

Colliers



CREVE · COEUR · POINTE

12443 Olive Boulevard  
Creve Coeur, MO 63141

PRIME CLASS A  
OFFICE SPACE  
FOR LEASE



# ABOUT

Prominently located on Olive Boulevard just west of I-270, **Creve Coeur Pointe** features beautifully renovated lobbies, fantastic building amenities, and offers tremendous flexibility with 6+1,000 parking. The building has great ingress/egress and is surrounded by ideal neighborhood amenities.

## AVAILABILITY

◇ 4th Floor: 26,770 RSF  
(will demise)



# BUILDING HIGHLIGHTS

Lease Rate: \$26.75 PSF,  
Full Service



Fabulous amenities including:  
80-Seat Conference Center,  
Fitness Center with Showers and  
Lockers, Micro-Mart, and Tenant Lounge



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



Building renovated in 2017



Fourth floor is  
available for lease



3 points of  
ingress/egress including  
2 signalized intersections



Area amenities include  
several nearby restaurants



OLIVE BLVD

OLIVE BLVD



TEMPOR DRIVE

ROSS AVE

# AMENITIES & KEY FEATURES

- ◇ Efficient floorplates, 9' to grid ceilings, dense layouts with abundant natural light, and multiple collaboration/conference/training rooms on each floor
- ◇ New micro-mart and tenant lounge
- ◇ 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

