

West Park I

12655 Olive Boulevard | Creve Coeur, MO

Colliers



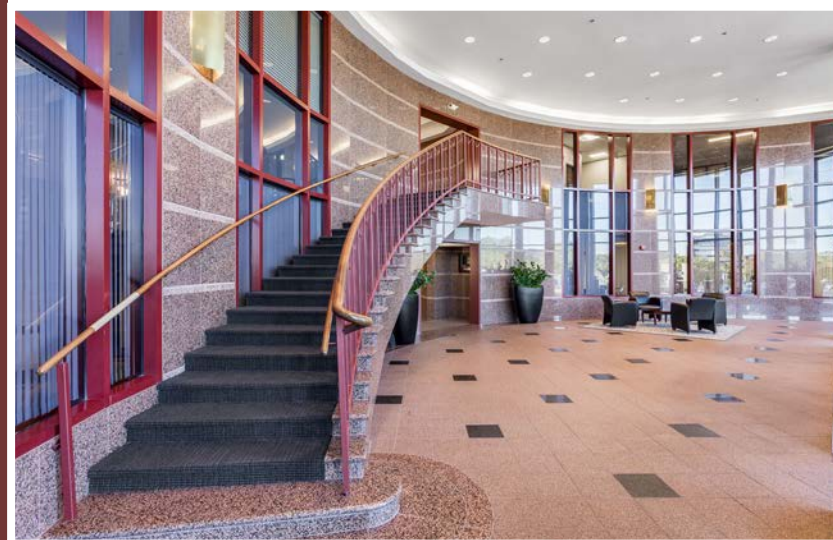
[View Availabilities](#)

West Park I

Property Highlights

- ◇ 688 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
- ◇ 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



