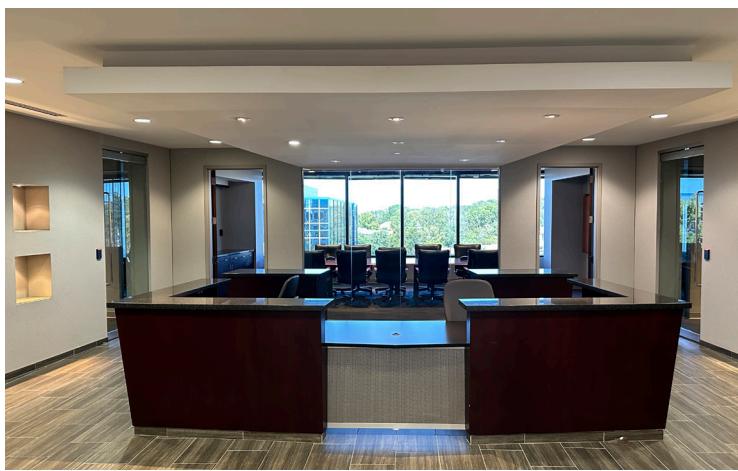


C R E V E C O E U R

CITY PLACE

THREE





Where Productivity Meets Possibility

Step into a fully built, move-in ready opportunity designed to meet the demands of today's leading businesses. With 23,357 RSF and access to premier on-site amenities, 3 City Place delivers both function and flexibility.



Premier Class A Office Mixed Use Campus

Centrally Located at I-270 & Olive Boulevard in Creve Coeur

Numerous Walkable Dining Options

CityPlace Full Amenity Offering:

- Conference & Training Rooms
- Fitness Center with Locker Rooms
- CityPlace Cafe
- On-Site Security

Structured Parking

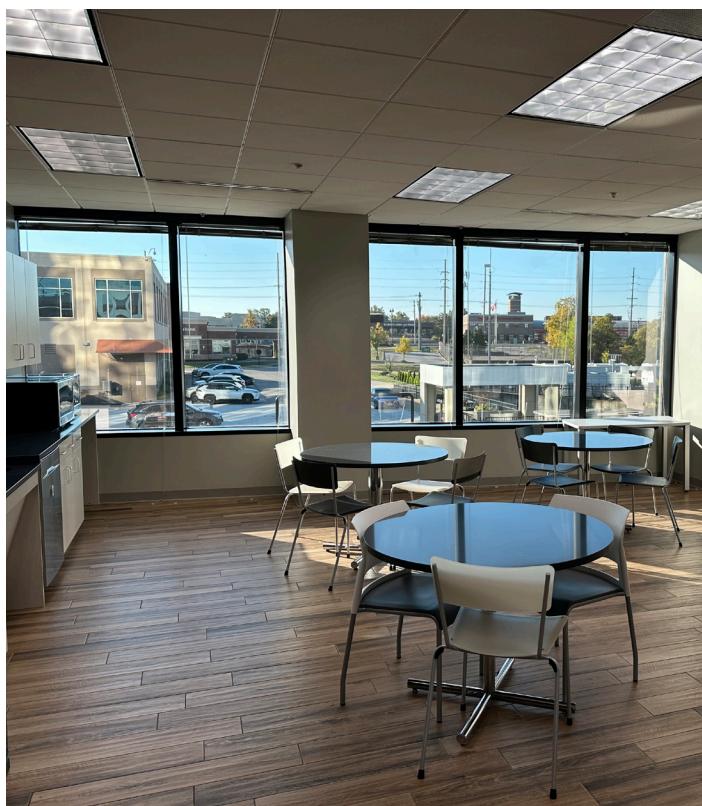
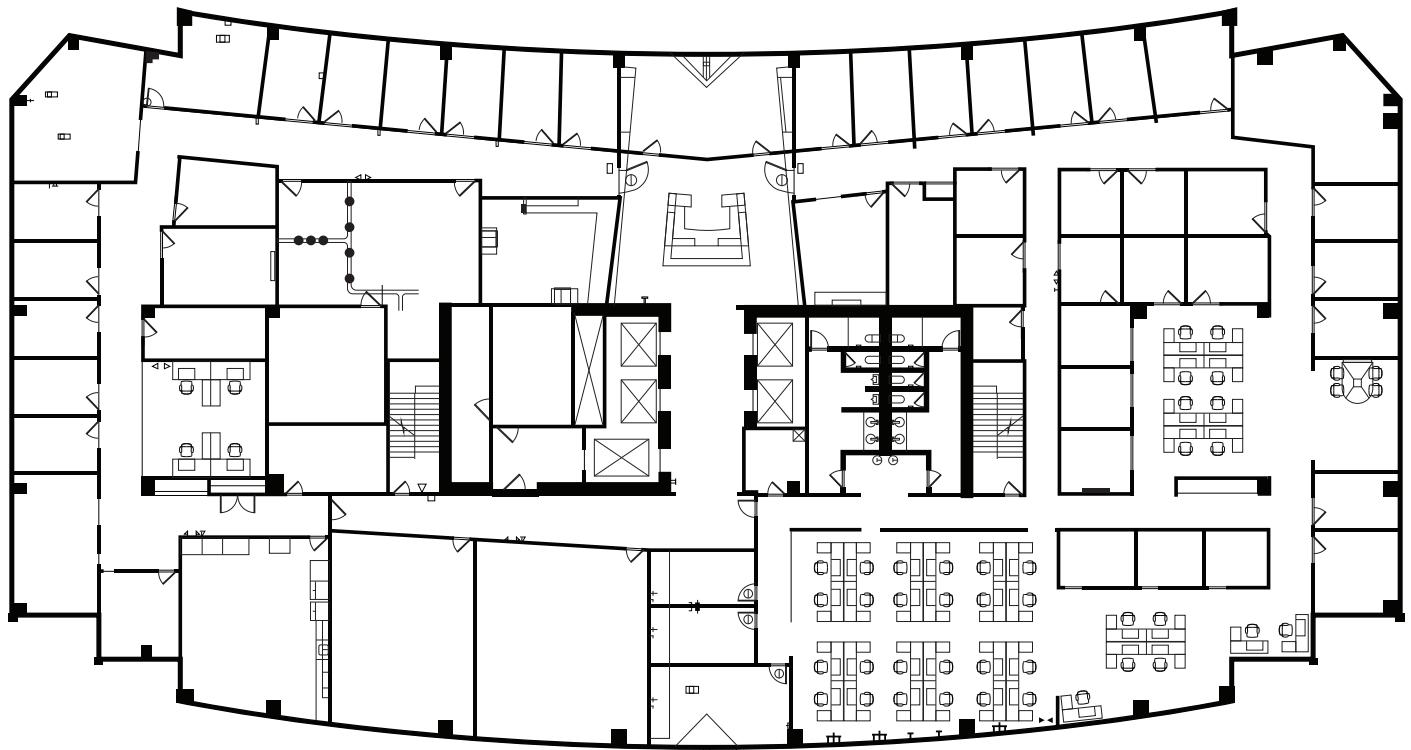
Full 4th Floor Available – 23,357 RSF

