



WESTVIEW PLACE

**WALKABILITY.
VISIBILITY.
ACCESSIBILITY.**

BALKE BROWN **AVISON**
TRANSWESTERN **YOUNG**

CLASS A OFFICE SPACE FOR SALE OR LEASE

12312 OLIVE BLVD | CREVE COEUR, MISSOURI 63141

CLICK FOR VIDEO



FOR INFORMATION

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BALKE BROWN TRANSWESTERN
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WESTVIEW PLACE

**WALKABILITY.
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ACCESSIBILITY.**

PROPERTY DESCRIPTION

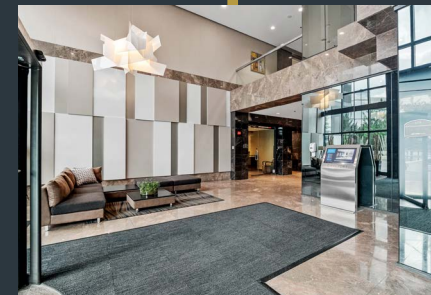
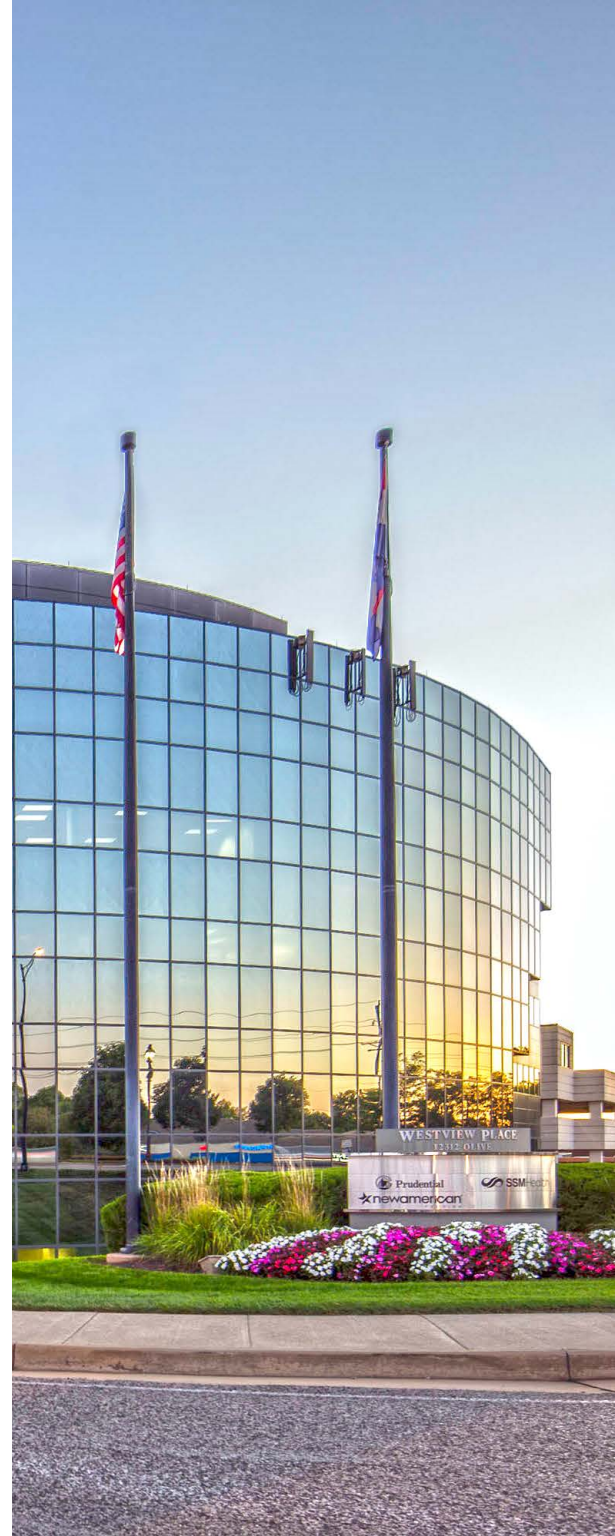
- Class A, 126,146 SF, six-story suburban office building with high-end finishes
- **Up to 67,574 rsf (top three floors) available For Lease**
- Striking curved glass facade
- Two-story, newly renovated atrium lobby
- Covered walkway to multiple restaurants and other retailers in Westgate Centre
- Enhanced micro market cafe with freshly prepared breakfast and lunch offerings
- Exterior Building Signage Available
- Monument Signage Available
- 4/1,000 sf parking including covered reserved executive parking spaces
- Structured parking garage connected to building
- Convenient access to Olive/I-270 interchange

Available Suites:

