

FOR LEASE

FORMER FEDEX SPACE AT CITYPLACE

11623 OLIVE BLVD . CREVE COEUR . MISSOURI



CITYPLACE IS A PREMIER MIX-USE DEVELOPMENT INCLUDING OFFICE, RETAIL, MEDICAL AND RESIDENTIAL SPACE WITH OVER 100 COMPANIES AND OVER 2,000 EMPLOYEES ON CAMPUS.

L³ CORPORATION COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150 . SAINT LOUIS . MISSOURI . 63141

MARKET OVERVIEW

Creve Coeur, Missouri is a premier community for business in the St. Louis area because of its central location, amenities and high quality of life. Interstate 270, Interstate 64 and other primary roadways connect the city to the region and Lambert-St. Louis International Airport is less than 12 miles away. The City of Creve Coeur's Standard & Poor bond rating is AAA, one of only four such rated cities in Missouri. The city is ranked 3rd highest in assessed value in St. Louis County.

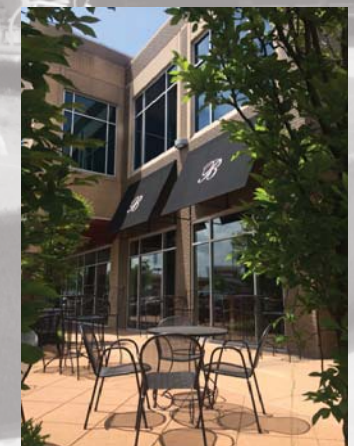
Creve Coeur is a key node for technology, life sciences and health services in St. Louis. The city is home to Monsanto Corporation's World Headquarters, the Nidus Center for Scientific Enterprise and the Donald Danforth Plant Center. Eight of the 25 largest IT consulting firms, two of the largest banks, two of the largest international companies in the St. Louis metropolitan area are located in Creve Coeur. Correctional Medical Services, Drury Hotels, Monsanto and Isle of Capri Casinos are just a few of the companies that are headquartered in Creve Coeur; the American Association of Orthodontists is headquartered here as well. The city's top employers include Mercy Hospital, Monsanto Corporations, Thomson Reuters and SSM Health Care. Monsanto employs more than 4,000.

Creve Coeur offers housing quality and variety, beautiful neighborhoods, ample park land and walking trails, superior community services and premier educational institutions. The quality of life in Creve Coeur is unsurpassed in the St. Louis Metropolitan Region.



2015 DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
	9,087	57,362	159,370
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	4,319	26,422	70,036
AVG HH INCOME	1 MILE	3 MILES	5 MILES
	\$104,112	\$104,552	\$102,078



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SUITE	TENANT	SIZE
1	CUTCO CUTLERY	2,848 SF
2	METRO IMAGING	3,183 SF
3	SPRINT WIRELESS	3,737 SF
4	CRUSHED RED	3,303 SF
5	NEW BALANCE	3,581 SF
6	IL BEL LAGO	6,200 SF
7	ESPN RADIO	
8	AVAILABLE	2,000-14,256 SF
9A	DISTINCT DIAMONDS	5,000 SF
9B	TREATS UNLEASHED	2,100 SF
9C	FIT FLAVORS	2,100 SF
9D	FIVE STAR BURGERS	5,000 SF
10	METRO IMAGING	4,676 SF
11	TITLE BOXING CLUB	5,000 SF
12	POTBELLY	2,000 SF
13	CROWN OPTICAL	2,480 SF
** PLEASE NOTE: SUITE 8 IS THE ONLY SPACE LEASED BY L ³ CORPORATION		

- JOIN RETAILERS SUCH AS CRUSHED RED, DISTINCT DIAMONDS, FIVE STAR BURGERS, IL BEL LAGO ITALIAN, POTBELLY SUBS, CUTCO CUTLERY, SPRINT, TITLE BOXING CLUB, NEW BALANCE SHOES AND US BANK.
- CONVENIENTLY LOCATED ON OLIVE BLVD WITH AN AVERAGE DAILY TRAFFIC COUNT OF OVER 30,000 VPD AND EASY ACCESS TO I-270.
- PROMINENT VISIBILITY AT A SIGNALIZED INTERSECTION.
- 14,256 SF AVAILABLE. SPACE IS DIVISIBLE DOWN TO 2,000 SF.
- PLEASE CONTACT BROKER FOR PRICING. OWNER IS LOOKING TO DO AGGRESSIVE DEALS.
- AVERAGE HOUSEHOLD INCOME OF \$104,112 WITHIN ONE MILE OF PROPERTY.
- OVER 159,370 IN POPULATION WITHIN FIVE MILES OF THE PROPERTY.
- NEWLY OPENED FRESH MARKET ON ADJACENT PROPERTY.



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