

Colliers



CREVE • COEUR • POINTE

12443 Olive Boulevard
Creve Coeur, MO 63141

PRIME CLASS A
OFFICE SPACES
FOR LEASE

Building Signage



ABOUT CREVE COEUR POINTE

Prominently located on Olive Boulevard just west of I-270, **Creve Coeur Pointe** offers beautifully renovated lobbies, tremendous flexibility with 6+/1,000 parking, efficient and modern floor plates including excellent existing conditions, well-maintained grounds, building signage, attached parking garage and more.

FLOOR SIZES

- ◇ Lower Level: Amenity Floor
- ◇ First Floor: 24,497 RSF
- ◇ Second Floor: Fully Leased
- ◇ Third Floor: 26,845 RSF
- ◇ Fourth Floor: 26,770 RSF



BUILDING HIGHLIGHTS

Lease Rate: \$26.75 PSF,
Full Service



Up to 78,112 RSF on
three levels



Phenomenal parking at 6.12/1,000;
634 total spaces
with 449 in attached garage



Prominent Olive Boulevard
building signage available



First floor is
fully furnished



3 points of
ingress/egress including
2 signalized intersections



Building renovated in 2017



TEMPO DRIVE

OLIVE BLVD

OLIVE BLVD



ROSS AVE

AMENITIES & KEY FEATURES

- ◇ Amenities and key features include an 80-seat multipurpose training room with a breakout lounge, fitness center with restrooms and showers, and storage
- ◇ Efficient floorplates, 9' to grid ceilings, dense layouts with abundant natural light, and multiple collaboration/conference/training rooms on each floor
- ◇ One fully-furnished “Plug & Play” floor (1st floor)
- ◇ Executive Level 4th floor with high-level finishes and boardroom
- ◇ Walking distance to 5 restaurants at Westgate Centre and 5 restaurants at Heritage Place along with other major retailers