Suite	Size (RSF)	Available
100	4,718	1/1/25
160	1,219	1/1/25
175	5,691	1/1/25
200	9,912	2/1/24
360	7,410	Immediate
375	2,412	Immediate
400	22,327*	7/1/26
500	22,607*	1/1/25
600	22,640*	1/1/25

* Up to 67,574 rsf available

- For Lease: \$26.50 psf, Full Service



OVER \$3M
IN CAPITAL IMPROVEMENTS



GRAB N GO MICROMART CAFE



WORK LOUNGE



LOBBY UPGRADES



HVAC UPGRADES



ELEVATOR UPGRADES

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UPCOMING AVAILABILITY

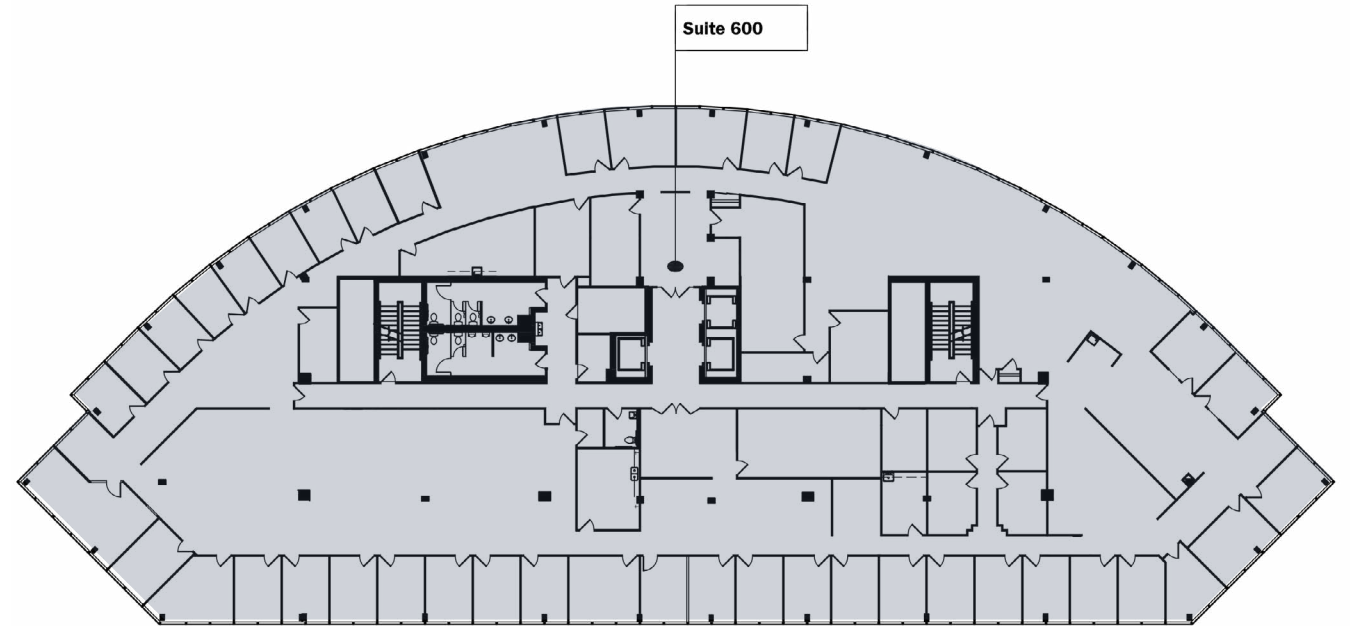
Rare opportunity for large and small size users alike
in Creve Coeur's Premier Class A submarket



