

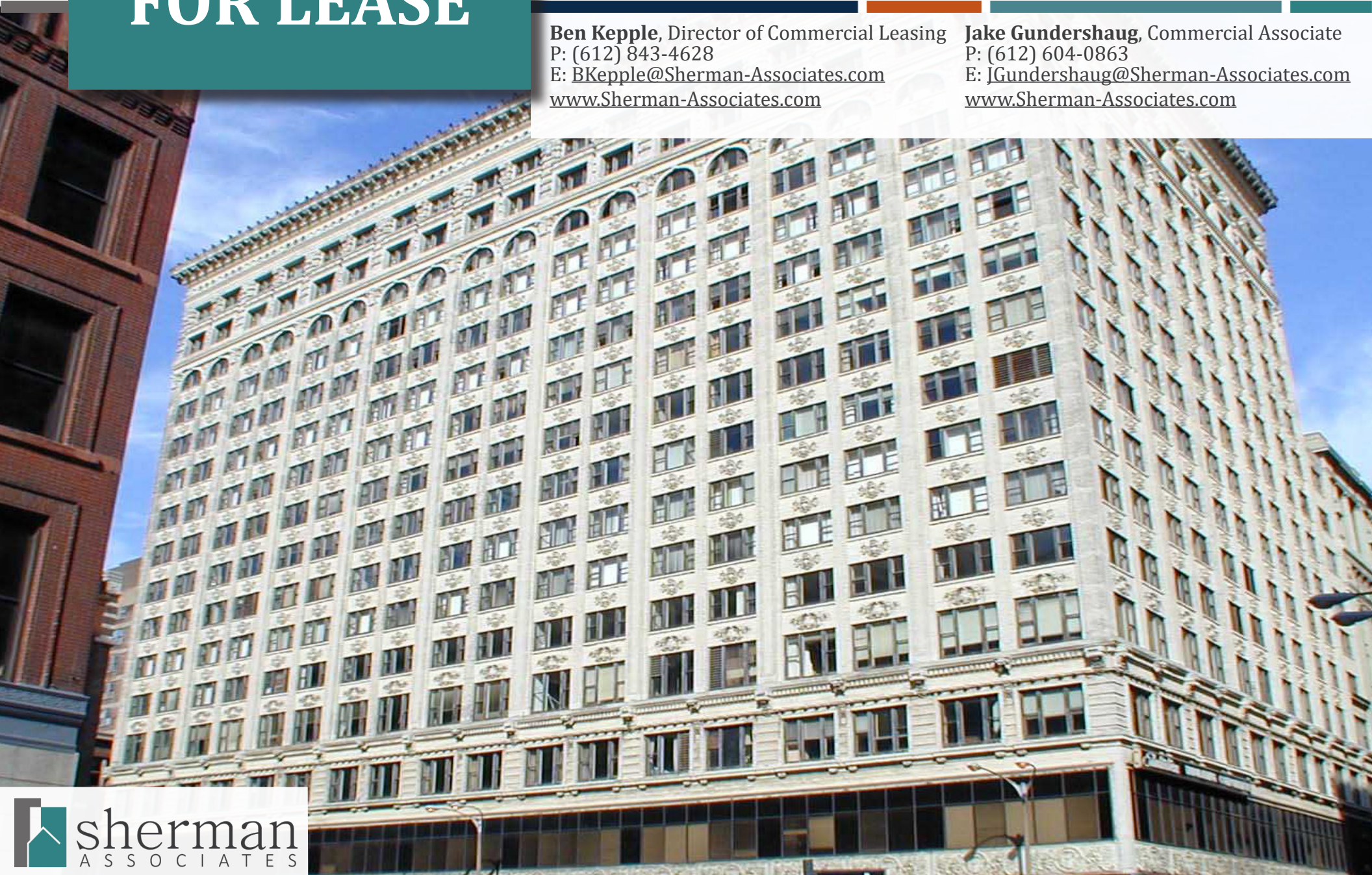
2,016 - 5,451 sf SF  
Office/Retail  
**FOR LEASE**

