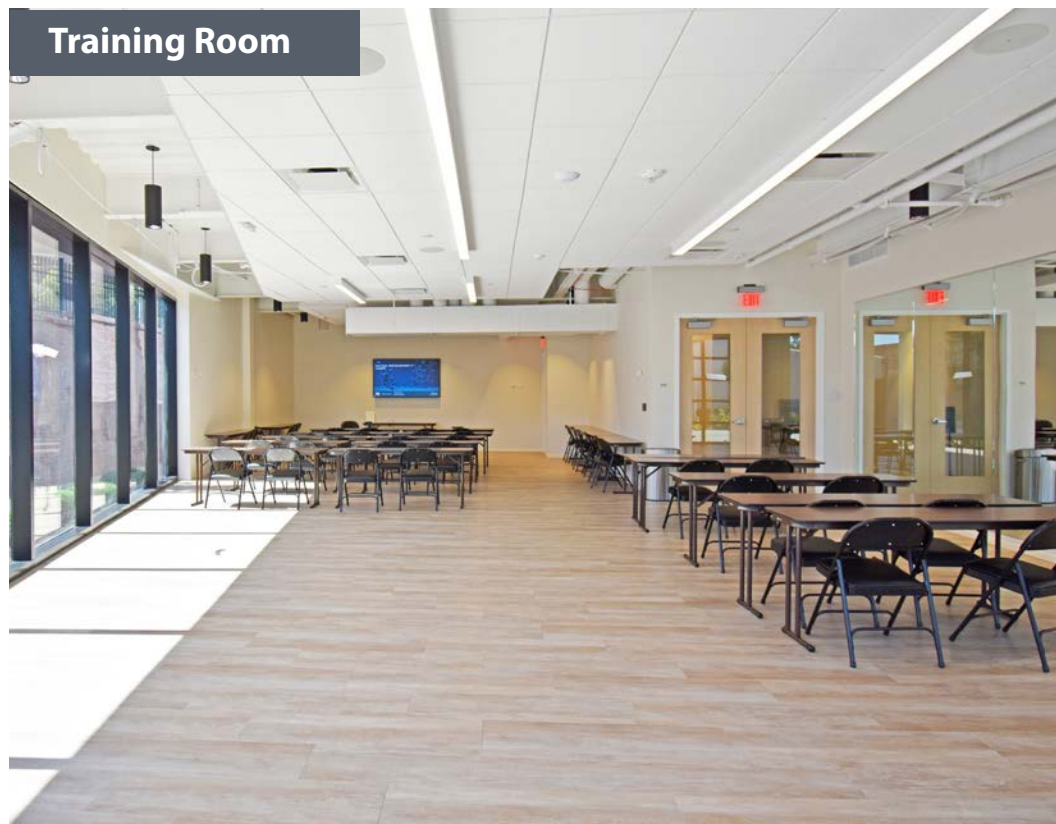
Lower Level Lounge Center



Fitness Center



Training Room



Putting Green



Bocce Court



Outdoor Amenities



SECOND FLOOR AVAILABILITY



FOURTH FLOOR AVAILABILITY



WITHIN WALKING DISTANCE TO VARIOUS EATING & SHOPPING ESTABLISHMENTS



1. HuHot Mongolian Grill
2. Walgreens
3. B&B Theatres
4. Buffalo Wild Wings
5. Cobalt Shore & Sea
6. Anis Hyderabad House
7. Pastries of Denmark
8. Smoothie King
9. Dierbergs
10. GNC
11. Gamestop
12. Bath & Body Works
13. Office Depot
14. Famous Footwear
15. Ulta Beauty
16. T.J. Maxx
17. Marshalls
18. Dollar Tree
19. Shack Breakfast & Lunch
20. Cecil Whittaker's Pizzeria
21. Petco
22. McAlister's Deli
23. Penn Station East Coast Subs

AREA AMENITIES



1. Pita Plus
Bombay Food Junkies
Astonia Kabob House
Spoonful
Joo Joo Restaurant
CM Chicken & Hotdogs

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

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 **View Availabilities**

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