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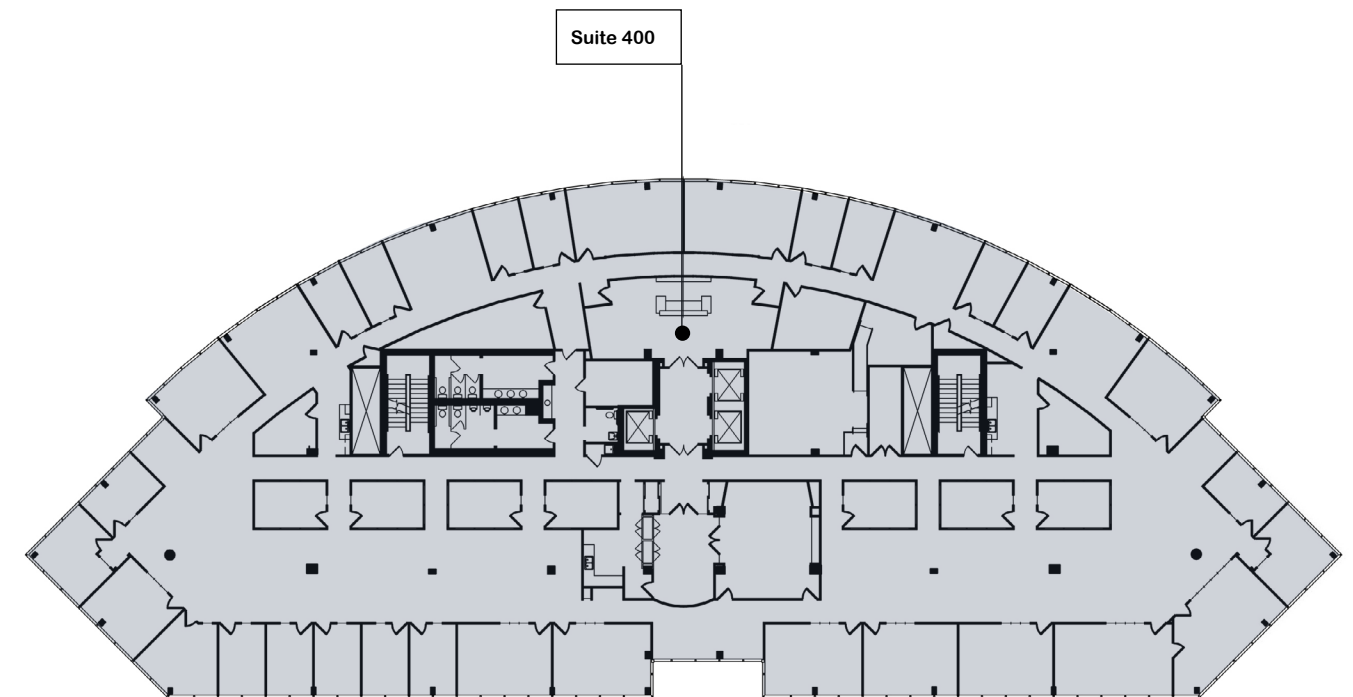
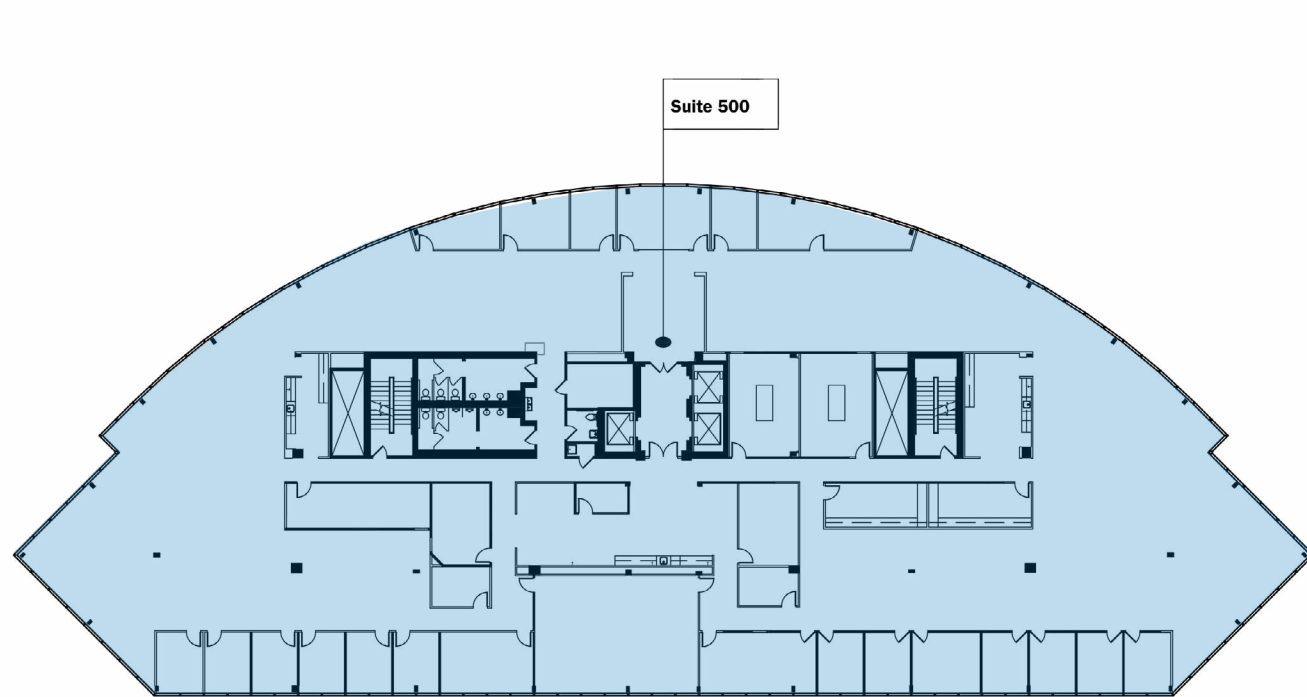


