

West Park II

12647 Olive Boulevard | Creve Coeur, MO

Colliers



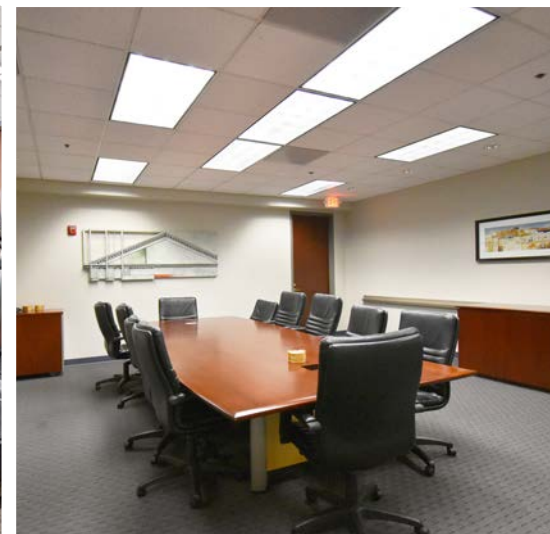
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West Park II

Property Highlights

- ◇ 2,105 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
- ◇ 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



Office Depot



TJ-maxx

Marshalls

DOLLAR TREE



petco

GameStop

GNC
LIVE WELL



Bath & Body Works



McALISTER'S
DELI

EAST COAST
SUBS

SMOOTHIE
KING

Olive Blvd

Floor Plans

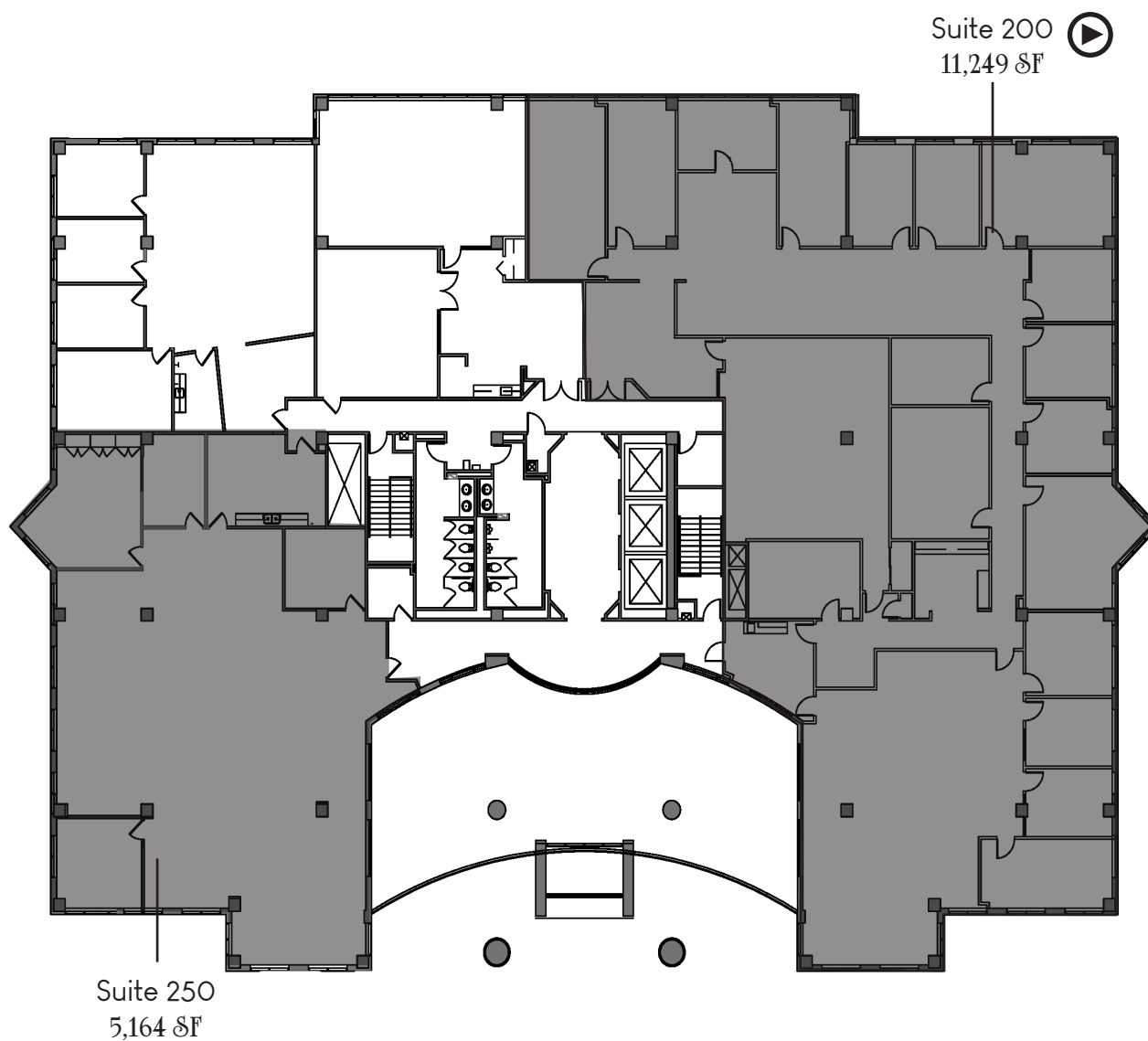


First Floor
up to 15,277 SF

◇ Contiguous suites available for up to 15,277 SF

Click  To Take Virtual Tour

Floor Plans



Second Floor
16,395 SF

◇ 11,249 SF suite with expansive window line and lobby entrance

