

# West Park I

12655 Olive Boulevard | Creve Coeur, MO

Colliers

Broker Incentive:

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

[View Availabilities](#)



# West Park I

## Property Highlights

- ◇ 1,285 SF - 25,514 SF available for lease
- ◇ On-site conference room and micromart
- ◇ Access to campus amenities located at West Park II including conference facilities a 50+ person training room and executive boardroom, fitness center and tenant lounge
- ◇ Exterior signage available
- ◇ 4/1,000 parking ratio
- ◇ Covered executive 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 I

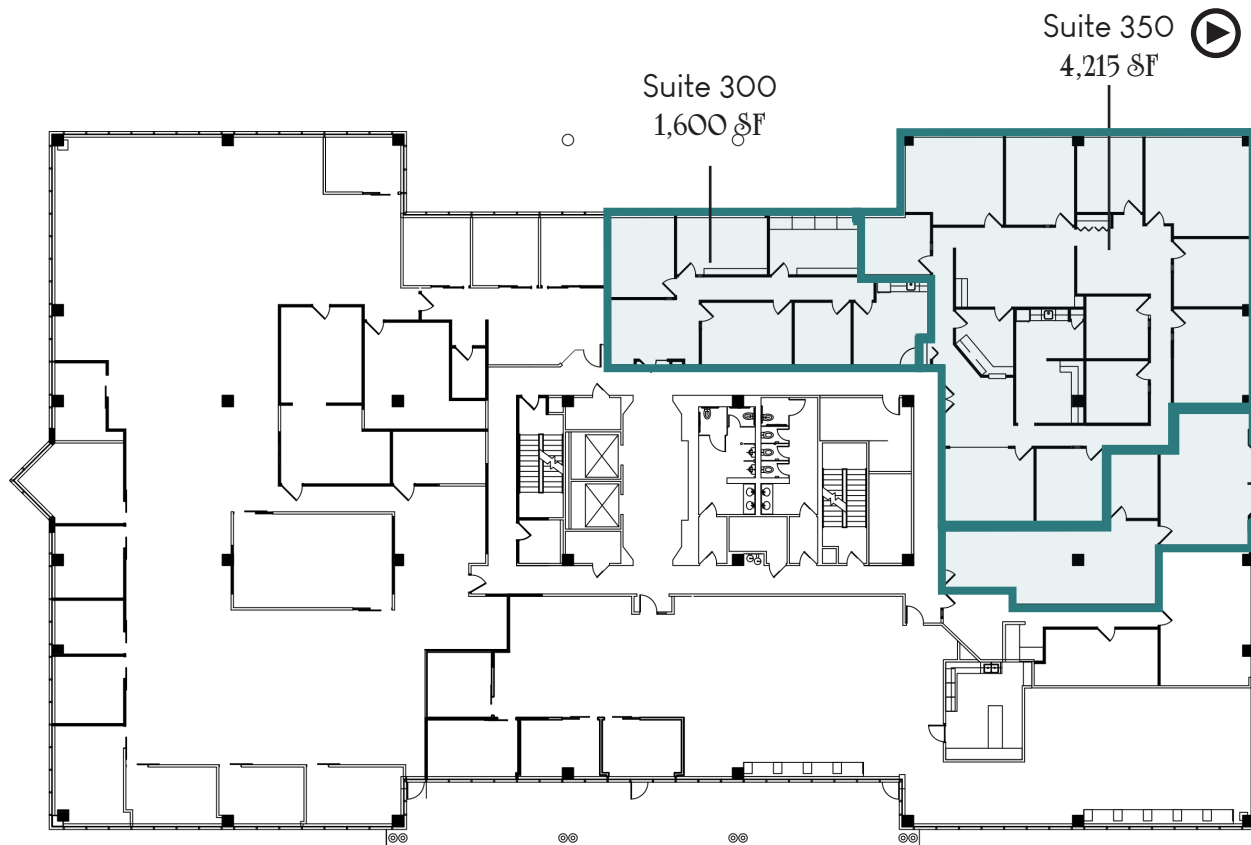
West Park II



Olive Blvd



# Floor Plans



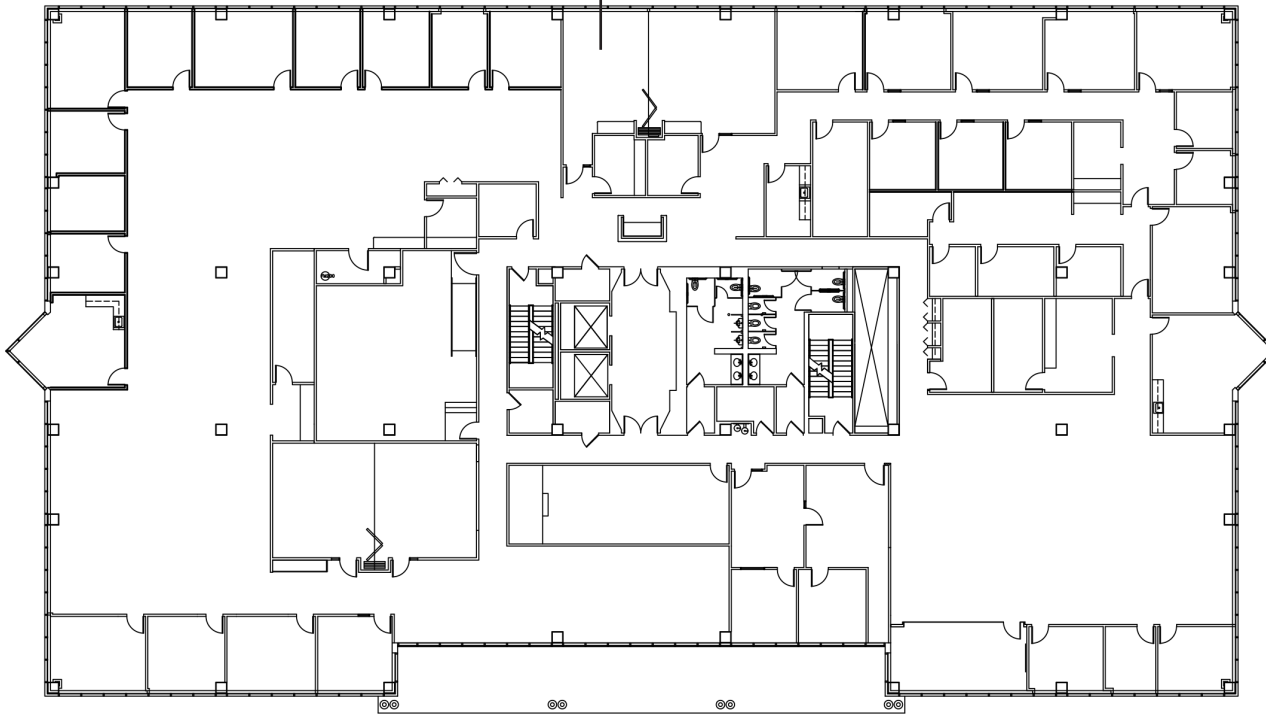
Third Floor  
up to **7,100 SF**

- ◇ Lobby entrance
- ◇ Contiguous to 7,100 SF

Click  To Take Virtual Tour

# Floor Plans

Suite 400  
25,514 SF  
(available  
10/1/2025)