6TH FLOOR: 22,640 RSF



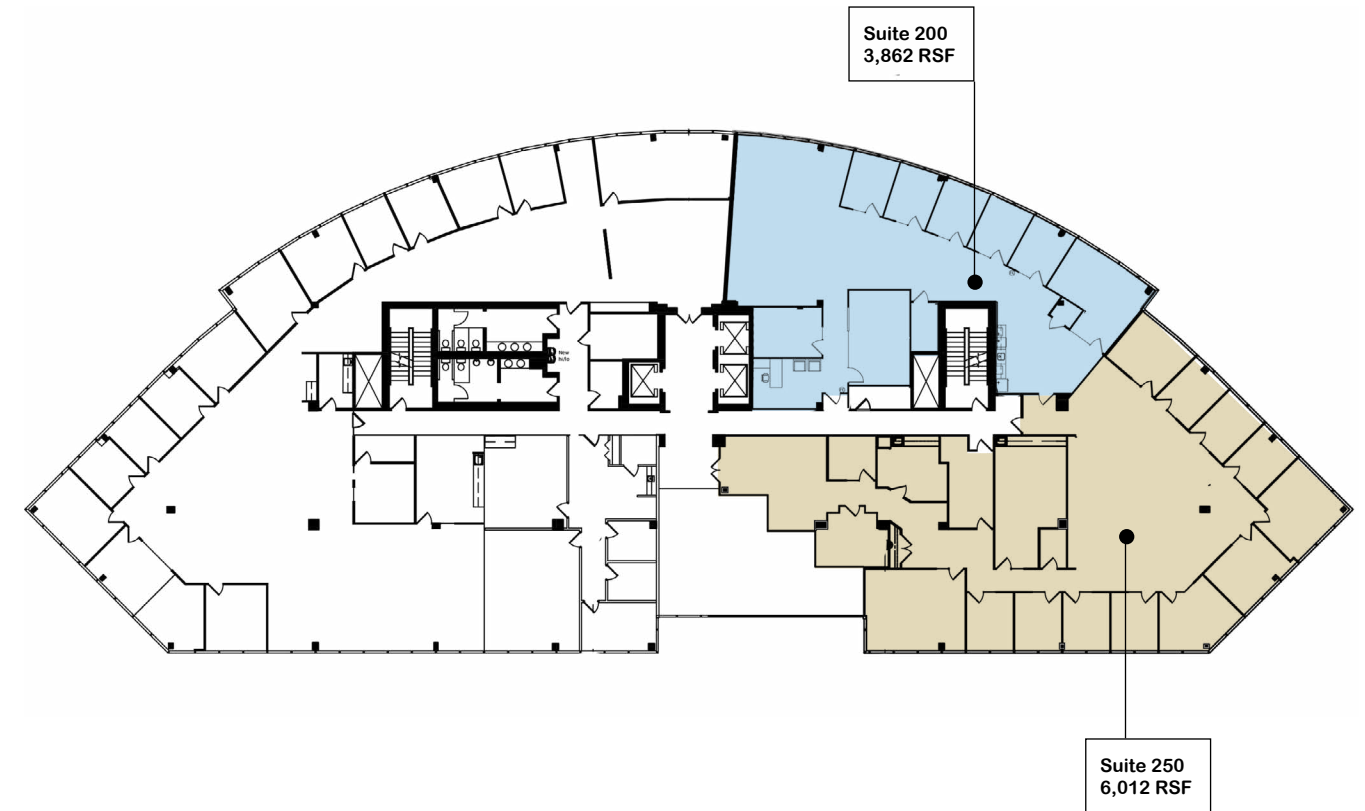
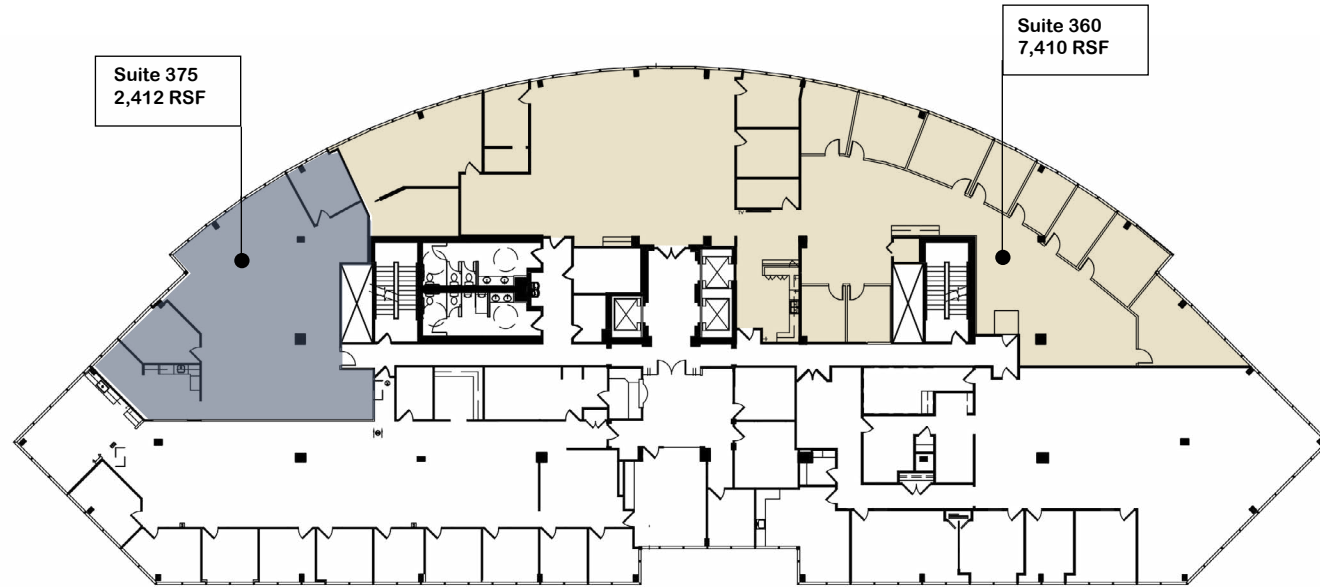
5TH FLOOR: 22,607 RSF

