

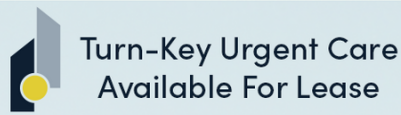


# FOR LEASE

13035 Olive Boulevard | St. Louis, MO 63141



# 13035 Olive Boulevard



## Property Features

1,000 - 3,250 SF Available

**FOR LEASE:**  
Contact Broker For  
Pricing



## Property Highlights

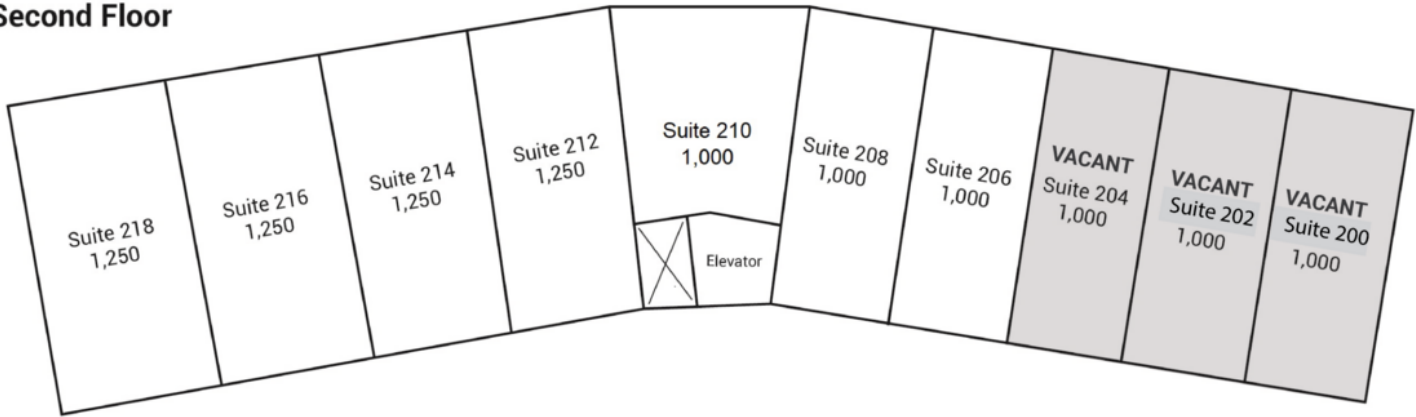
- Turn-Key Urgent Care on First Floor - Available 9/1/2023
- Signalized access
- Population of 55,000 within 3-mile radius
- Strong demographics
- Newly remodeled facade/store front
- Elevator served
- ADA accessible
- Traffic count: 33,170 VPD

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

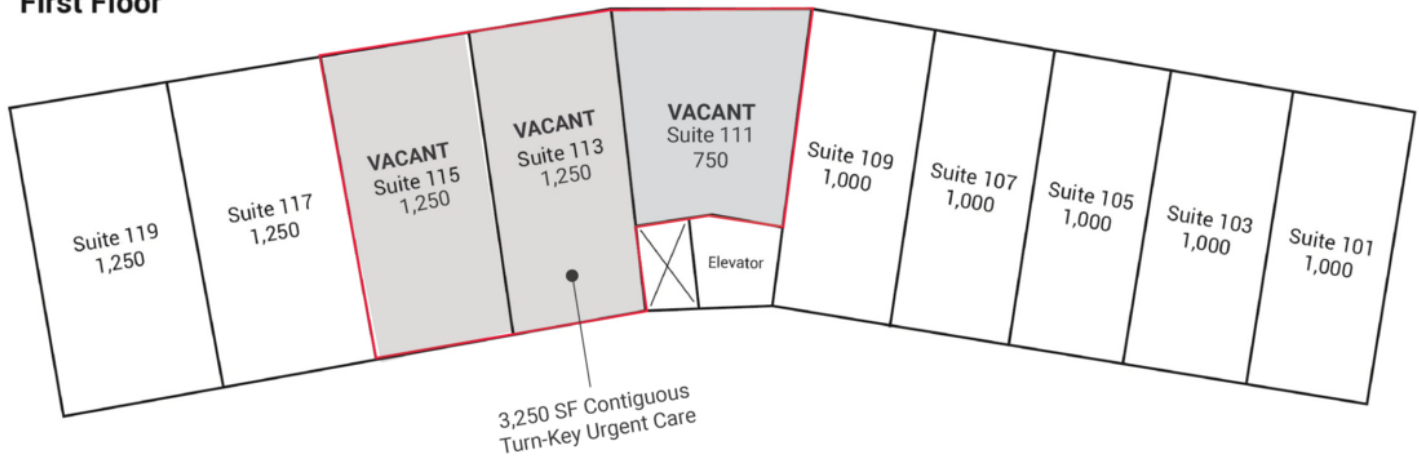
# Availability

13035 Olive Boulevard

## Second Floor



## First Floor



## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
111-115	Available	3,250 SF	NNN	\$14.00 SF/yr
200	Available	1,000 SF	Modified Gross	Negotiable
202	Available	1,000 SF	Modified Gross	Negotiable
204	Available	1,000 SF	Modified Gross	Negotiable

# Broker Contacts



**Drew Clary**

Principal

(314) 744-8978

dclary@intcre.com



**Benjamin Bacino**

Associate | Brokerage

(314) 279-4060

bbacino@intcre.com