

# MODERN OFFICE SPACE AVAILABLE

FOR LEASE

12400 Olive Blvd  
Creve Coeur, MO 63141



# PROPERTY FEATURES

- Premier Class A office building located at Olive/Highway 270 in Creve Coeur
- New lobby and common areas
- Exterior building and monument signage available
- Covered parking
- Building conference center
- Lake views with walking trails
- Walking distance to numerous restaurants and retail amenities



SCAN TO VIEW  
FLOOR PLANS



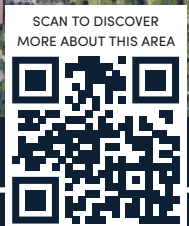
**For Lease:**  
**\$23.00 /SF**  
**(Full Service)**



# LOCATION HIGHLIGHTS

Creve Coeur Missouri stands out as an ideal community for businesses in the St. Louis area, thanks to its central location, excellent amenities, and high quality of life. The city is well-connected to the region via Interstate I-270, Highway 40, and other major roadways, and it's less than 12 miles from Lambert-St. Louis International Airport.

Creve Coeur is a vital hub for technology, life sciences, and healthcare services in St. Louis. It hosts the 39 North AgTech District, Bayer Corporation (formerly Monsanto), the Donald Danforth Plant Science Center, Mercy Hospital St. Louis, Thomson Reuters, and Daugherty Systems, Inc. Additionally, eight of the 25 largest IT consulting firms, two of the biggest banks, and two of the largest international companies in the St. Louis metro area are based in Creve Coeur.