4TH FLOOR: 22,327 RSF



3RD FLOOR: 7,410 RSF; 2,412 RSF

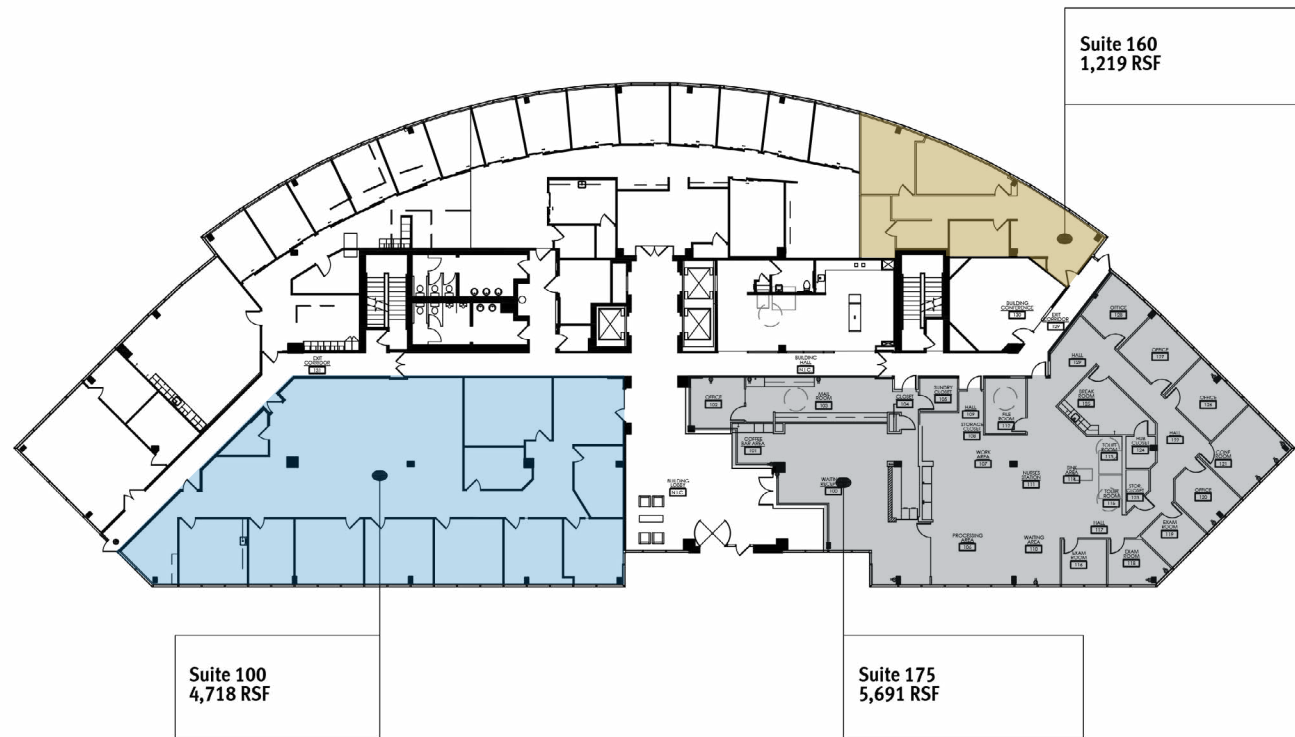
2ND FLOOR: 3,862 RSF; 6,012 RSF



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