

Q1 2026

St. Louis Office Market Report



VACANCY
17.1% ↑

CLASS A VACANCY: 20.3%
CLASS B VACANCY: 16.8%

RENTAL RATES
\$21.08 PSF ↓

CLASS A RENTAL RATES: \$22.97
CLASS B RENTAL RATES: \$19.68

ABSORPTION
(481,688) SF ↓

CONSTRUCTION

0 SF

DELIVERED IN 2026

163,000 SF

UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Nidec / 12443 Olive Blvd	51,342	Olive-270/ Westport
UHY / 15 Sunnen Business Dr	34,545	South County
Morgan & Morgan / 120 S Central Ave	17,122	Clayton
Maher & Co / 14528 S Outer 40 Rd	8,000	West County

Recent Sale Transactions

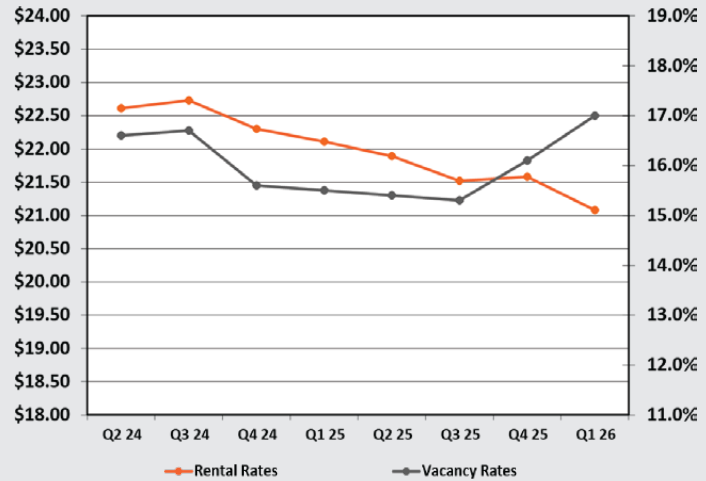


Corporate Hill
1610, 1630 & 1650 Des Peres Rd
308,851 SF Total
Price Undisclosed
Des Peres

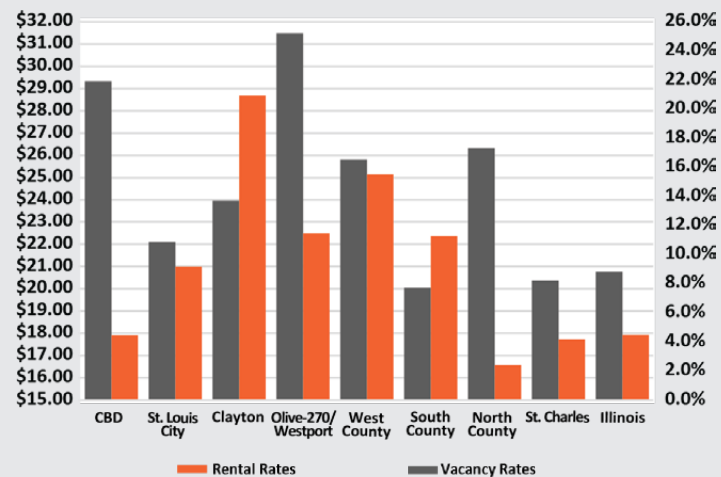


15645 Olive Blvd
11,090 SF
\$2,000,000 (\$180.34 PSF)
Chesterfield

Overall Office Rental Rates & Vacancy Rates



Overall Office Rental Rates & Vacancy Rates by Submarket



*Disclaimer: All information is collected from CoStar at the end of 1st Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.

Total Office Market Statistics

Submarket	Existing Inventory		Vacancy			Net Absorption	YTD Deliveries	Under Construction SF	Quoted Rates
	# Buildings	Total GLA	Direct SF	Total SF	Vacancy %				
Central Business District (CBD)	88	13,729,926	2,974,001	3,006,323	21.9%	(67,193)	0	0	\$17.91
Class A	19	6,940,610	1,952,213	1,952,213	28.1%	(21,756)	0	0	\$19.14
Class B	43	4,673,884	900,712	933,034	20.0%	(34,297)	0	0	\$15.12
St. Louis City	55	3,540,985	374,219	387,219	10.9%	(14,170)	0	163,000	\$20.96
Class A	10	1,493,648	149,443	162,44	10.9%	(6,683)	0	163,000	\$28.50
Class B	18	980,495	116,166	116,166	11.8%	(3,167)	0	0	\$17.34
Clayton	79	9,504,835	1,277,228	1,303,512	13.7%	(62,557)	0	0	\$28.66
Class A	31	6,418,582	787,257	812,001	12.7%	(3,201)	0	0	\$32.01
Class B	39	2,641,303	488,417	489,957	18.5%	(59,156)	0	0	\$23.29
Olive-270/Westport	127	8,693,914	2,065,956	2,065,956	25.3%	(81,785)	0	0	\$22.47
Class A	34	4,336,467	1,169,294	1,234,117	28.5%	(49,486)	0	0	\$24.74
Class B	78	3,903,387	860,575	926,656	23.7%	(37,200)	0	0	\$19.63
West County	116	8,575,399	1,353,968	1,418,188	16.5%	(200,896)	0	0	\$25.14
Class A	44	4,875,224	857,308	891,140	18.3%	(96,015)	0	0	\$25.998
Class B	66	3,443,681	492,727	523,115	15.2%	(105,259)	0	0	\$23.50
South County	63	3,252,375	241,058	251,673	7.7%	32,649	0	0	\$22.37
Class A	9	641,759	55,927	55,927	8.7%	0	0	0	\$26.03
Class B	43	1,946,171	161,561	172,176	8.8%	(44,905)	0	0	\$21.30
North County	44	3,691,715	628,096	640,119	17.3%	(44,584)	0	0	\$16.57
Class A	9	1,267,504	308,867	308,867	24.4%	(46,005)	0	0	\$16.10
Class B	17	1,371,900	188,018	197,854	14.4%	14,466	0	0	\$17.61
St. Charles	48	2,918,666	217,940	238,658	8.2%	3,144	0	0	\$17.72
Class A	16	1,198,877	129,318	150,036	12.5%	7,056	0	0	\$16.26
Class B	22	792,933	67,249	67,249	8.5%	(2,675)	0	0	\$21.27
Illinois	83	3,603,795	297,545	315,536	8.8%	(46,296)	0	0	\$17.93
Class A	13	733,760	76,912	94,903	12.9%	0	0	0	\$18.00
Class B	38	1,547,366	153,771	153,771	9.9%	(46,296)	0	0	\$18.08
TOTAL	703	57,511,610	9,430,011	9,758,088	17.0%	(481,688)	0	163,000	\$21.08
Class A	185	27,906,431	5,486,539	5,661,647	20.3%	(221,414)	0	163,000	\$22.97
Class B	364	21,301,120	3,429,196	3,579,978	16.8%	(318,489)	0	0	\$19.68

Source: CoStar® Office market data for this report consists of only multi-tenant office buildings over 20,000 square feet, excluding medical. The above chart is a combination of Class A, B & C buildings.

Featured Property

11330 Olive Blvd Creve Coeur, MO 63141

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3,398 SF - 29,640 SF Class A Office Available For Lease

- Full Floor Opportunity
- Monument Signage Available Visible to Olive Blvd
- Newly Renovated Common Areas
- Updated Cafe & Outdoor Patio
- Fitness Center
- Building Conference Room
- Back-Up Generator
- Lease Rate: \$24.00 PSF, Full Service