## WITHIN 1 MILE



**48**  
Retailers



**12**  
Banks



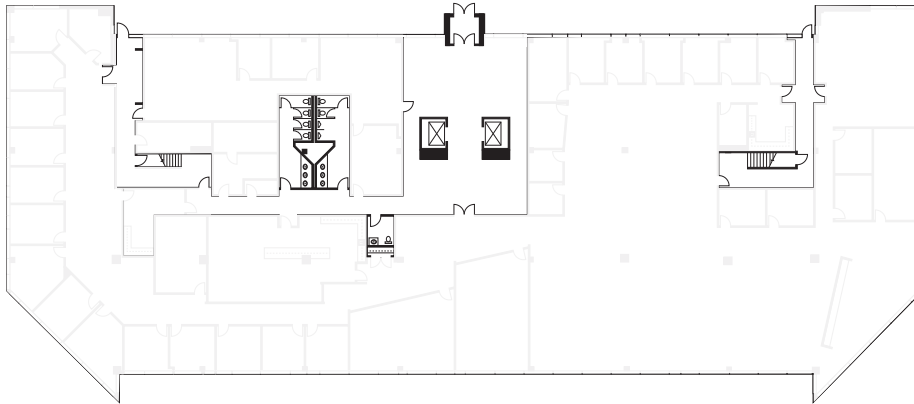
**3**  
Hotels



**17**  
Restaurants

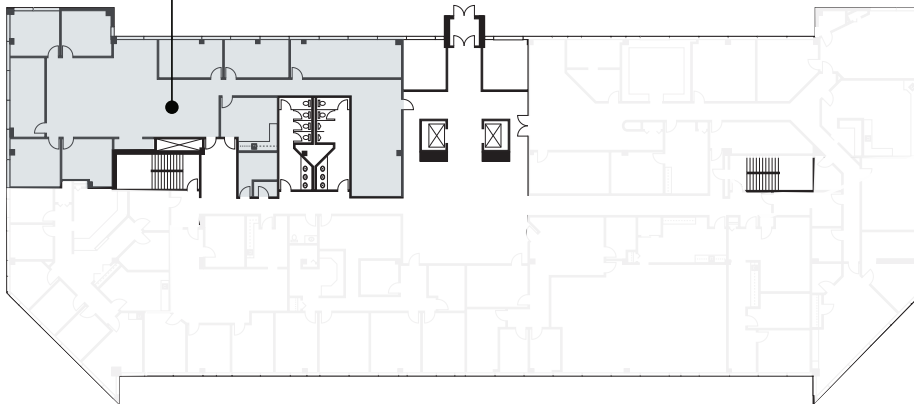
# FLOOR PLANS

**FIRST FLOOR**



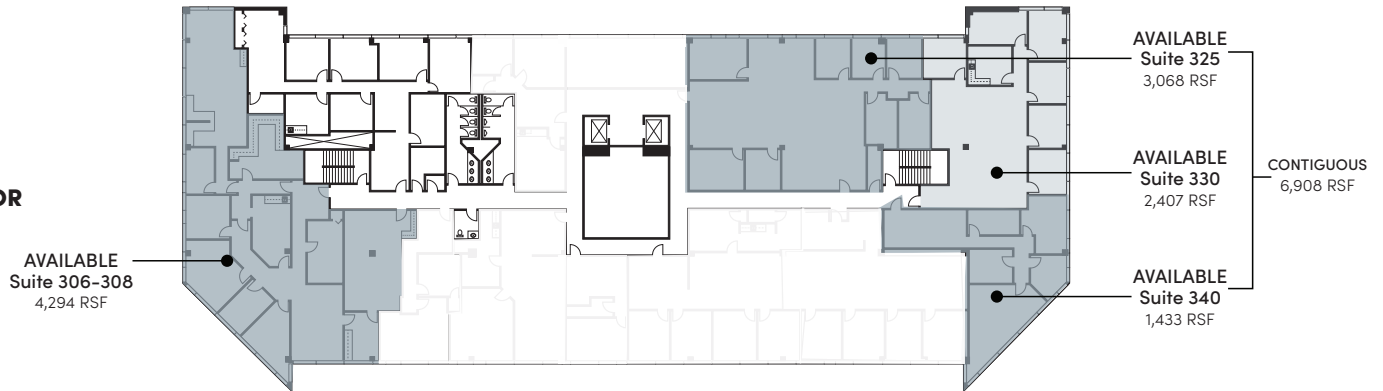
AVAILABLE  
Suite 200-202  
4,250 RSF

**SECOND FLOOR**

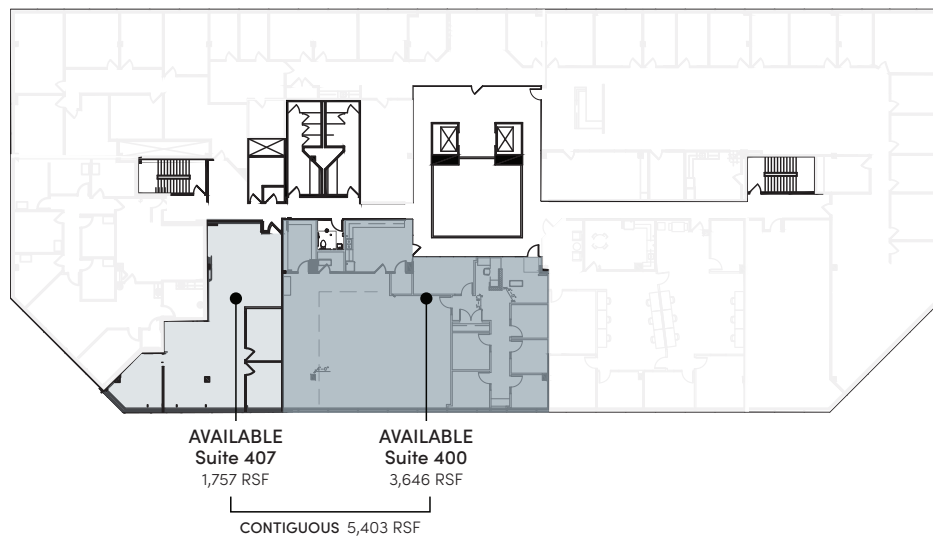


# FLOOR PLANS

## THIRD FLOOR

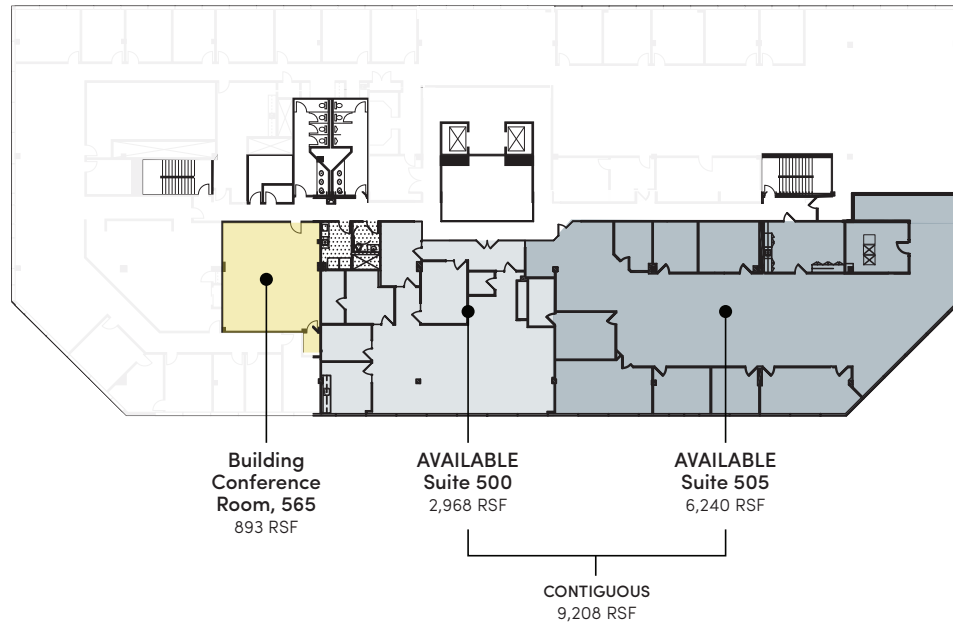


## FOURTH FLOOR



# FLOOR PLANS

## FIFTH FLOOR



CONTACT THE BROKERS



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