

PARK PACIFIC BUILDING

SCAN HERE!



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**1212-1228 OLIVE STREET
ST. LOUIS, MO 63103
1,209-4,278 S.F.
\$12.00-\$16.00/S.F.**

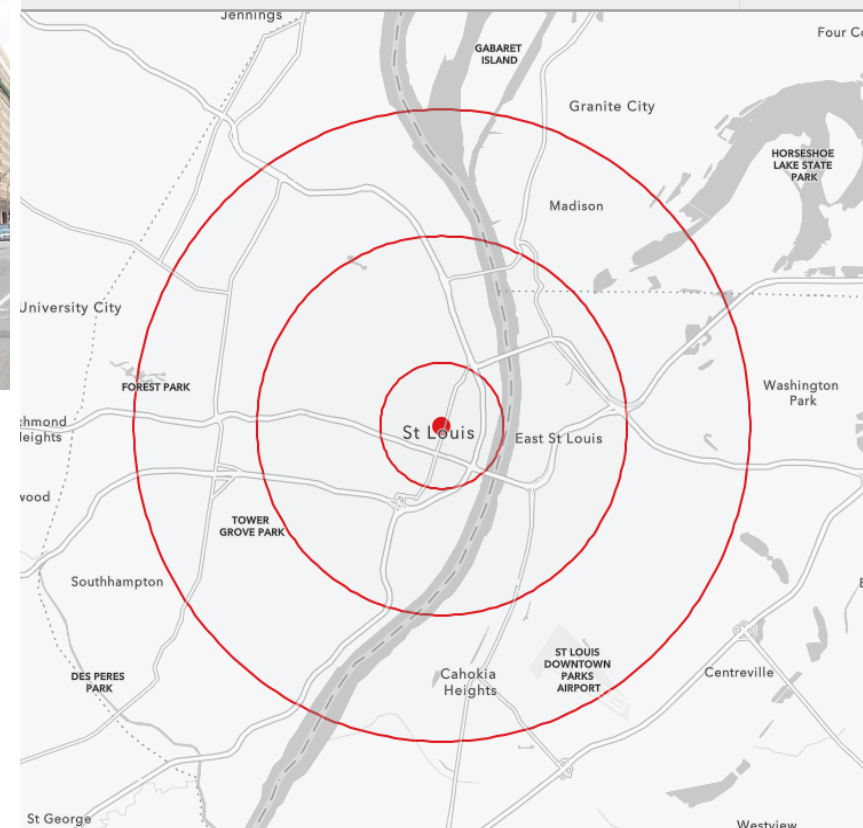
PROPERTY INFORMATION



- MIXED-USED BUILDING WITH OFFICE SPACE, RETAIL SPACE, AND RESIDENTIAL
- BUILDING INCLUDES AN ATTACHED PARKING GARAGE WITH DIRECT ACCESS TO THE BUILDING
- ON-SITE PROPERTY MANAGEMENT AND DOORMAN
- DEDICATED 1ST-FLOOR LOBBY AND ELEVATORS FOR OFFICE TENANTS (SEPARATE FROM RESIDENTIAL LOBBY)
- BUILDING INCLUDES A FITNESS CENTER, ROOFTOP, CONFERENCE ROOMS, AND MEDIA AMENITIES AVAILABLE TO TENANTS
- HIGHWAY ACCESS TO I-44, I-55, AND I-70

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		17,200	89,225	233,823
HOUSEHOLDS		9,076	39,818	103,934
AVERAGE HH INCOME		\$67,138	\$63,166	\$60,913