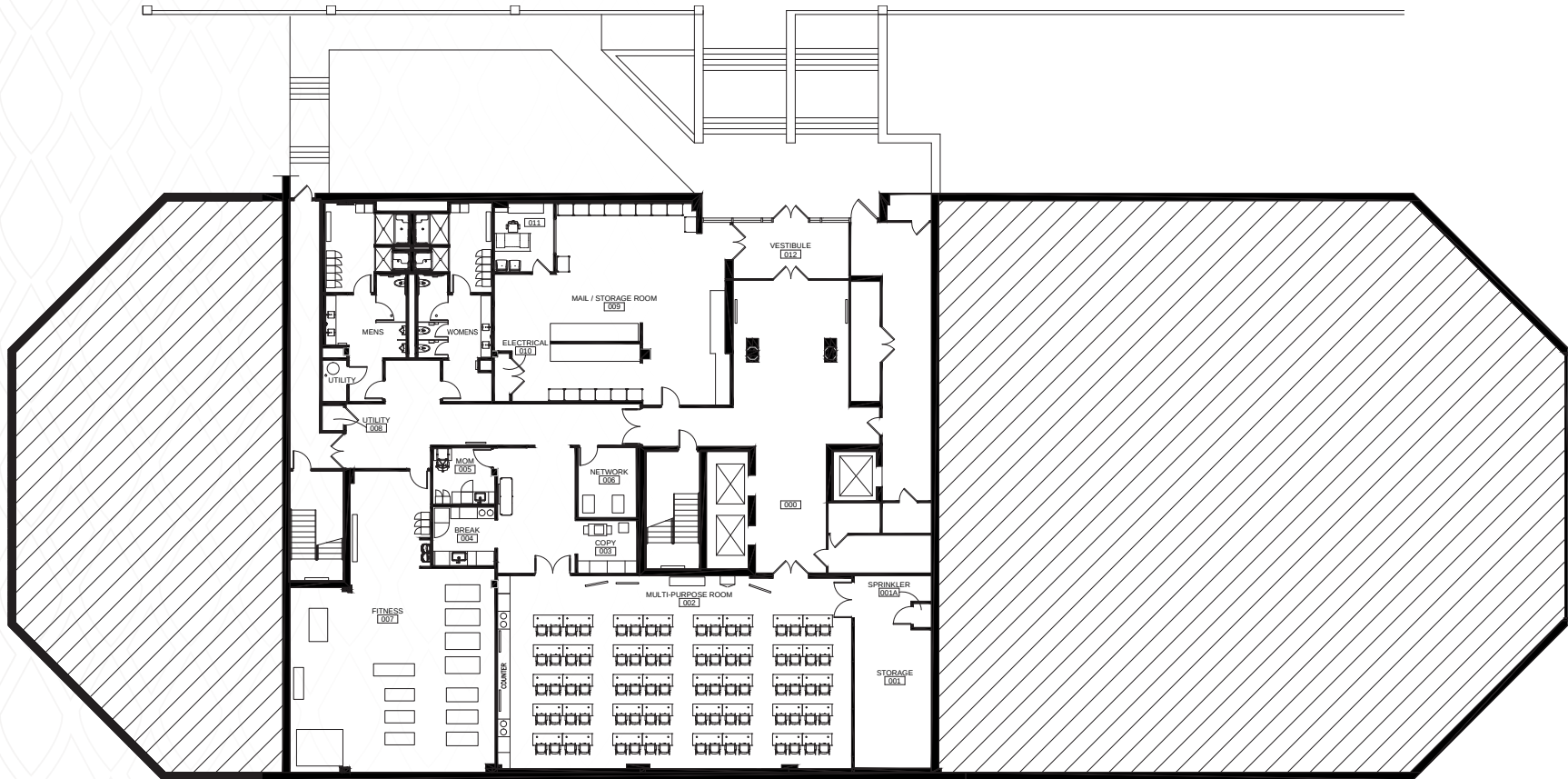


CLICK HERE TO VIEW
BUILDING HIGHLIGHTS



LOWER LEVEL

Amenity Floor



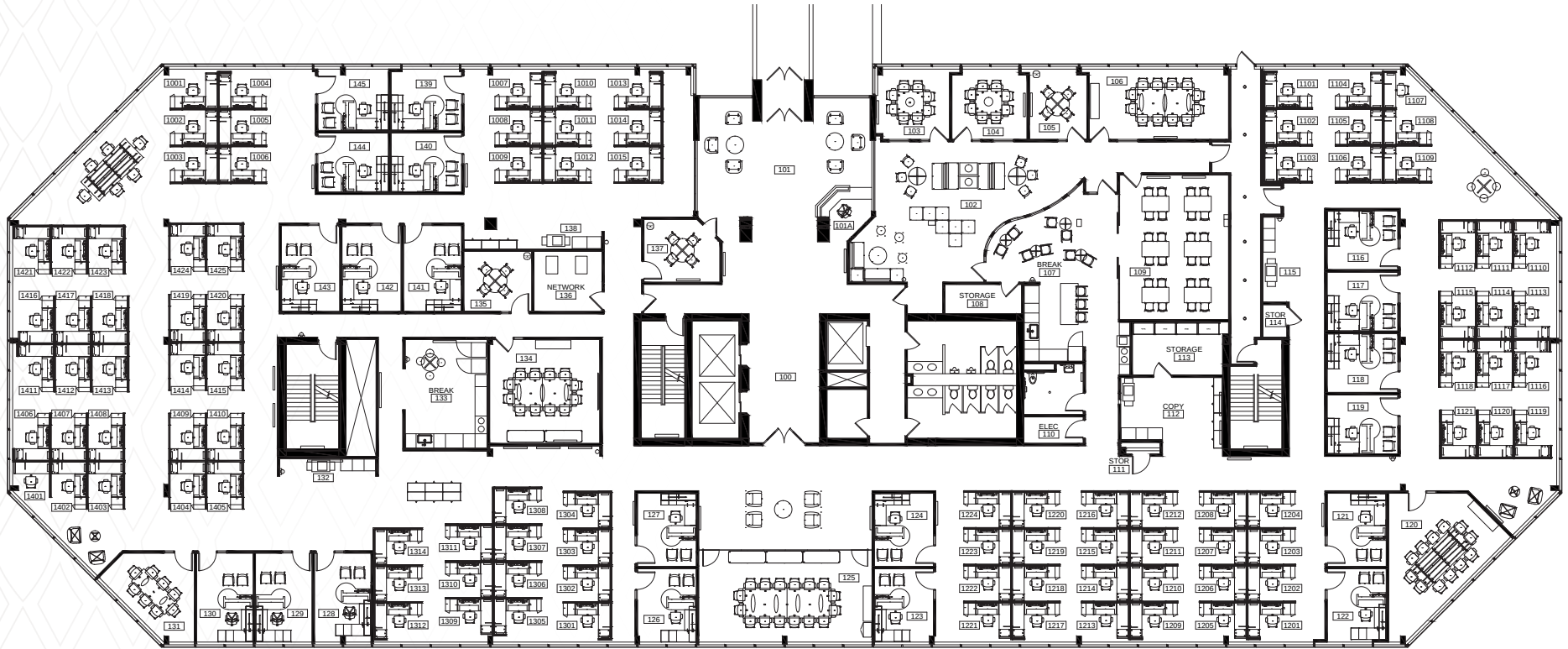
- ◇ Access to parking garage
- ◇ Access to loading dock
- ◇ 80-seat multi-purpose training room with breakout lounge
- ◇ Fitness room with restrooms and showers