# Syndicate

915 Olive St  
St. Louis, Missouri 63101

**Ben Kepple**, Director of Commercial Leasing  
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## PROPERTY

## AREA MAP

## NEIGHBORHOOD

## FLOOR PLANS

## PHOTOS



# Syndicate

915 Olive St  
St. Louis, Missouri 63101

- 2,016 sf - 5,451 sf of 1st floor multi-family Office/Retail space available for lease in the heart of St. Louis!
- \$14.50 annual/psf NNN with \$6.40 operating expenses (RE Taxes \$3.96, Insurance \$0.13, CAM \$2.30)
- Co-tenant with Clarkson Eyecare and American Dental
- Fantastic potential exposure along Locust, Olive, and 10th St in St. Louis!
- In the center of St. Louis Missouri, just a few blocks from the Gateway Arch!
- Signage opportunities available
- First Floor Office/Retail Units available in the amazing Syndicate building
- Zoned I (Central Business District)

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## Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	15,440	82,832	230,014
Households	8,308	36,862	100,677
Daytime Pop.	45,963	144,074	306,063
Avg. HH Inc.	\$70,082	\$62,721	\$61,428



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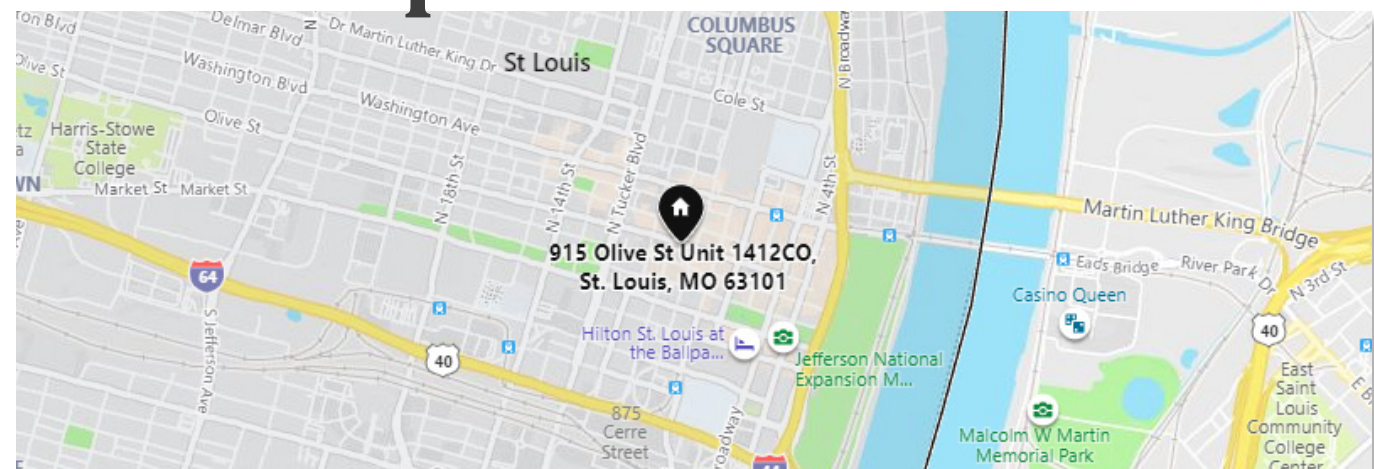
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## Area Map



## Trade Map



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## About St. Louis

St. Louis is the second-largest city in Missouri, and sits on the western bank of the Mississippi River, which forms the state line between Illinois and Missouri. The Missouri River merges with the Mississippi River 15 river miles north of Downtown St. Louis, forming the fourth-longest river system in the world. In 2019, the estimated population of St. Louis City was 300,576, and of the bi-state metropolitan area, 2,804,724. Greater St. Louis is the largest metropolitan area in Missouri, second-largest in Illinois, seventh-largest in the Great Lakes Megalopolis, and the 22nd-largest in the United States.