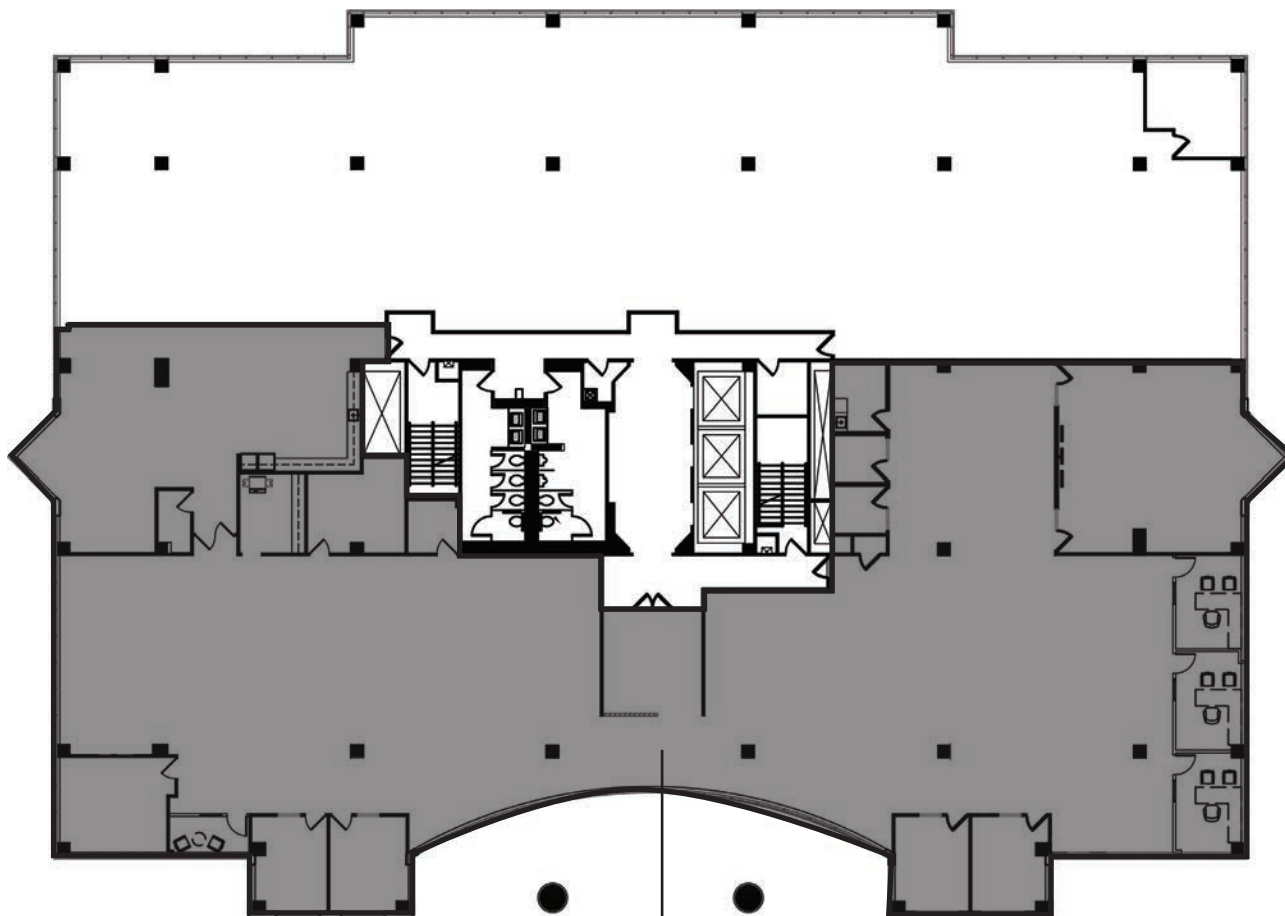
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Floor Plans

Fourth Floor

13,435 SF

◇ 13,435 SF available



Suite 400 
13,435 SF

Click  To Take Virtual Tour

Floor Plans



Fifth Floor

up to 13,906 SF

- ◇ 2,105 SF - 13,906 SF available
- ◇ Contiguous suites available for up to 13,906 SF
- ◇ Suites 550, 585 & 590 available immediately
- ◇ Suite 510 available 5/01/2026

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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

Olive Blvd

Barnes-Jewish
Hospital

Interstate 270

Hwy 364

Creve Coeur
Golf Course

Food & Beverages

1. Pita Plus
Bombay Food Junkies
Astonia 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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