Walgreens



West Park II

West Park I



Bath&Body Works



GameStop

GNC
LIVE WELL

petco



TJ-maxx

Marshalls

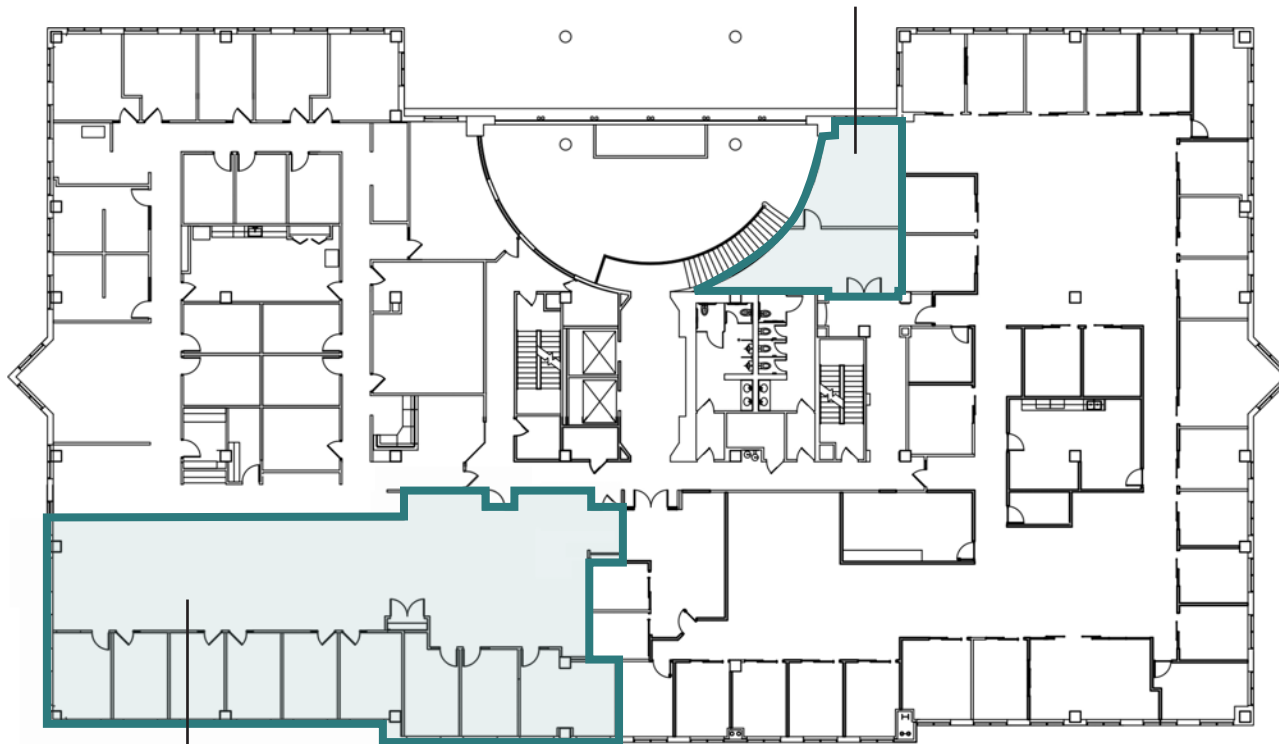


Office DEPOT

Olive Blvd

Floor Plans

Suite 270
688 SF



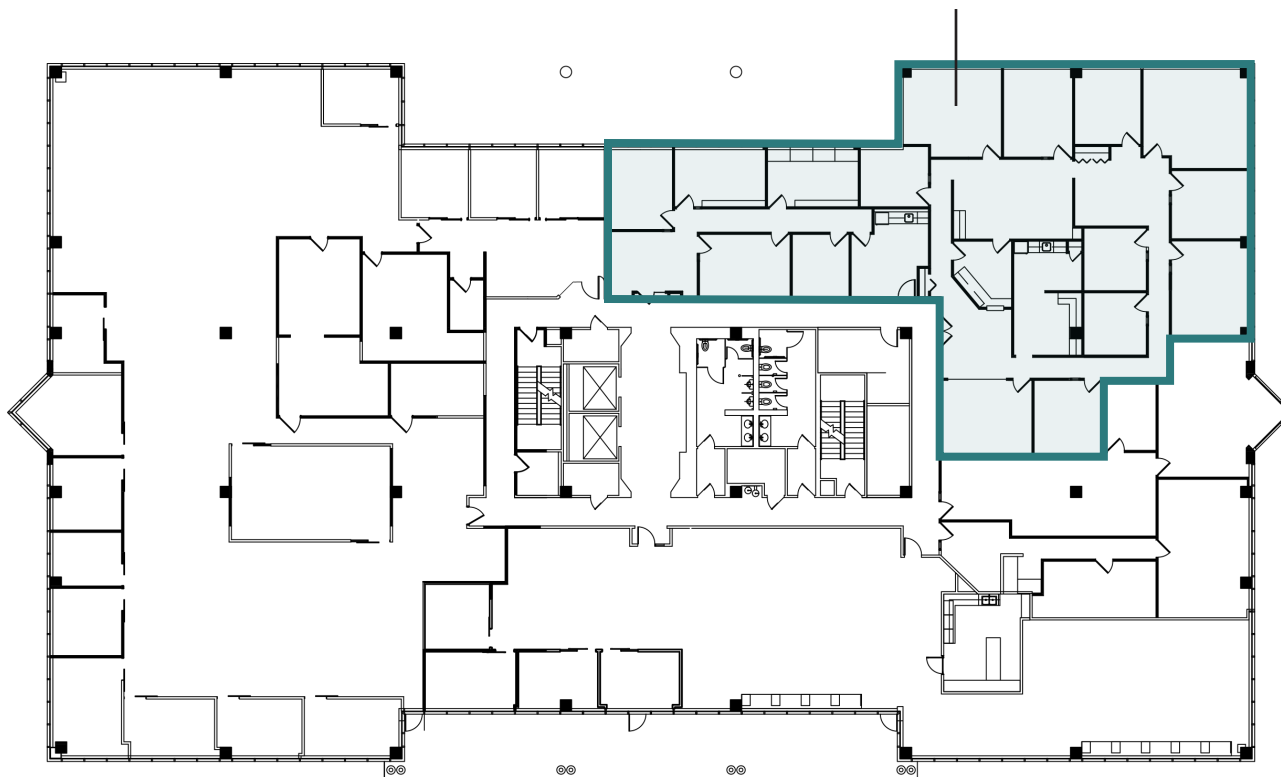
Suite 220
4,232 SF
(available 1/1/2026)

