

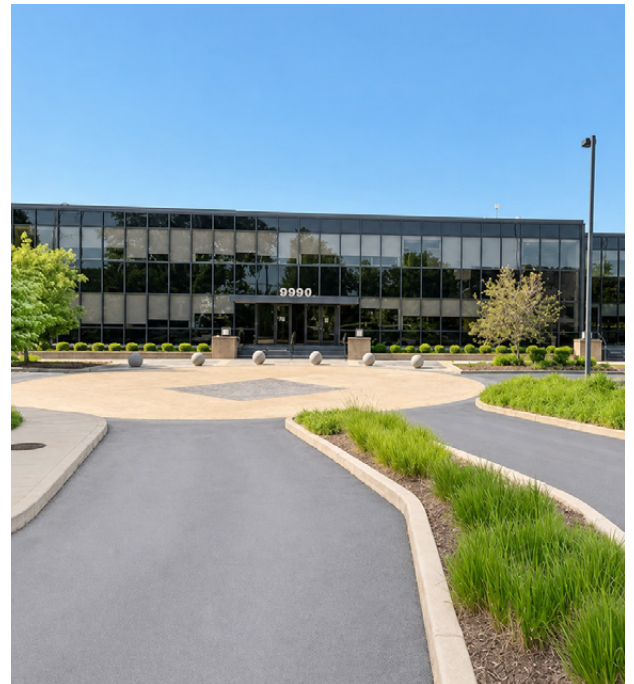
9990 Old Olive Street Rd

Creve Coeur, MO 63141



63,000 SF OFFICE BUILDING FOR SALE

- Former Corporate Headquarters Located on 3.45 Acres
- Ideal Opportunity for Owner/User, Multi-Tenant Conversion, Investment Repositioning, or Data Center
- Prime Creve Coeur Location with Rare Frontage and Visibility Along Olive Blvd, Convenient Access to Lindbergh Blvd, I-270, I-170 & I-64/40
- Located Next to the Innovation District's Danforth Plant Science Center, Helix Center Bio Tech Incubator; Across from Bayer Crop Science and the new Olia Village Development
- Lower Level Amenities Include Kitchen, Lunch Room, Training Room, Fitness Room with Showers, and Grade Level Garage; Drive In Door with Storage
- Outdoor Courtyard and Lounge Area
- Fully Sprinklered Building with Full-Building Backup Generator
- Furniture Included
- Parking: 4/1000 SF
- Sale Price: \$4,950,000 (\$78.57 PSF)



FOR MORE INFORMATION CONTACT:

