

FOR SUBLEASE

TWO FULL FLOORS OF **PLUG AND PLAY OFFICE** AVAILABLE

11330 OLIVE BOULEVARD

CREVE COEUR, MO 63141



SPACE HIGHLIGHTS

- + Available immediately: 4th Floor 29,644 RSF
- + Plug and play ready with furniture available
- + Brand new modern build out including:
 - » Various collaboration areas
 - » Conference rooms
 - » Large gathering areas
 - » Kitchen and break spaces
 - » Open seating areas
- + Sublease term through May 31, 2030
- + Lease rate: Call broker for pricing

BRAND NEW BUILD OUT



TWO FULL FLOORS

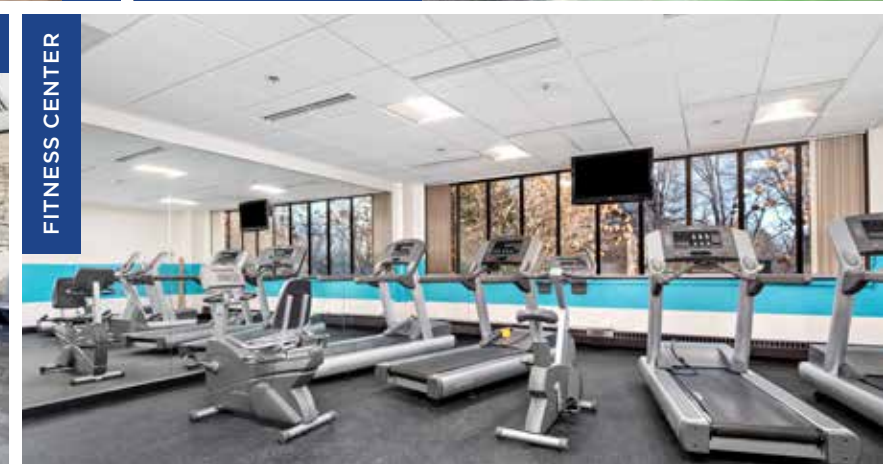
4TH FLOOR ±29,644 RSF

5TH FLOOR ±29,644 RSF

AVAILABLE 7/1/24

BUILDING FEATURES

- Fitness center
- Updated cafe & outdoor patio
- 4/1,000 SF parking ratio
- Back-up generator
- Building renovations underway
- Vehicle charging stations



BUILDING CAFE

CHARGING STATIONS

CAFE SEATING

FITNESS CENTER

FLOOR PLAN
4TH FLOOR

AVAILABLE IMMEDIATELY

±29,644 RSF

FEATURES BLEACHER SEATING IN LOBBY

186

INDIVIDUAL
WORKSTATIONS

10

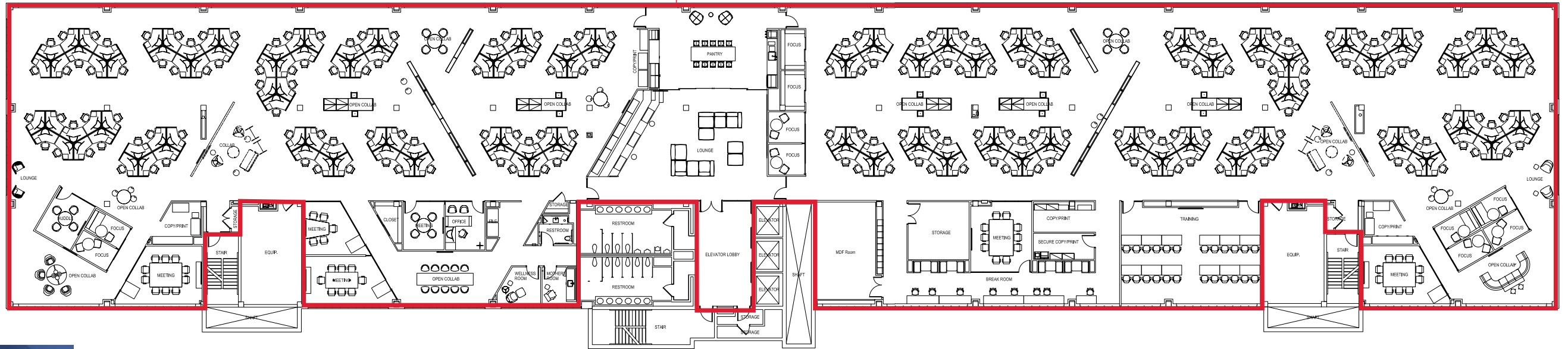
FOCUS
ROOMS

7

CONFERENCE
ROOMS

1

TRAINING
ROOM



FLOOR PLAN
5TH FLOOR

AVAILABLE 7/1/24

±29,644 RSF

FEATURES FULL PANTRY/GRAB & GO MARKET

184

INDIVIDUAL
WORKSTATIONS

4

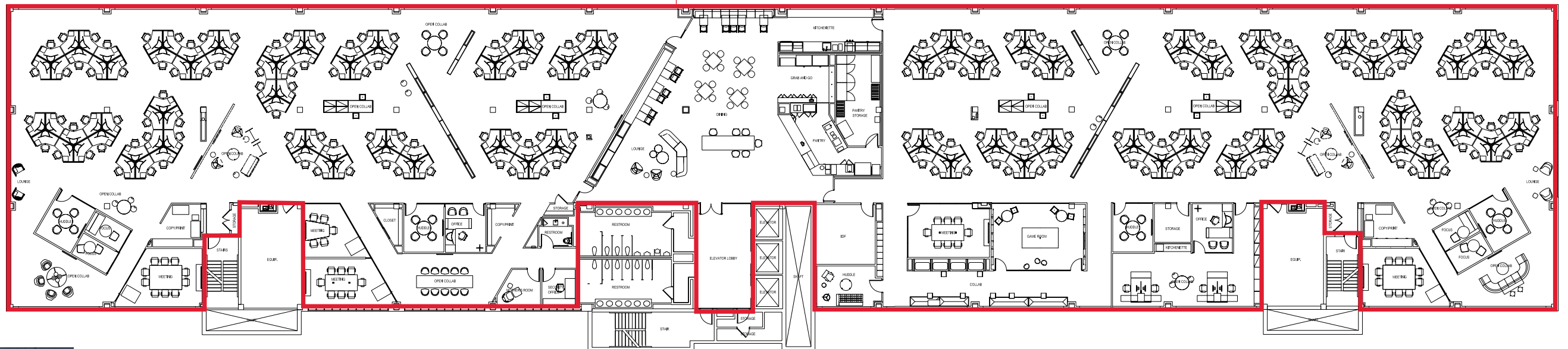
FOCUS
ROOMS

9

CONFERENCE
ROOMS

1

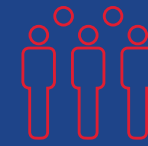
GAME
ROOM



AREA
AMENITIES

DEMOGRAPHICS

ESRI 2021 FORECAST



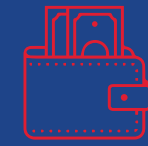
POPULATION

5 Miles	171,012
10 Miles	806,870
15 Miles	1,516,480



HOUSEHOLDS

5 Miles	72,894
10 Miles	343,155
15 Miles	630,639



AVG HH INCOME

5 Miles	\$136,439
10 Miles	\$116,214
15 Miles	\$105,595





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