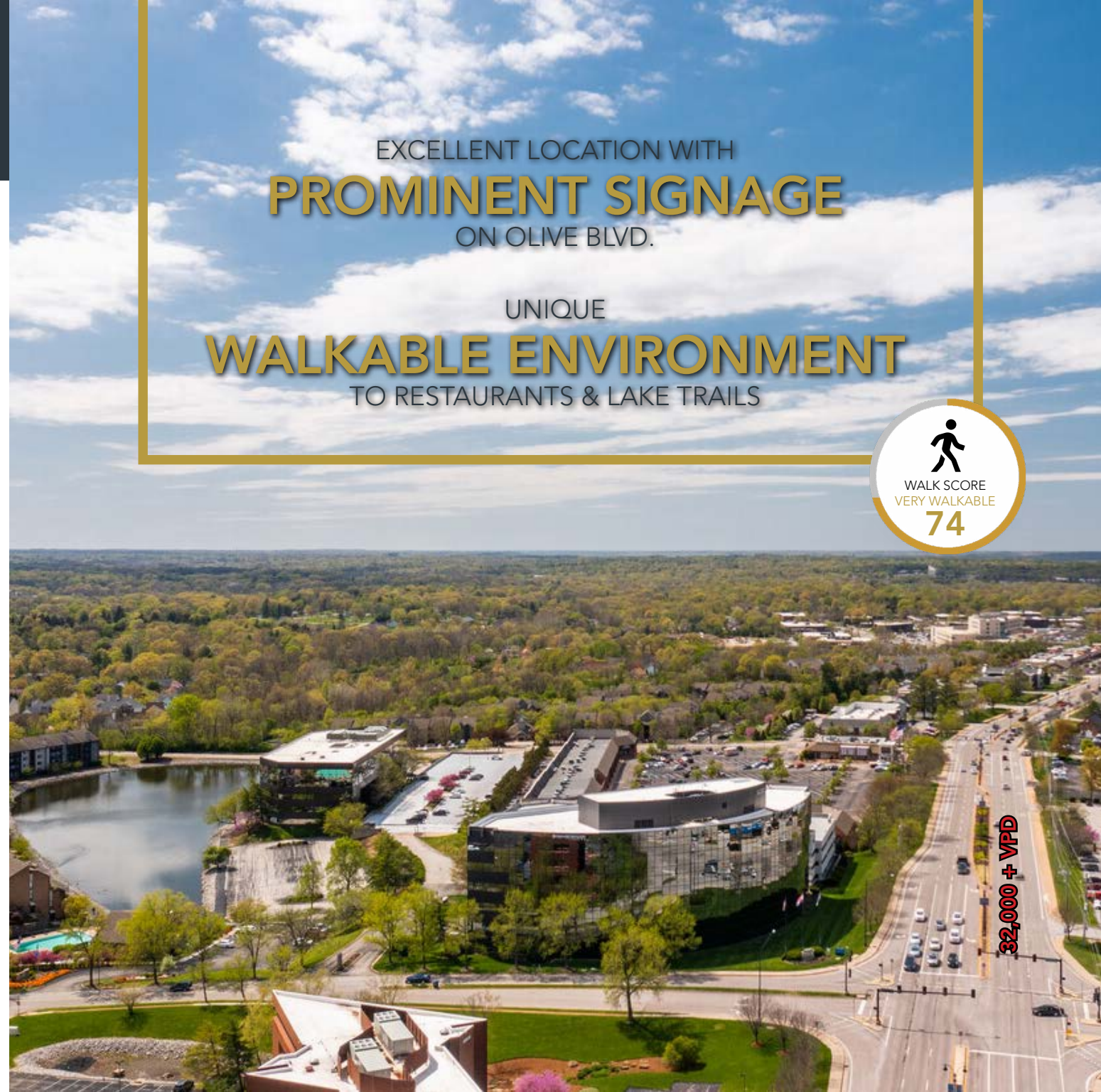
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1ST FLOOR: 4,718 RSF; 5,691 RSF; 1,219 RSF



EXCELLENT LOCATION WITH
PROMINENT SIGNAGE
ON OLIVE BLVD.

