

1031 Executive Parkway Drive
Creve Coeur, MO

For Sale

Owner/User Opportunity



Jones Lang LaSalle Americas, Inc.

Signature Property Highlights



Building Details

- **LOCATOR ID:** 16P310165
- **LAND USE CODE:** 601, Low Rise Office
- **YEAR BUILT:** 1980
- **LOT SIZE:** 2.40 Acres
- **GROSS BUILDING AREA:** 39,629 SF
- **BUILDING STORIES:** 2
- **STAIRWELLS:** 2 interior access/egress stairwells
- **ELEVATORS:** 1 passenger elevator
- **FIRE SUPPRESSION:** Wet-pipe sprinkler system
- **HVAC:** 4 RTU units replaced 2023
- **2024 RE TAXES:** \$76,553.12
- **ROOF:** Installed 2020
- **GENERATOR:** YES
- **PARKING:** 3.75/1,000



39,629 SF



2.40 Acres



2 Stories



3.75/1,000
Parking ratio



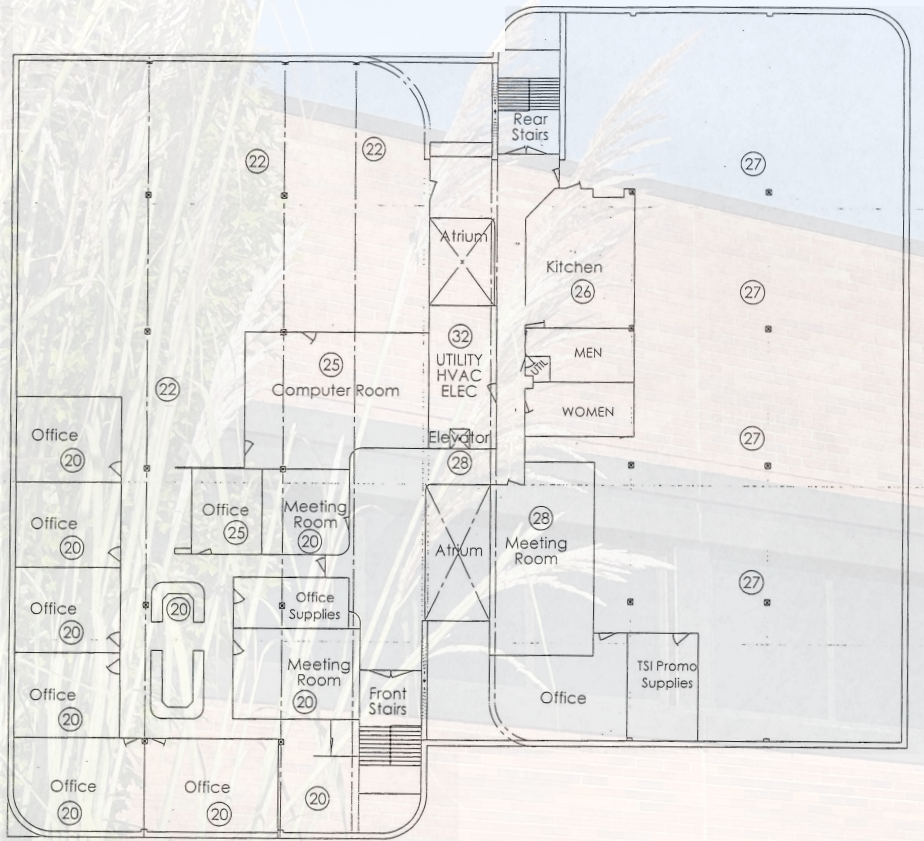
