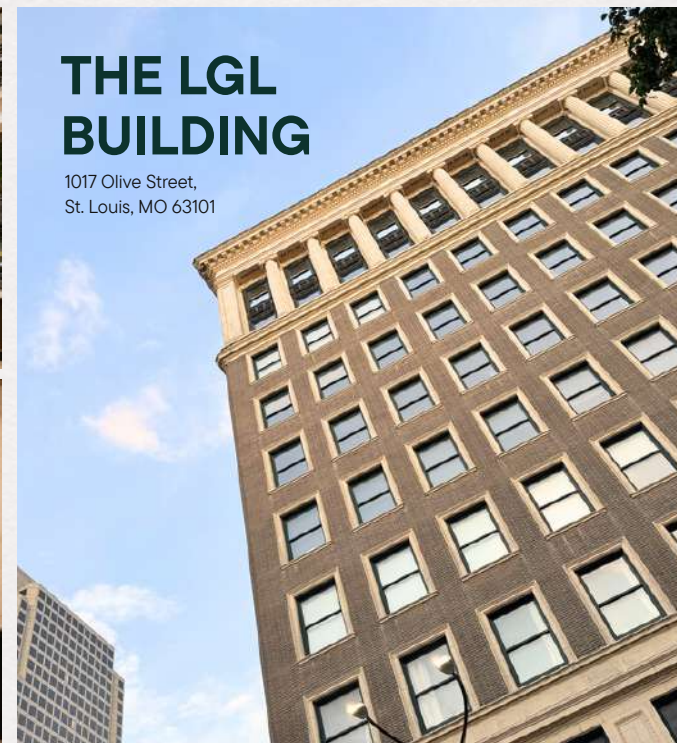




THE LGL BUILDING

1017 Olive Street,
St. Louis, MO 63101



 1017olive.com

 thermstl.com



SCAN THE
QR CODE

Visit our website:
manorrealestate.com

 **Jack Junker**

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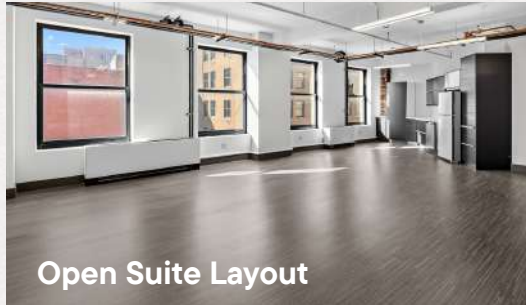
 Caleb@ManorRealEstate.com

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St. Louis, MO 63101

200-9K SF | CALL FOR RATES



Private office



Open Suite Layout



Atrium/Event Space



Micromarket

SPACE AT A GLANCE

2 Suites
8,000± SF

Full Floors
Available

10 Suites
900-1300± SF

Private Suites
Available

12 Suites
2-8 Persons

Furnished
Office

AMENITIES



Grand Lobby

Atrium workspace + hosting bar



Cafe Bar

Espresso, lattes & cappuccinos on tap



Micromarket

Snacks, food & beverages on-site



Bike Racks

Secure indoor bike storage



Conference Rooms

Three rooms, bookable by the hour



Game Room

A break from the desk, steps away



High-Speed WiFi

Fiber internet throughout the floor



Package Lockers

Luxer One smart delivery lockers

PROPERTY INFORMATION

- Historic 1911 landmark — the former Laclede Gas & Light Building
- Smart, keyless access throughout the building
- Full floors down to small private suites for any size tenant
- Newly renovated ground-floor lobby, atrium & community lounge
- Upper floors available for larger full-floor / built-to-suit tenants
- High-speed fiber WiFi throughout
- Walking distance to all of downtown St. Louis' many amenities
- Zoned I (Central Business District)

**These amenities are all part of
The Therm Flex Office Model.**



thermstl.com



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THE LGL BUILDING STACKING PLAN

FLOOR	AVAILABILITY	
10 TH FLOOR	GDCI	
9 TH FLOOR	Available ~9,000 SF	
8 TH FLOOR	Simple Rose	~ 4,000 SF Available
7 TH FLOOR	Multiple 1,000 to 5,000 SF Suites Available	
6 TH FLOOR	Multiple 1,000 to 5,000 SF Suites Available	
5 TH FLOOR	Terminal Railroad	
4 TH FLOOR	Available ~9,000 SF	
3 RD FLOOR	Less Annoying CRM	
2 ND FLOOR	GDCI	~ 4,000 SF Available
MEZZANINE	300-500 SF Fully Furnished Suites Available  for more info contact thermstl.com	
1 ST FLOOR	300-500 SF Fully Furnished Suites Available  for more info contact thermstl.com	

 Available

 Occupied



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1017 OLIVE ST. NEIGHBORHOOD

Right In the Middle of It All.

27+ restaurants, a handful of bars, and some of the city's most walkable blocks — all within a few minutes of your desk.

27+

RESTAURANTS, BARS
& CAFES

4+

ENTERTAINMENT &
ACTIVITY SPACES

3+

TECH HUBS
NEARBY

3+

MUNICIPAL OFFICES
MINUTES AWAY

Restaurants: Lunch, Dinner & Coffee

- | | | |
|--|---------------------------|-------------------------------|
| 1. Washave Foodhall <small>COMING SOON</small> | 10. Rooster Breakfast | 19. Medina Grill |
| 2. Insomnia Cookies | 11. Bella's Coffee Cafe | 20. Level (West African) |
| 3. Charles P. Stanley Cigar | 12. Stl City Grill | 21. Amaizing Arepa Bar |
| 4. The Moniker | 13. Crabs Landing Seafood | 22. Asian Arch |
| 5. Sen-Thai Asian Bistro | 14. Hair of the Dog | 23. Bridge Tap House & Bar |
| 6. The Over/Under Bar Grill | 15. Boom N' Brew STL Cafe | 24. Thaxton Speakeasy |
| 7. Buddy's Local Grill | 16. Rosalita's Cantina | 25. The Crack Fox |
| 8. Dorsa Speakeasy <small>COMING SOON</small> | 17. Mositos Barbeque | 26. John Patrick' Bar & Grill |
| 9. Mizu Sushi Bar | 18. The Masala Republic | 27. Sushi Ai |

Entertainments:

- Freestyle Creative
- Flamingo Bowl
- Escape The Room
- Boom Boom Room

Tech Hub:

- T-Rex Downtown STL
- The Globe Building
- The Post Building

Municipal Offices:

- St. Louis City Hall
- STL Municipal Court
- SLDC Offices

WASH AVE Neighborhood



MANOR REAL ESTATE

The LGL Building

- Two blocks from City Garden and St. Louis City Hall
- Neighbors with T-Rex Downtown STL, The Globe Building, and The Post Building
- A handful of entertainment spots for downtime or team outings
- 27+ places to grab lunch, dinner, or coffee, all within walking distance.



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