UNIQUE
WALKABLE ENVIRONMENT
TO RESTAURANTS & LAKE TRAILS





NEW LOBBY UPGRADES



PREMIUM MICRO MARKET CAFE AMENITY



WORK LOUNGE AMENITY



BOCCIE BALL AND OUTDOOR SPACE AMENITY

CLASS A OFFICE SPACE WITH BEAUTIFUL FINISHES



WALKING TRAIL

COVERED WALKWAY TO WESTGATE CENTRE

A grid of logos for various businesses and restaurants. The logos include: ICHIBAN JAPANESE RESTAURANT, GLOBAL QUESADILLA COMPANY, Santa Fe Bistro, BOOM PILATES, La Bonne BOUCHEE, Saint Louis ROTISSERIE Restaurant & Catering Co., IMO'S PIZZA The Superior Regional Company, Chick-fil-C, COLD STONE CREAMERY, and MASSAGE LUXE.

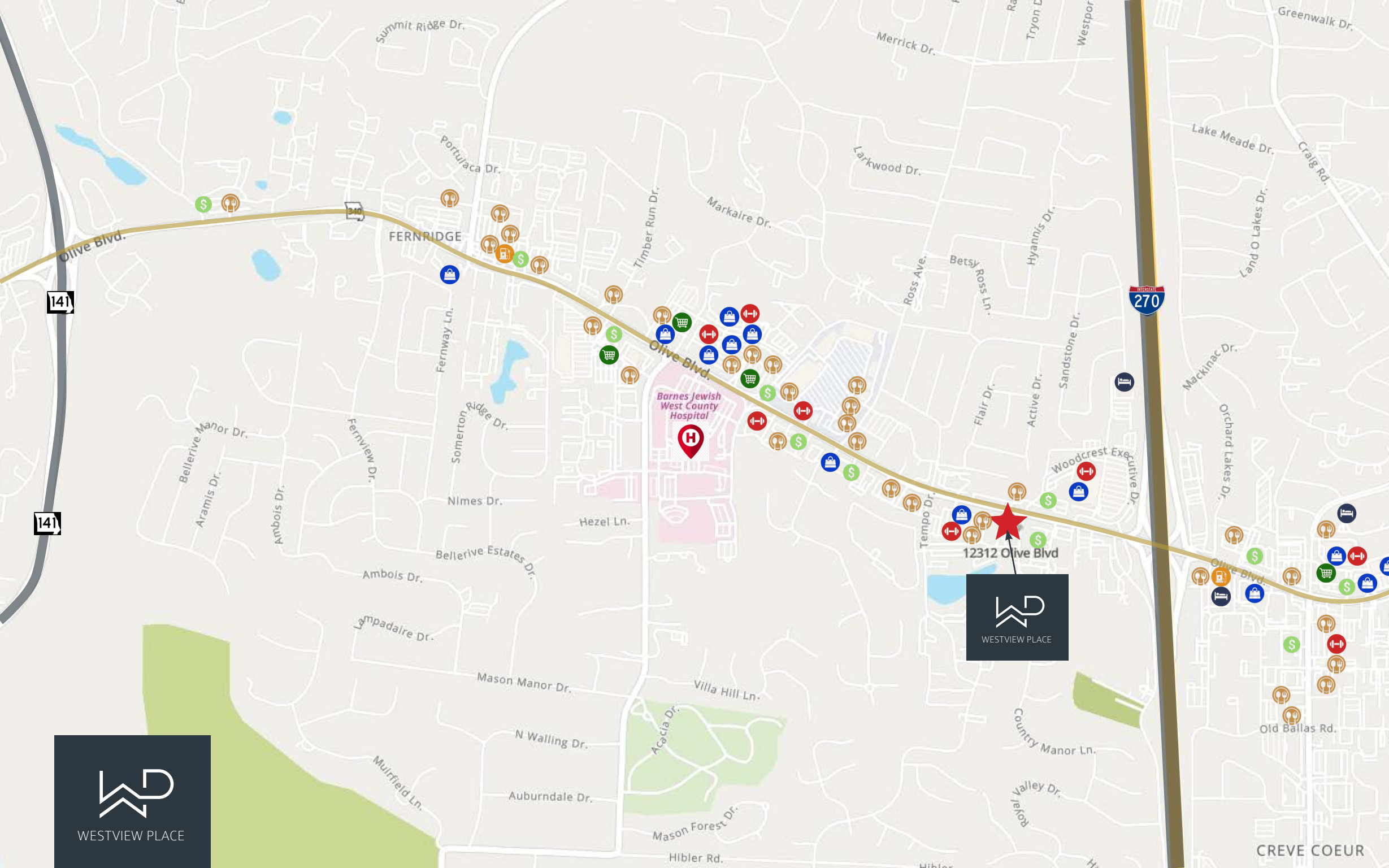
WESTGATE CENTRE



WESTVIEW PLACE

**WALKABILITY.
VISIBILITY.
ACCESSIBILITY.**

Easy walkable access via direct covered walkway to all amenities Westgate Centre has to offer.