Second Floor
4,920 SF

- ◇ Suite 270 available immediately
- ◇ Suite 220 available 1/1/2026

Floor Plans

Suite 300
5,815 SF



Third Floor
5,815 SF

◇ Lobby entrance

Click  To Take Virtual Tour

Floor Plans

Fourth Floor

up to **25,514 SF**

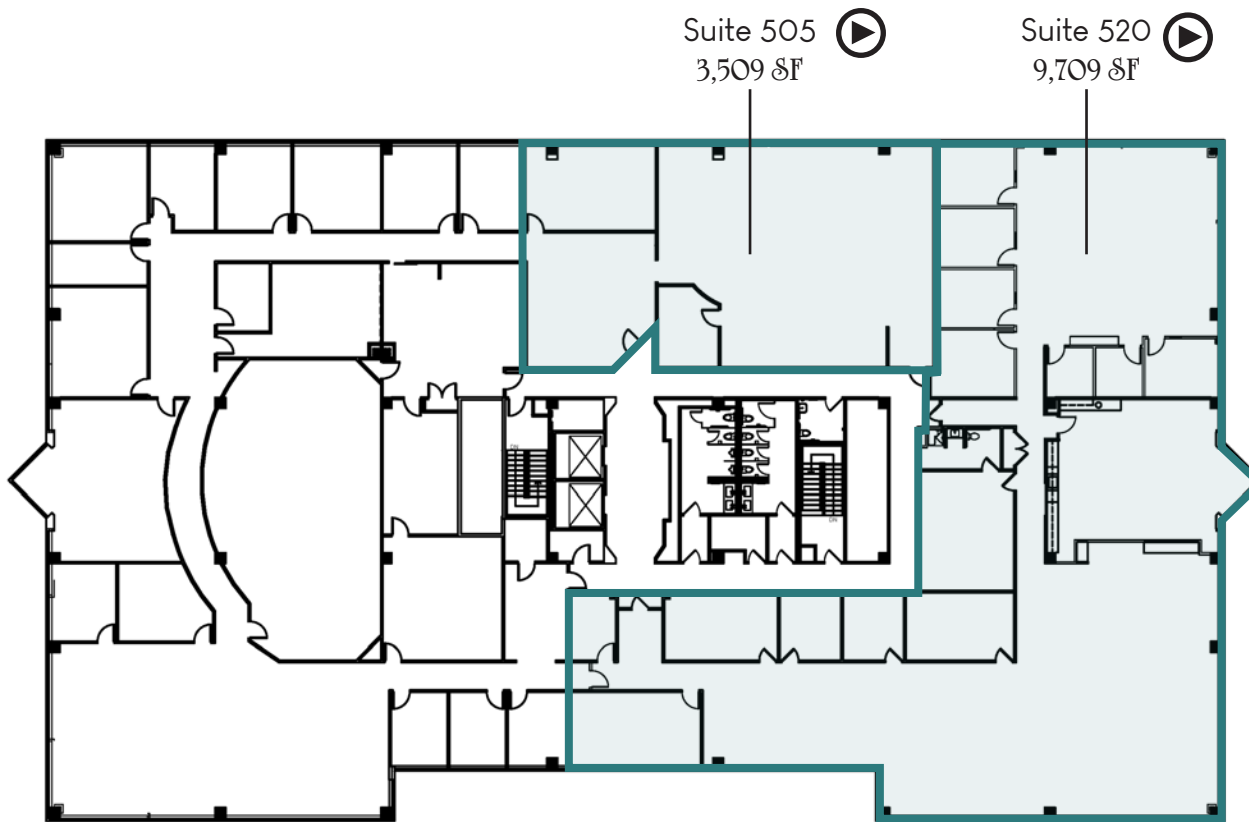
◇ Full floor opportunity



Floor Plans

Fifth Floor

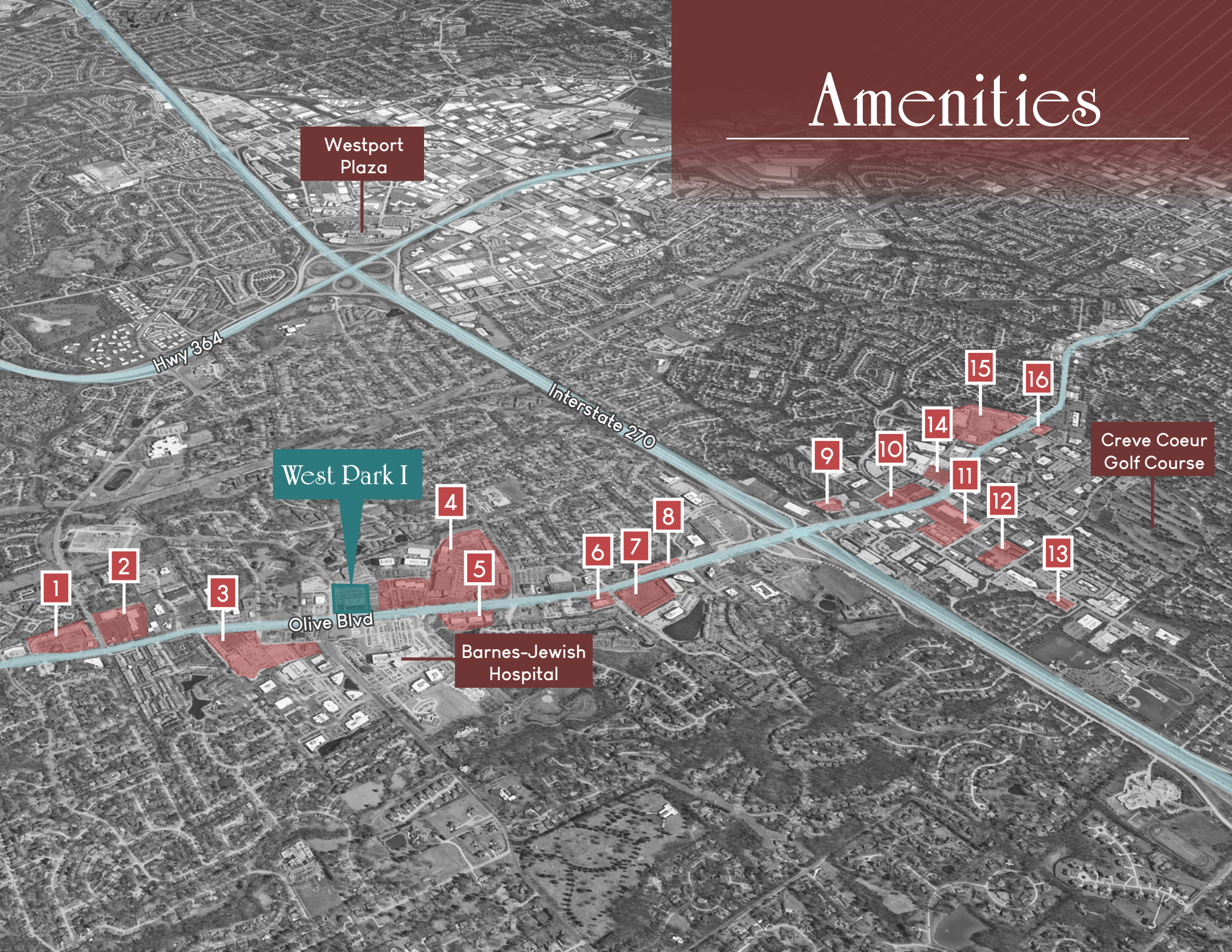
up to 13,218 SF



- ◇ Suite 520:
Move-in ready corner suite with
lobby entrance
- ◇ Contiguous to 13,218 SF

Click  To Take Virtual Tour

Amenities



Westport
Plaza

Hwy 364

Interstate 270

West Park I

Olive Blvd

Barnes-Jewish
Hospital

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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