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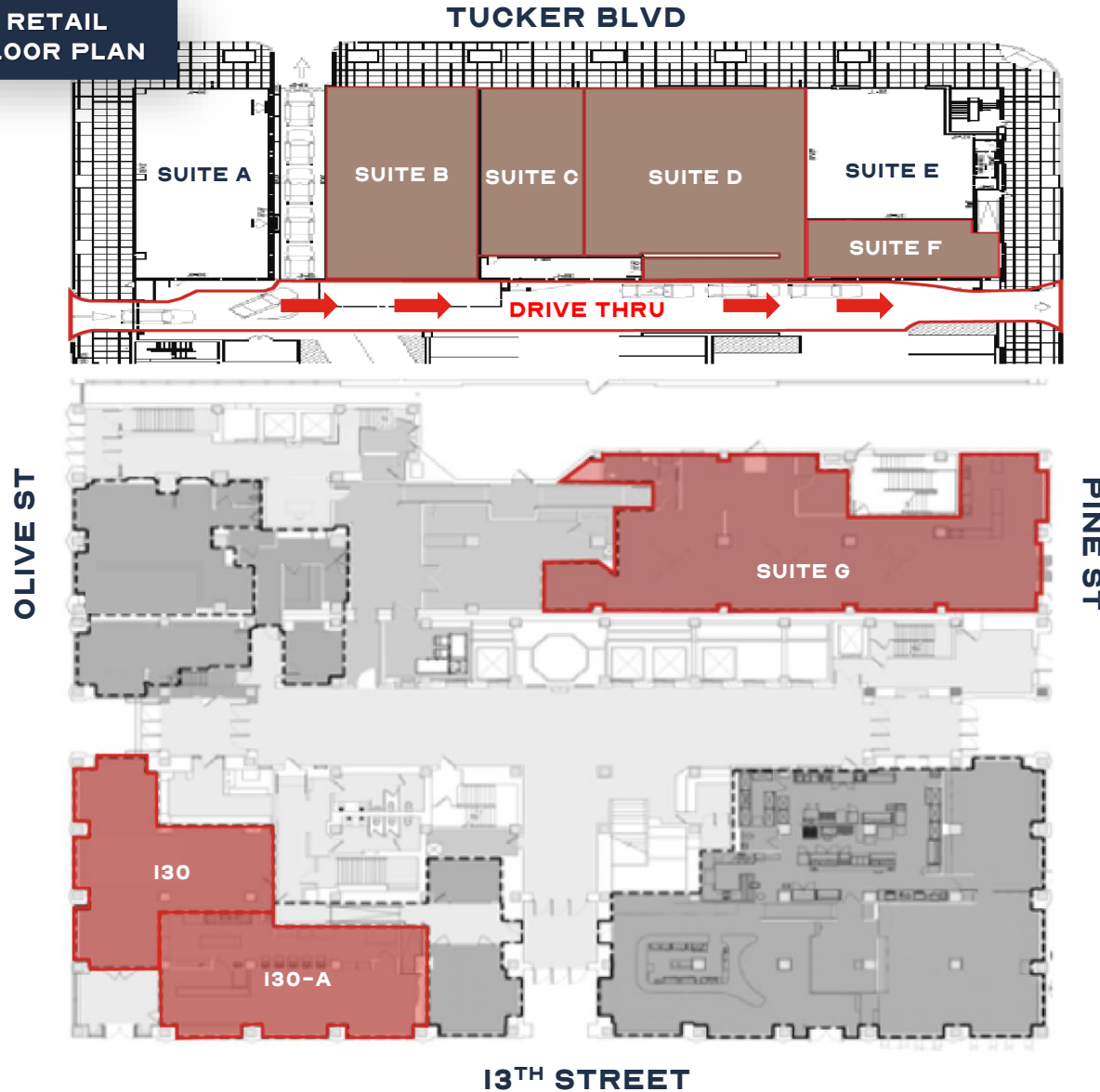
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RETAIL FLOOR PLAN



RETAIL

LOCATION	SUITE	S.F.	LEASE RATE
TUCKER BLVD	A	3,771	KENTUCKY FRIED CHICKEN
	B	3,313	AVAILABLE: \$16.00/S.F. N.N.N.
	C	1,986	AVAILABLE: \$16.00/S.F. N.N.N.
	D	4,278	AVAILABLE: \$16.00/S.F. N.N.N.
	E	2,263	PAPA JOHN'S PIZZA
OLIVE ST	LEASING OFFICE	1,156	NOT AVAILABLE
	CONFERENCE CENTER	1,036	NOT AVAILABLE
PINE ST	F	1,209	AVAILABLE: \$16.00/S.F. N.N.N.
	G	2,855	AVAILABLE: \$16.00/S.F. N.N.N.
13 TH ST	100	5,514	MOZAY CATERING
	130	1,232	AVAILABLE: \$16.00/S.F. N.N.N.
	130-A	1,413	AVAILABLE: \$16.00/S.F. N.N.N.

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OFFICE FLOOR PLAN



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OFFICE

LOCATION	S.F.	LEASE RATE
WHOLE 2ND FLOOR	21,700	AVAILABLE: \$12.00/S.F. F.S.G.
- Lobby connecting spaces - Shared bathrooms in the lobby area		

OFFICE SPACE DIVIDED

200	18,000 +	AVAILABLE: \$12.00/S.F. F.S.G.
- 3 Conference Rooms - 4 Collaboration Spaces - 1 Kitchen - 1 Studio		
201	3,700+	AVAILABLE: \$12.00/S.F. F.S.G.
- 5 Offices and a conference area - 1 Kitchen		

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AERIAL



ANNUAL DOWNTOWN EVENTS

PRIDEFEST ST. LOUIS
 FAIR SAINT LOUIS
 ST. LOUIS THANKSGIVING DAY PARADE
 TASTE OF ST. LOUIS
 BIG MUDDY BLUES FESTIVAL
 ANNUAL ST. PATRICKS DAY PARADE & RUN
 ST. LOUIS MEMORIAL DAY PARADE

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