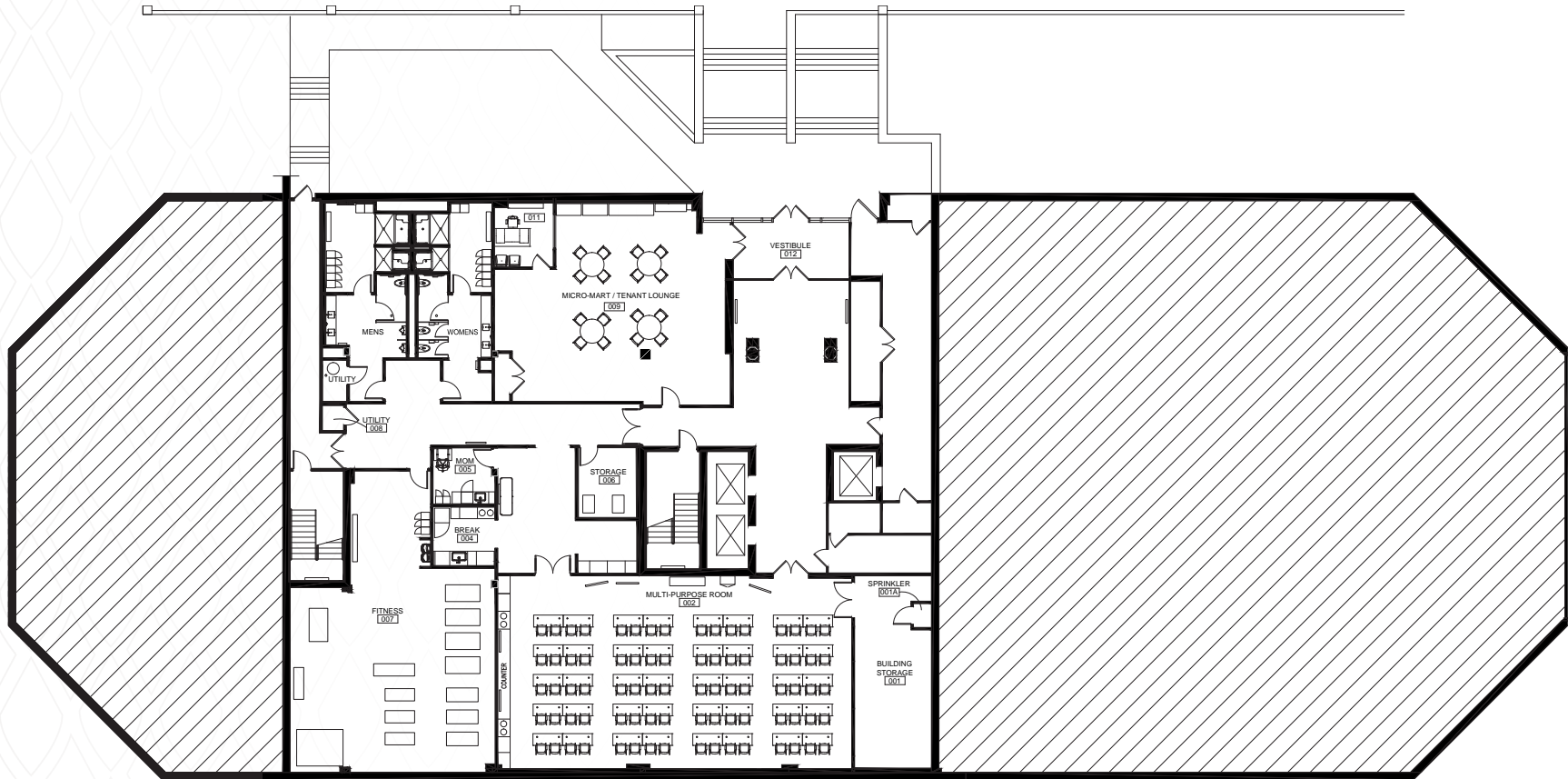


CLICK HERE TO VIEW  
BUILDING HIGHLIGHTS



# 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

◇ New micro-mart and tenant lounge

◇ 1 wellness room



VIEW  
VIRTUAL TOUR

# FOURTH FLOOR

26,770 RSF



◇ 28 private offices

◇ 8 conference rooms

◇ 2 break rooms

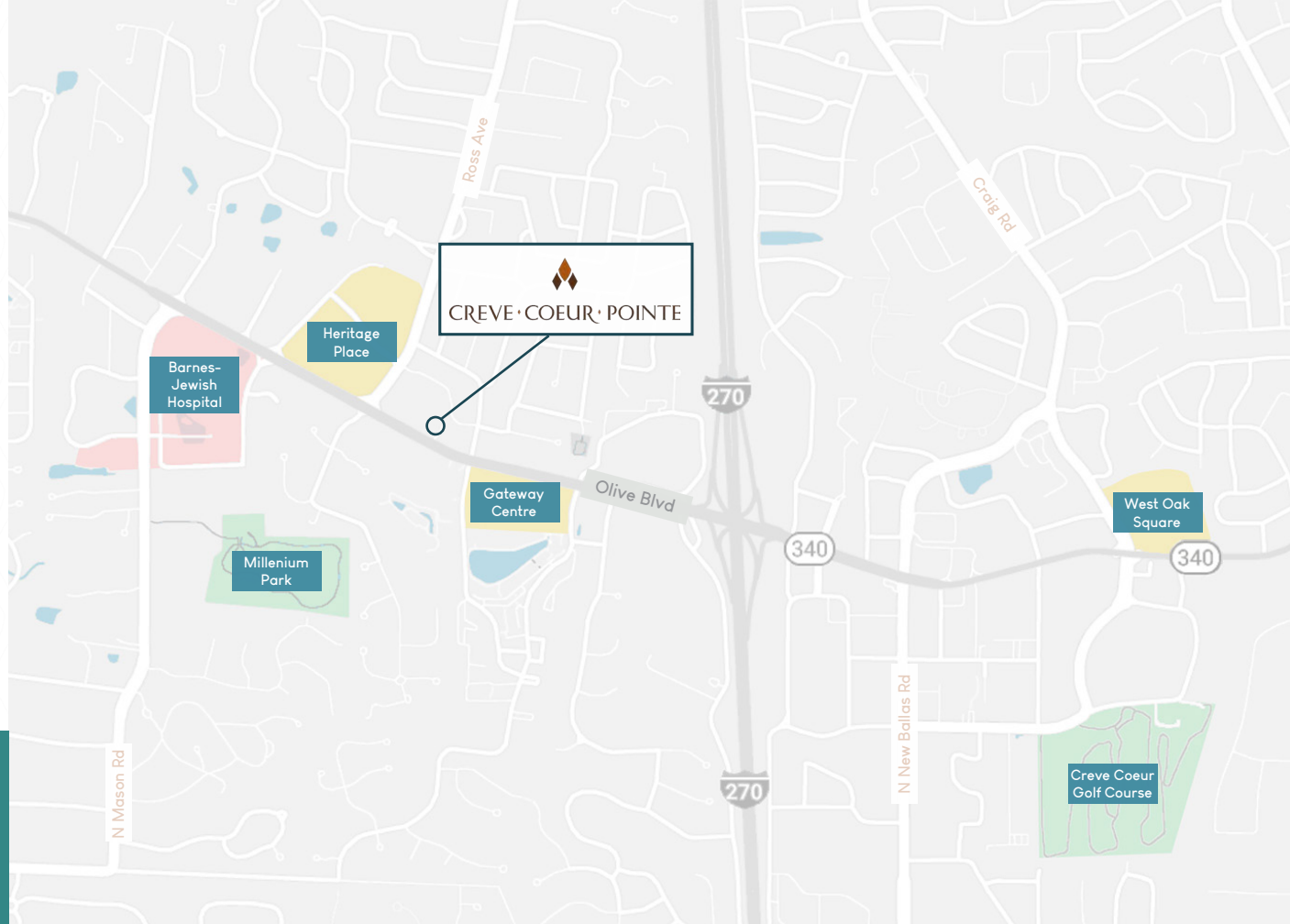
◇ 2 collaboration areas

◇ 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



# FOR MORE INFORMATION, CONTACT:

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