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Parcel Map - 3.45 Acres



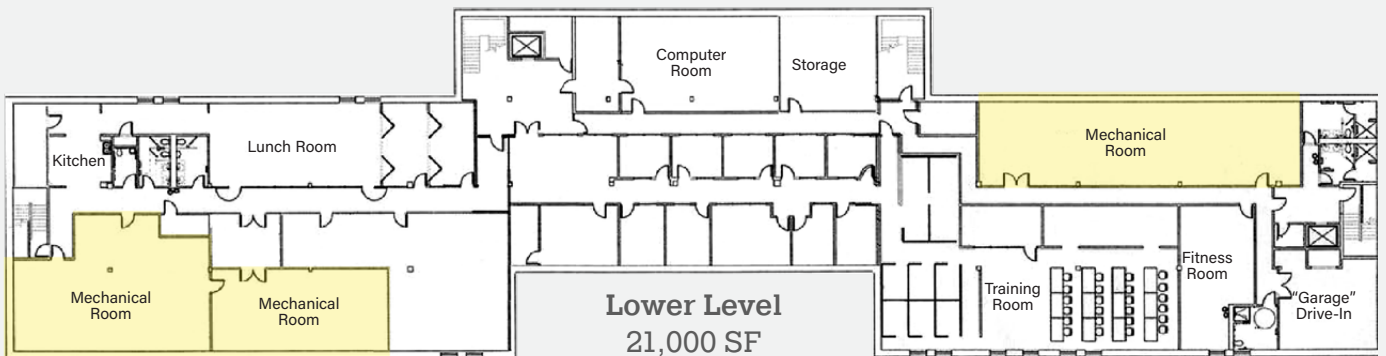
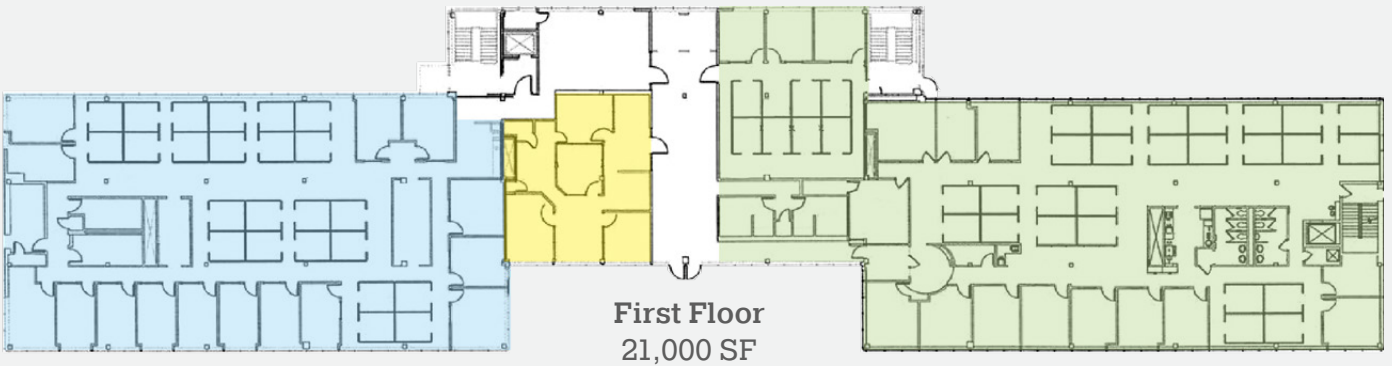
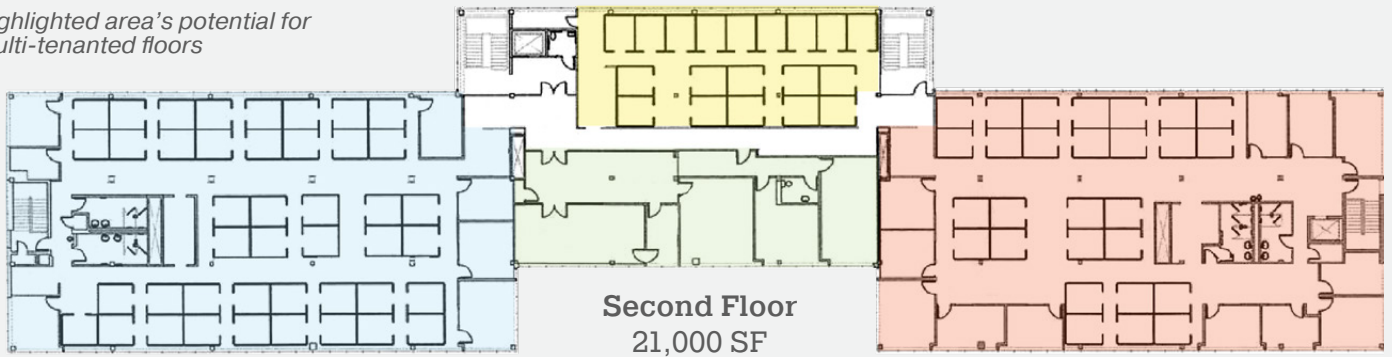


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Floor Plans

**Highlighted area's potential for multi-tenanted floors*





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2026 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	9,256	69,359	218,746
Daytime Population:	18,551	120,508	299,033
Total Businesses:	720	5,424	12,656
Total Employees:	12,881	85,176	198,630
Median Household Income:	\$91,850	\$85,510	\$87,591
Median Home Value:	\$368,571	\$346,489	\$317,462



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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Owner and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.