

Q3 2026

St. Louis Office Market Report



VACANCY
17.1% ↓

CLASS A VACANCY: 20.5%

CLASS B VACANCY: 16.5%

RENTAL RATES
\$21.30 PSF ↑

CLASS A RENTAL RATES: \$24.17

CLASS B RENTAL RATES: \$19.77

ABSORPTION
176,213 SF ↑

CONSTRUCTION

0 SF

DELIVERED IN 2026

162,866 SF

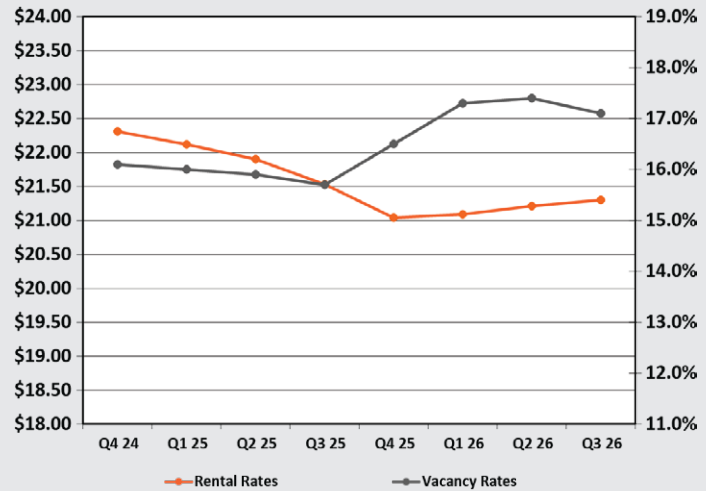
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
UniGroup / 1245 JJ Kelley Memorial Dr	54,696	West County
Berkley Healthcare / 14755 N Outer 40 Rd*	39,882	West County
Moneta Group / 7711 Carondelet Ave	38,901	Clayton
Watchtower Security / 3251 Riverport Dr	37,000	North County

*Renewal & Expansion

Overall Office Rental Rates & Vacancy Rates



Recent Sale Transactions



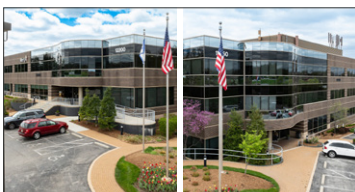
5555 Winghaven Blvd

73,840 SF
Undisclosed
St. Charles



633 Spirit Dr

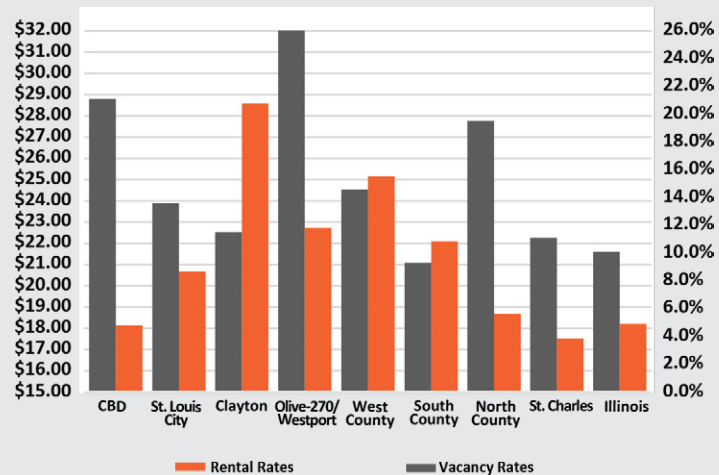
81,993 SF
\$10,000,000 (\$121.96 PSF)
West County



12200 & 12250 Weber Hill Rd

109,083 SF Total for Both Buildings
\$7,500,000 (\$68.75 PSF)
South County

Overall Office Rental Rates & Vacancy Rates by Submarket



*Disclaimer: All information is collected from CoStar at the end of 3rd 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)	89	14,181,449	2,961,887	2,990,296	21.1%	203,041	0	0	\$18.12
Class A	20	7,552,941	2,362,989	2,362,989	31.3%	(105,011)	0	0	\$19.30
Class B	43	4,513,076	497,617	526,026	11.7%	328,916	0	0	\$14.91
St. Louis City	52	3,428,899	437,744	466,396	13.6%	(4,753)	0	162,866	\$20.67
Class A	11	1,540,648	227,908	240,908	15.6%	(9,334)	0	162,866	\$29.78
Class B	17	912,839	115,987	131,639	14.4%	2,041	0	0	\$18.00
Clayton	77	9,303,570	1,015,501	1,071,506	11.5%	26,352	0	0	\$28.57
Class A	30	6,315,746	638,050	681,366	10.8%	31,243	0	0	\$32.01
Class B	38	2,542,874	376,791	389,480	15.3%	(5,785)	0	0	\$23.15
Olive-270/Westport	127	8,724,549	2,205,983	2,338,209	26.8%	(35,382)	0	0	\$222.71
Class A	32	4,156,767	1,152,628	1,199,791	28.9%	21,986	0	0	\$25.39
Class B	82	4,171,701	1,005,411	1,090,474	26.1%	(35,020)	0	0	\$19.60
West County	117	8,581,114	1,190,734	1,251,153	14.6%	79,044	0	0	\$25.14
Class A	40	4,505,369	592,048	640,346	14.2%	31,676	0	0	\$26.30
Class B	71	3,819,251	593,766	605,887	15.9%	48,791	0	0	\$23.57
South County	62	3,187,704	297,286	297,286	9.3%	(47,577)	0	0	\$22.08
Class A	8	592,169	49,943	49,943	8.4%	11,977	0	0	\$26.28
Class B	43	1,931,090	239,830	239,830	12.4%	(64,611)	0	0	\$21.29
North County	44	3,691,271	628,758	720,063	19.5%	20,778	0	0	\$18.67
Class A	9	1,267,504	292,158	292,158	23.0%	20,334	0	0	\$18.38
Class B	17	1,371,456	218,103	309,408	22.6%	0	0	0	\$20.24
St. Charles	48	2,473,935	275,169	275,169	11.1%	(36,219)	0	0	\$17.52
Class A	16	1,198,877	145,948	145,948	12.2%	(14,893)	0	0	\$16.23
Class B	22	784,260	114,098	114,098	14.5%	(21,076)	0	0	\$19.89
Illinois	85	3,633,975	343,925	367,441	10.1%	(29,071)	0	0	\$18.20
Class A	11	520,572	49,461	65,711	12.6%	(12,027)	0	0	\$23.89
Class B	42	1,815,671	195,180	202,446	11.1%	4,260	0	0	\$17.26
TOTAL	701	57,206,466	9,356,987	9,777,519	17.1%	176,213	0	162,866	\$21.30
Class A	177	27,650,593	5,511,133	5,679,160	20.5%	(24,049)	0	162,866	\$24.17
Class B	375	21,862,218	3,356,783	3,609,288	16.5%	257,516	0	0	\$19.77

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



9990 Old Olive Street Rd

Creve Coeur, MO 63141

- 63,000 SF Office Building for Sale
- Former Corporate Headquarters Located on 3.45 Acres; Furniture Included
- Ideal Opportunity for Owner/User, Multi-Tenant Conversion, Investment Repositioning or Data Center
- Lower-Level Amenities Include Kitchen, Lunch Room, Training Room, Fitness Room with Showers & Grade Level Garage with Drive-In Door with Storage
- Sale Price: \$4,950,000 (\$78.57 PSF)

For More Information, Contact:

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