A “Gamma” global city with a metropolitan GDP of more than \$160 billion in 2017, metropolitan St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to nine of the ten Fortune 500 companies based in Missouri. Major companies headquartered or with significant operations in the city include Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, Stifel Financial, Spire, Inc., MilliporeSigma, FleishmanHillard, Square, Inc., U.S. Bank, Anthem BlueCross and Blue Shield, Federal Reserve Bank of St. Louis, U.S. Department of Agriculture, National Geospatial-Intelligence Agency, Centene Corporation, and Express Scripts.

Major research universities include Saint Louis University and Washington University in St. Louis. The Washington University Medical Center in the Central West End neighborhood hosts an agglomeration of medical and pharmaceutical institutions, including Barnes-Jewish Hospital.

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### Mobility Scores



86

Very Walkable



73

Good Transit



60

Bikable

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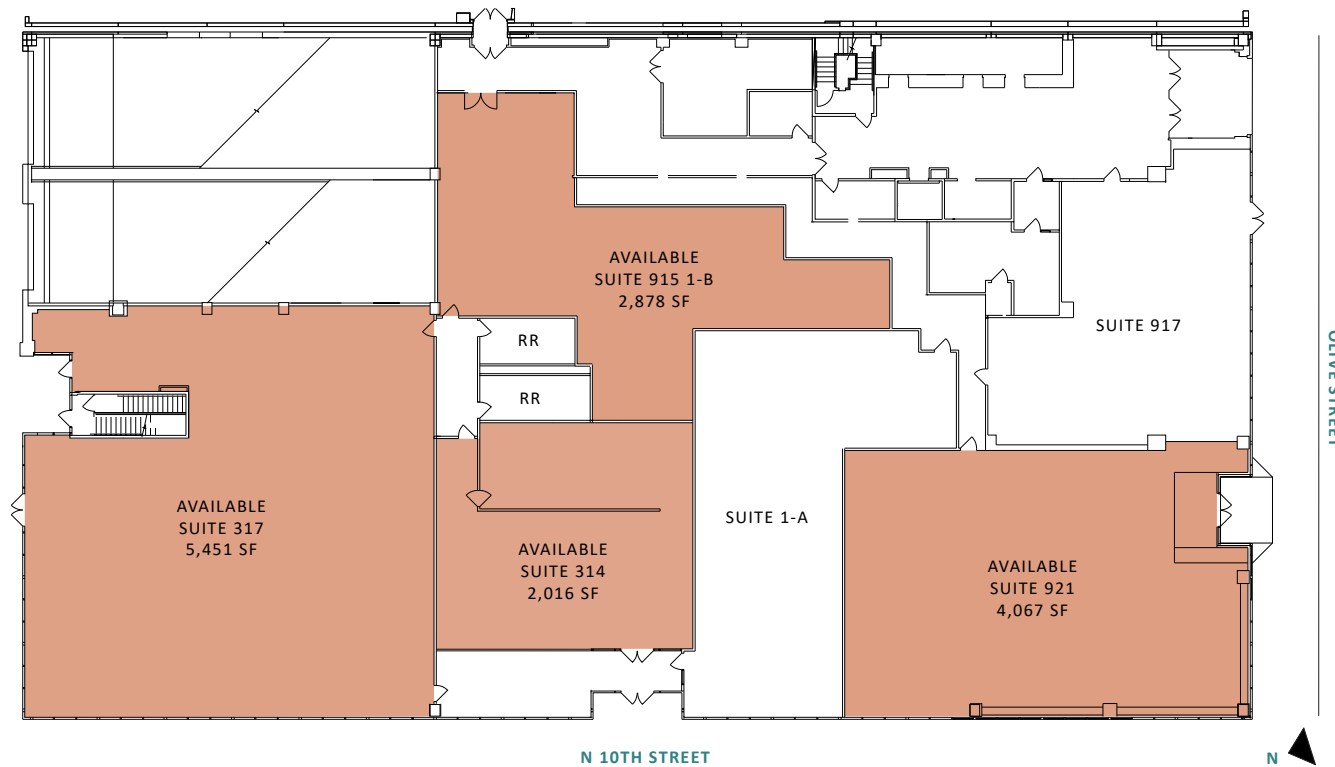
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## Available Spaces



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## Suite 314





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## Suite 317





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## Suite 921

