

FOR SUBLEASE

FULL FLOOR OF **PLUG AND PLAY OFFICE** AVAILABLE

# 11330 OLIVE BOULEVARD

CREVE COEUR, MO 63141



SPACE

# HIGHLIGHTS

- + 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



## FULL FLOOR AVAILABILITY

5TH

FLOOR

AVAILABLE 7/1/24

±29,644

RSF

## BRAND NEW BUILD OUT







## BUILDING FEATURES



Fitness center



Updated cafe & outdoor patio



Vehicle charging stations



Building renovations underway



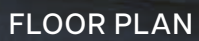
4/1,000 SF parking ratio



Back-up generator



## FEATURES FULL PANTRY/GRAB & GO MARKET



# 5TH FLOOR

AVAILABLE 7/1/24





184

INDIVIDUAL  
WORKSTATIONS

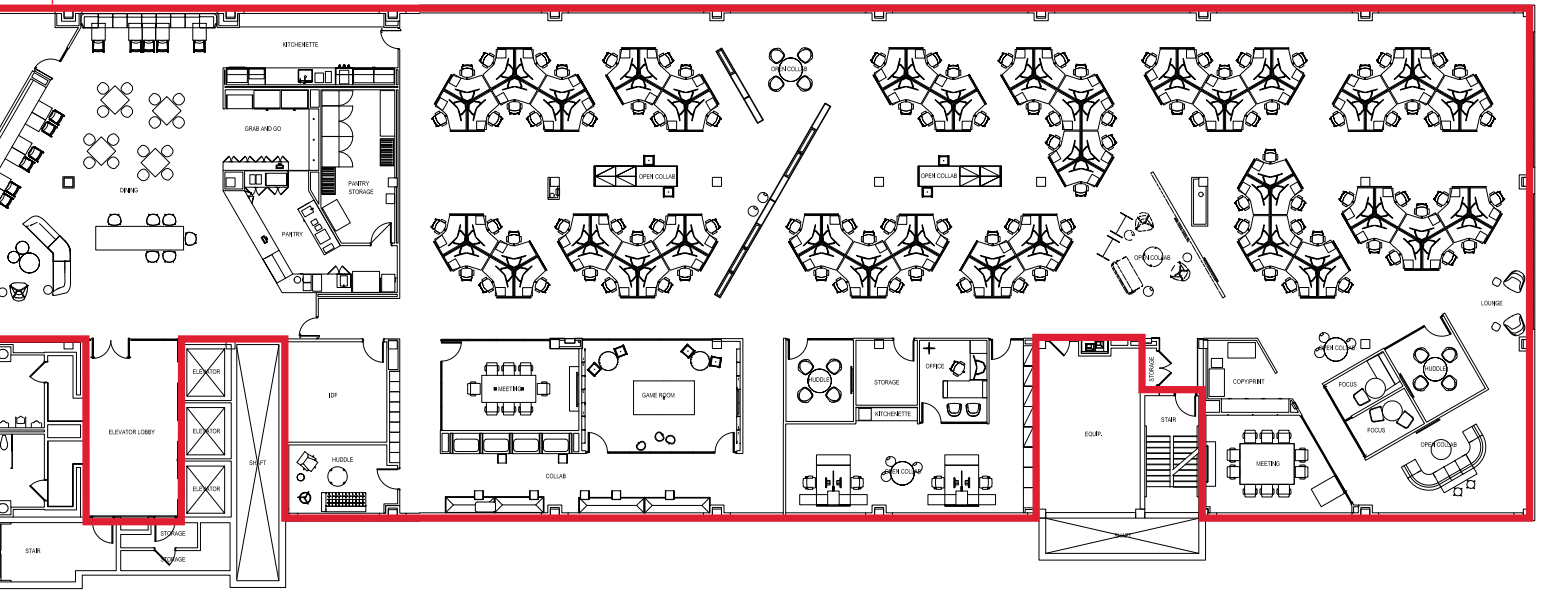
4

FOCUS  
ROOMS

9

CONFERENCE  
ROOMS

1

GAME  
ROOM

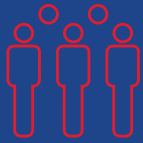
AREA

# AMENITIES

# DEMOGRAPHICS

ESRI 2021 FORECAST





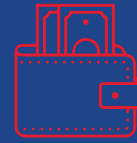
## POPULATION

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



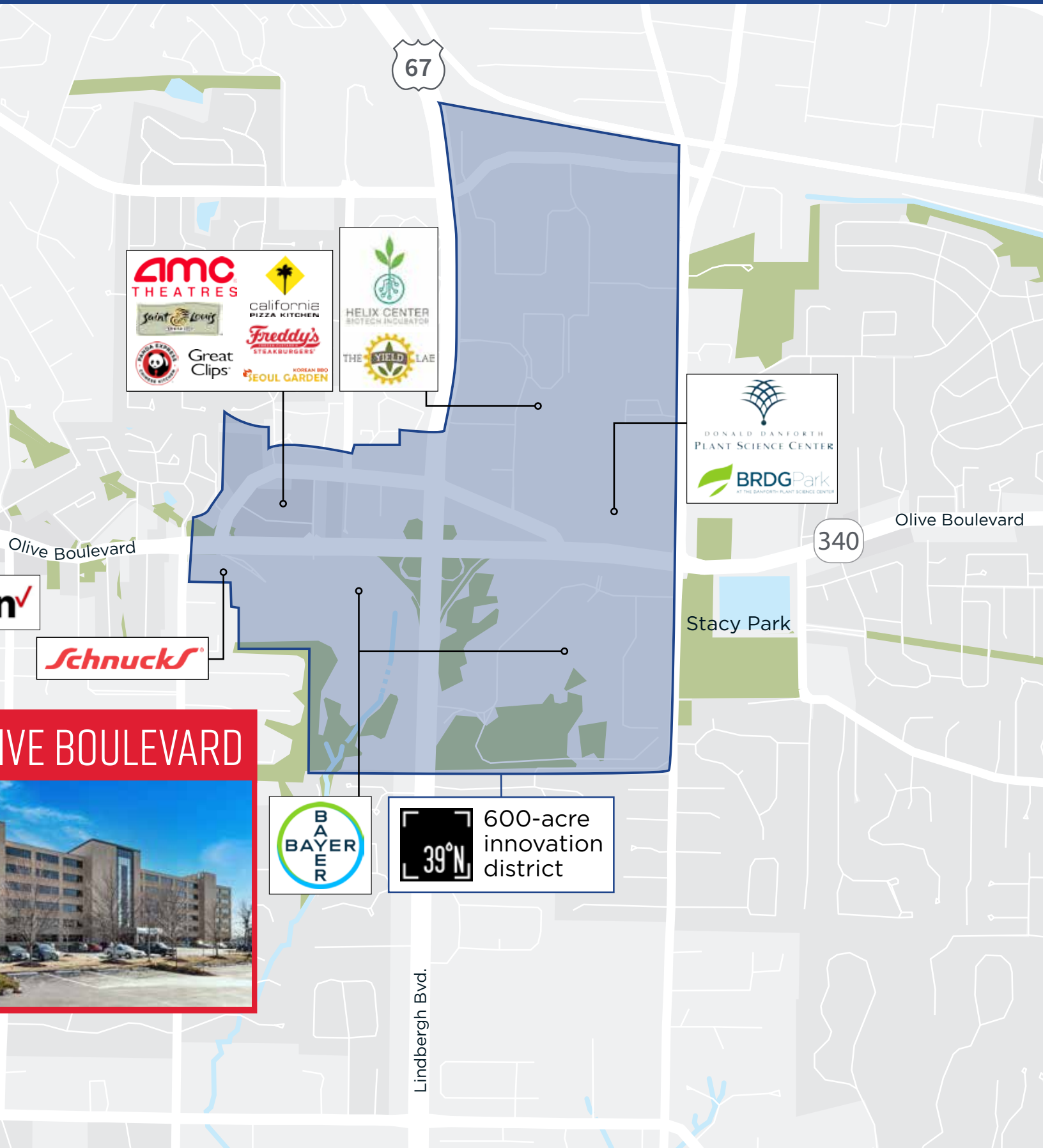
## HOUSEHOLDS

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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## CONTACT

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