- ◇ On-site storage
- ◇ 1 wellness room
- ◇ Mail room



VIEW
VIRTUAL TOUR

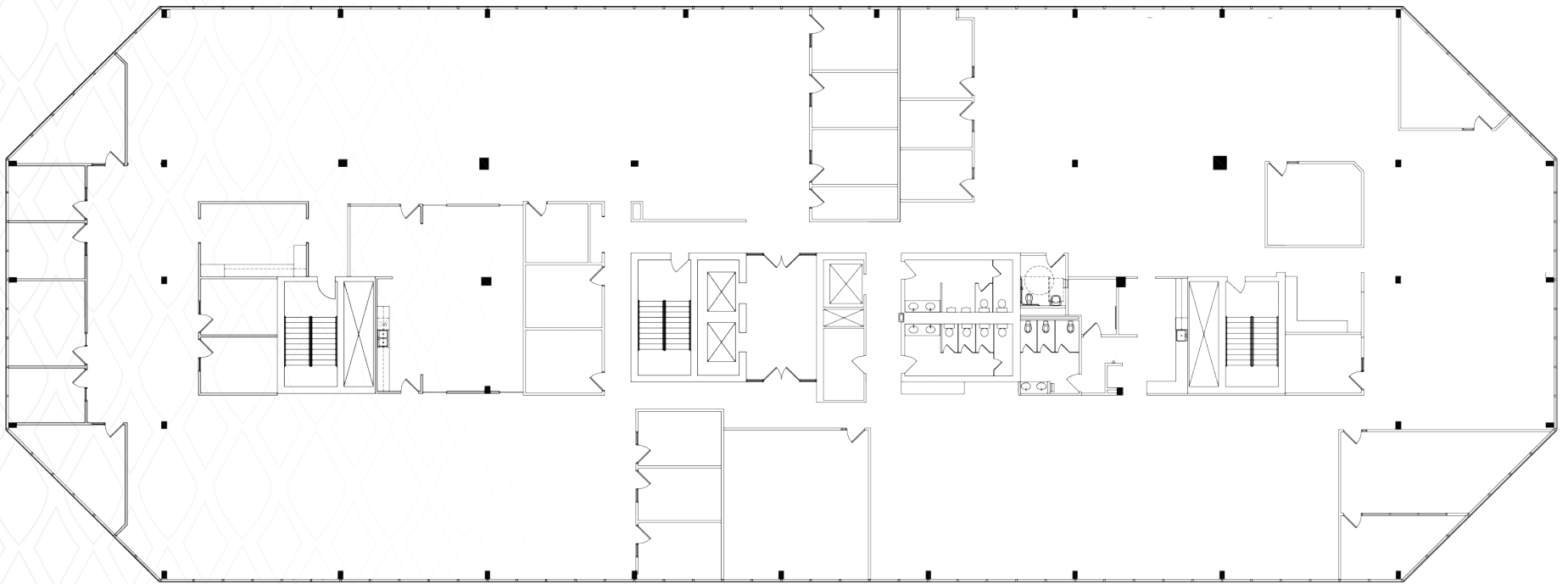
24,497 RSF



VIEW
VIRTUAL TOUR

THIRD FLOOR

26,845 RSF



- ◇ 18 private offices
- ◇ 7 conference rooms
- ◇ 2 sets of women's restrooms

- ◇ 2 break rooms
- ◇ 1 wellness room



VIEW
VIRTUAL TOUR

FOURTH FLOOR

26,770 RSF



◇ 28 private offices