CREVE COEUR STATISTICS

67

Restaurants

550+

Retail Goods & Services


5

Hotels

 RESTAURANTS

 HOTEL

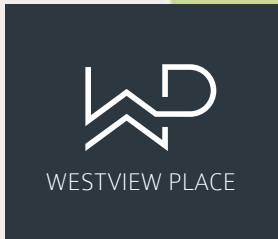
 SHOPPING

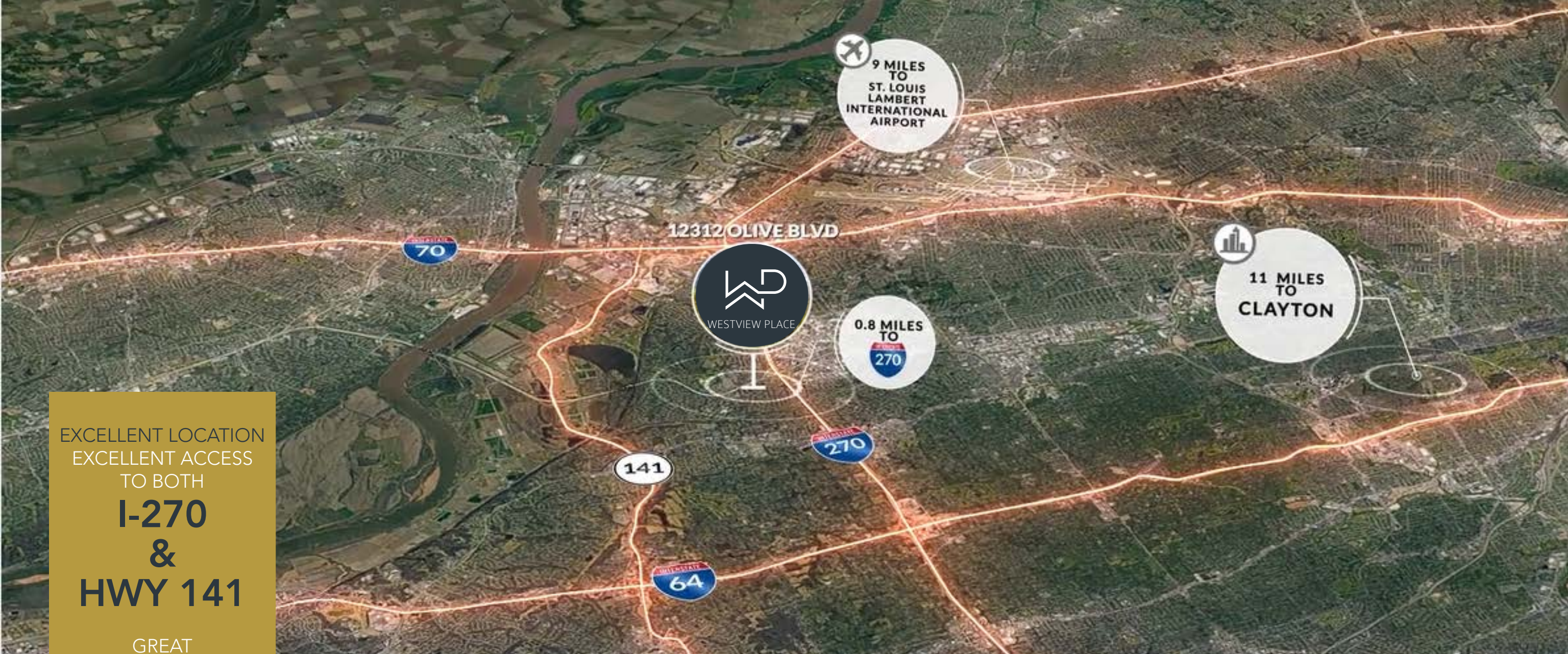
 GROCERY/PHARMACY

 GYM

 GAS STATION

 BANK





9 MILES TO ST. LOUIS LAMBERT INTERNATIONAL AIRPORT

12312 OLIVE BLVD



0.8 MILES TO I-270

11 MILES TO CLAYTON

EXCELLENT LOCATION
EXCELLENT ACCESS
TO BOTH
I-270
&
HWY 141

GREAT
CREVE COEUR
LOCATION!

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LEASING INFORMATION

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