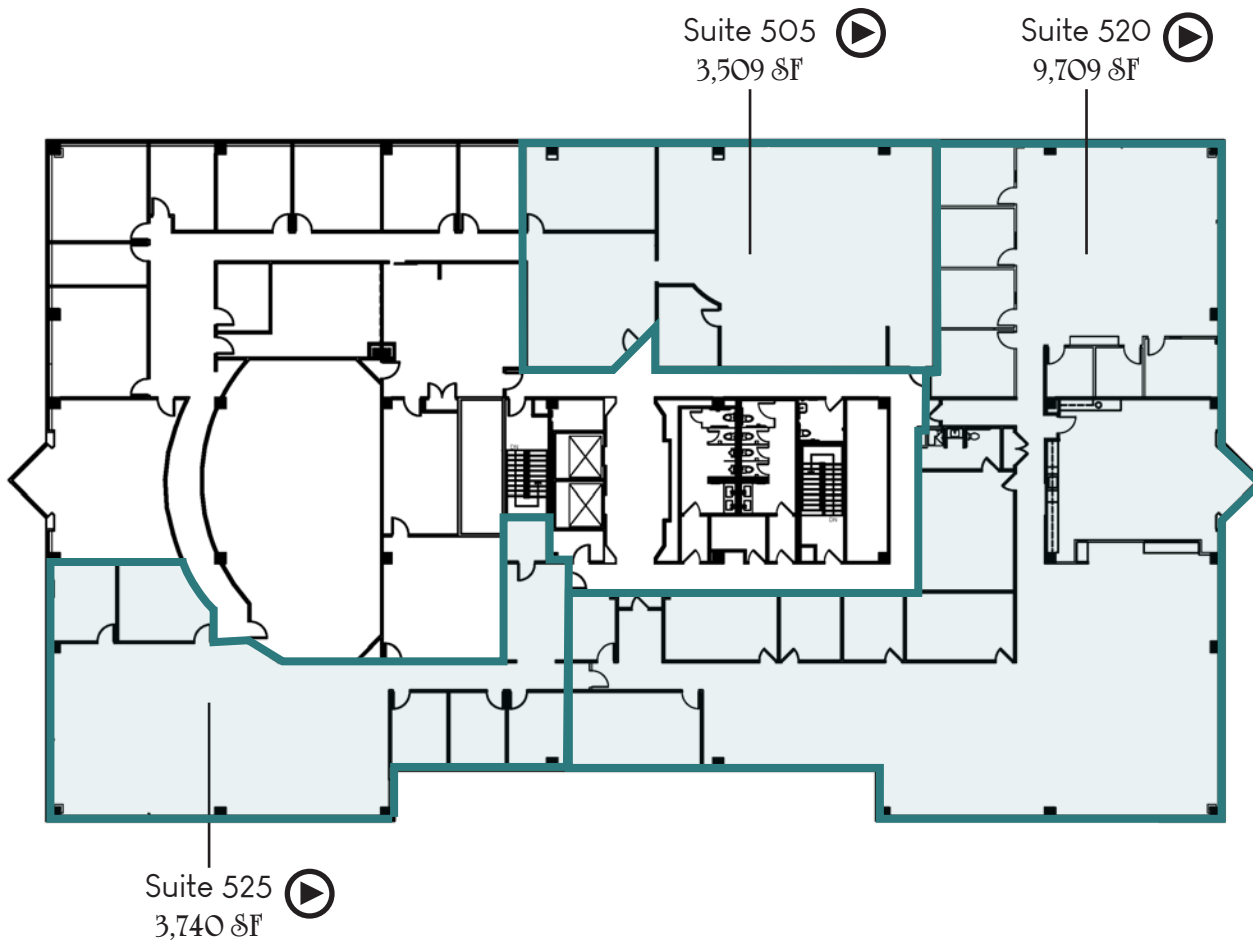
Fourth Floor  
up to **25,514 SF**

◇ Full floor available 10/1/2025

# Floor Plans

## Fifth Floor

up to **16,958 SF**



- ◇ Available immediately
- ◇ Suite 525:  
Move-in ready corner suite with  
lobby entrance
- ◇ Contiguous to 16,958 SF

Click  To Take Virtual Tour



# Amenities



Westport Plaza

West Park I

Barnes-Jewish Hospital

Creve Coeur Golf Course

Hwy 364

Interstate 270

Olive Blvd

1

2

3

4

5

6

7

8

9

10

14

11

12

15

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



# West Park I

12655 Olive Boulevard | Creve Coeur, MO

 [View Availabilities](#)

For more information, please contact:

**Carrie Herrmann**  
Senior Vice President  
+1 314 584 6273  
[carrie.herrmann@colliers.com](mailto:carrie.herrmann@colliers.com)

**W. Rockwell (Rocky) Stenger**  
Senior Vice President  
+1 314 584 6208  
[william.stenger@colliers.com](mailto:william.stenger@colliers.com)

**Colliers**  
101 South Hanley Road  
Suite 1400  
Clayton, MO 63105  
[colliers.com/stlouis](https://colliers.com/stlouis)



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.