◇ 8 conference rooms

◇ 2 break rooms

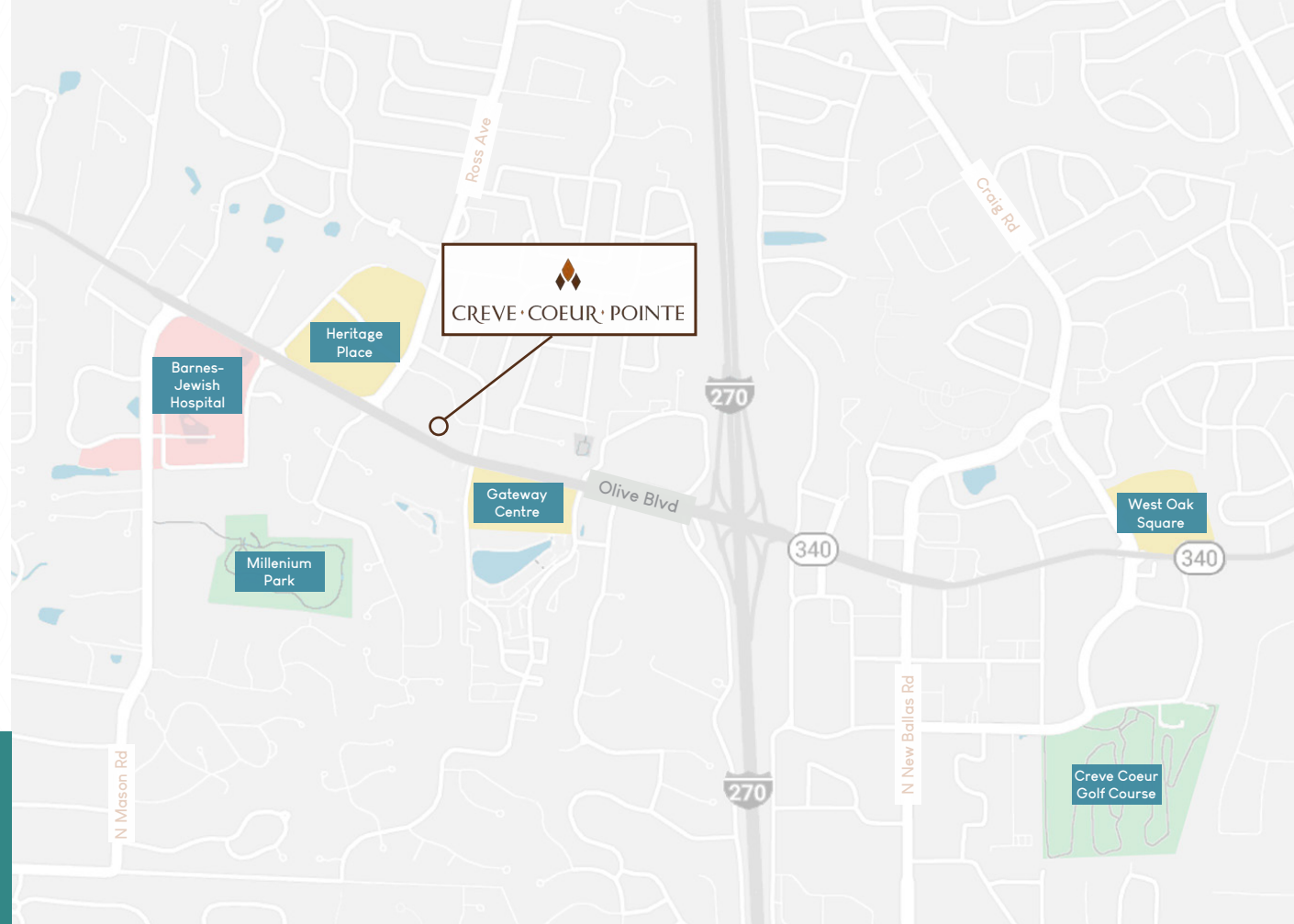
◇ 2 collaboration areas

◇ 1 wellness room



VIEW
VIRTUAL TOUR

MANY NEARBY NEIGHBORHOOD AMENITIES



10 miles from
St. Louis Lambert
International Airport



18 miles from
Downtown
St. Louis

AREA RESTAURANTS WITHIN 2 MILES



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