Wet-sprinklered
system



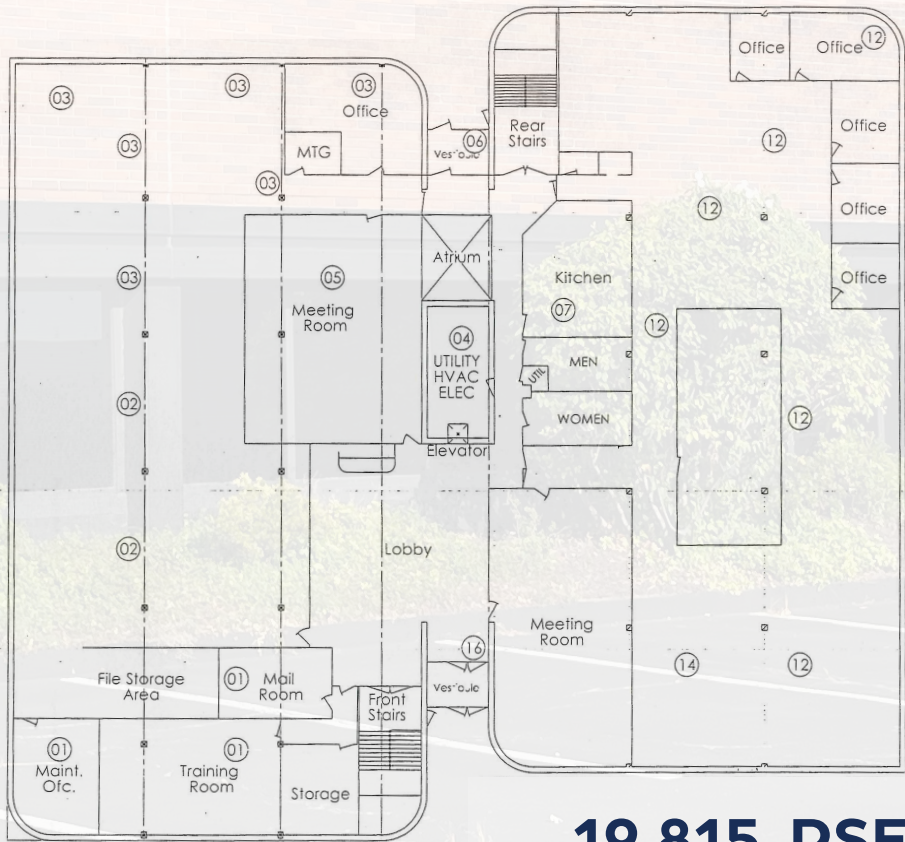
1 passenger
elevator



High Performance Spaces



19,815 RSF



19,815 RSF

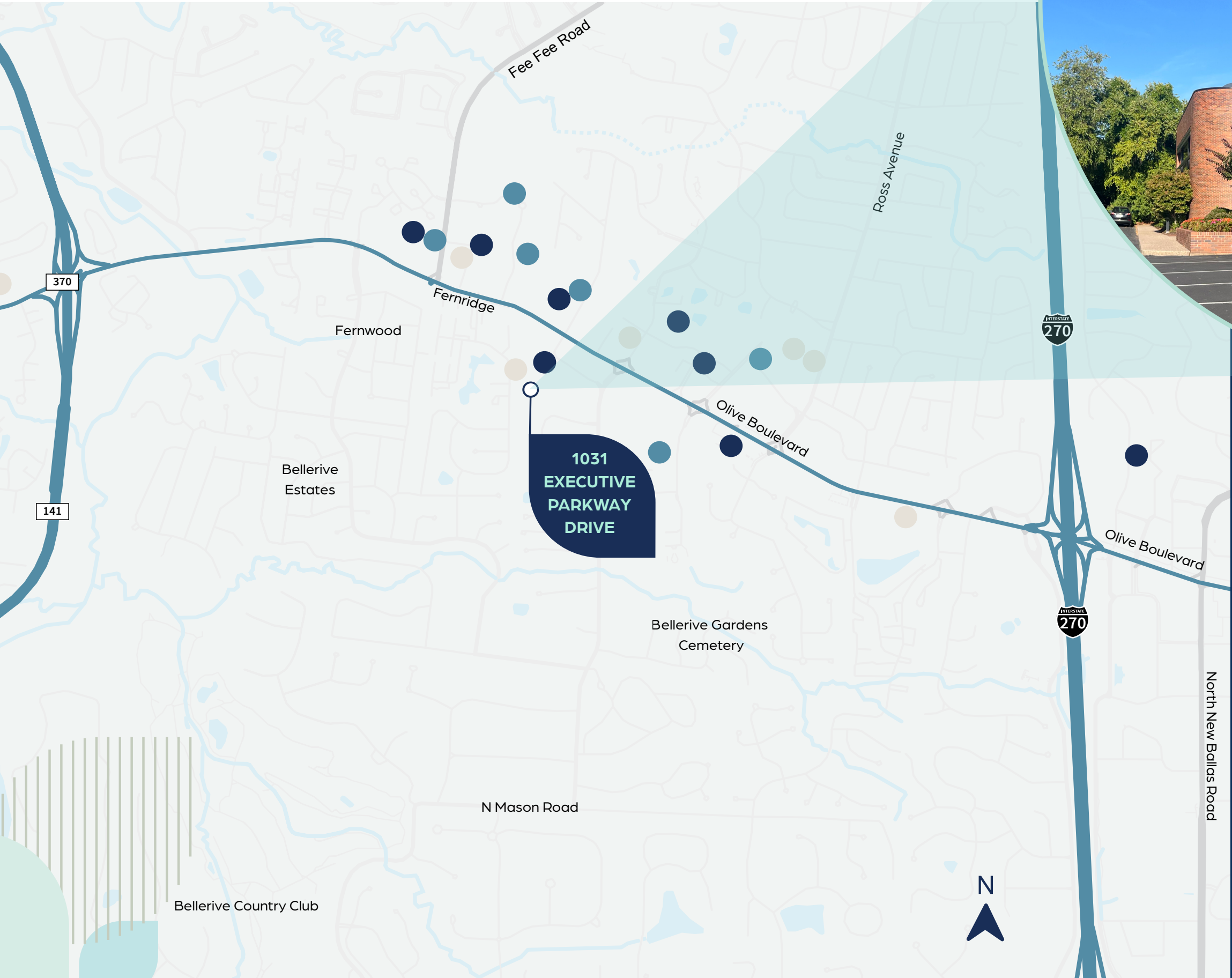


Features

- Owner-User Opportunity
- Multi-tenant design (in place)
- ±20,000 SF floor plates
- Excellent physical condition
- Top-of-building and monument signage opportunities available
- Centrally located in desirable area with easy access to I-270 and 141
- Sale price: \$2,700,000

Location

RETAIL OFFICE ENTERTAINMENT



Property Boundaries





For more information:

DAVID STEINBACH

Senior Managing Director
david.steinbach@jll.com

DAVID BIALES

Managing Director
david.biales@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.