

PARK PACIFIC BUILDING

DOWNTOWN STL'S ONLY
AVAILABLE DRIVE-THRU

SCAN HERE!



MARK CLARKSON
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**1212-1228 OLIVE STREET
ST. LOUIS, MO 63103
1,986-10,786 S.F.
\$16.00/S.F.**

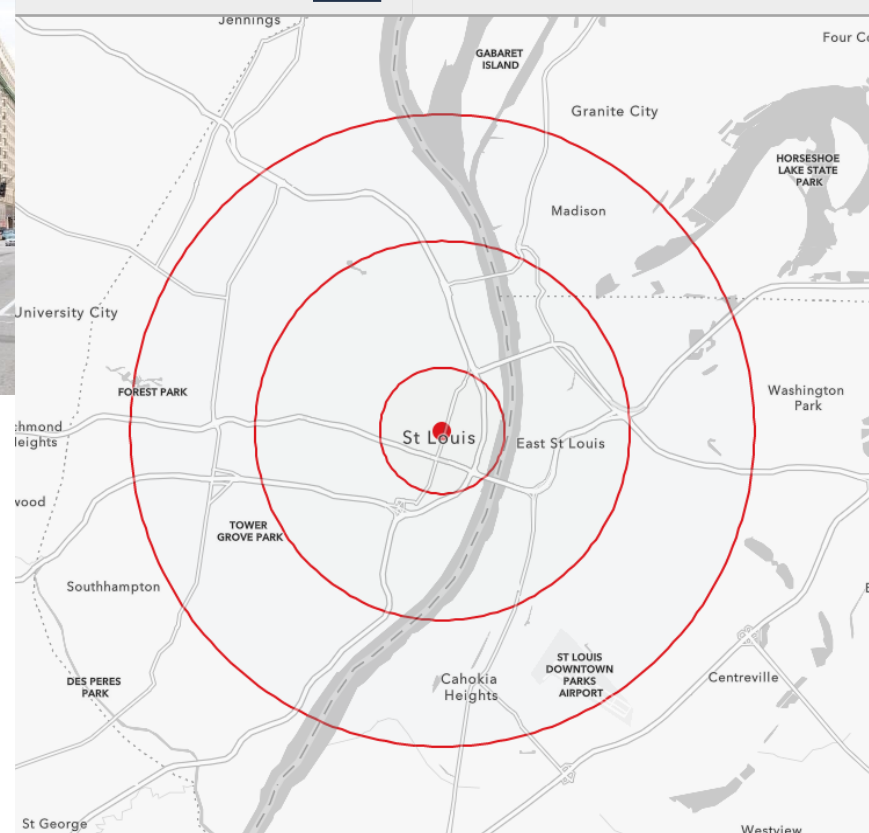
PROPERTY INFORMATION



- 1ST FLOOR RETAIL PROPERTY WITH A DRIVE THRU
- 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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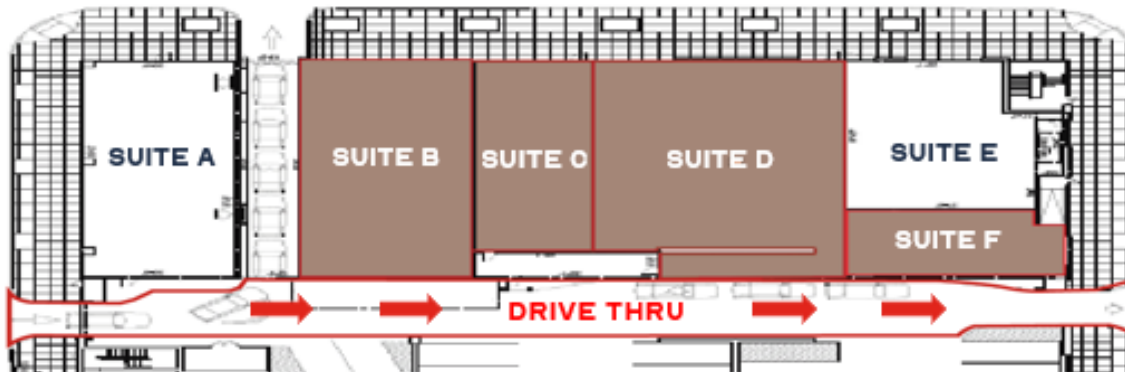
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TUCKER BLVD



FIRST FLOOR RETAIL

LOCATION	SUITE	S.F.	LEASE RATE
TUCKER BLVD.	A	3,771 S.F.	KENTUCKY FRIED CHICKEN
	B	3,313 S.F.	AVAILABLE: \$16.00/S.F. N.N.N.
	C	1,986 S.F.	AVAILABLE: \$16.00/S.F. N.N.N.
	D	4,278 S.F.	AVAILABLE: \$16.00/S.F. N.N.N.
	E	2,263 S.F.	PAPA JOHN'S PIZZA
PINE ST.	F	1,209 S.F.	AVAILABLE: \$16.00/S.F. N.N.N.

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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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