Available Immediately with Sublease term thru 11/30/2030

Existing Furniture Available

Sublease Asking Rate: \$23.50/SF, Full Service

4th Floor | 23,357 RSF



In the Company of Convenience

The area offers a diverse selection of amenities designed for convenience and accessibility, including a variety of restaurants, hotels, shopping centers, and banking services—all located within close proximity.



Building CityPlace Cafe



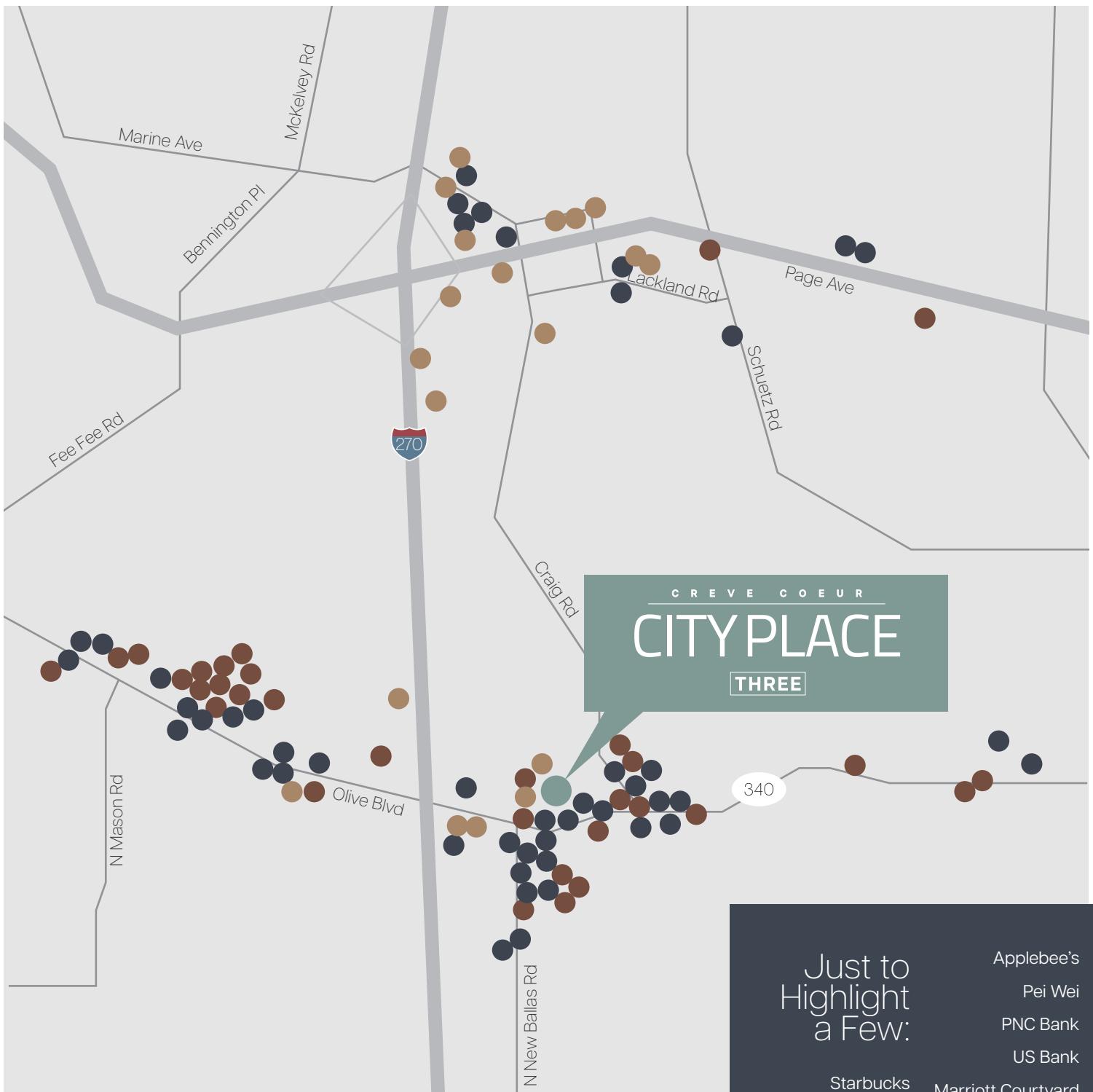
Building Conference Center



Building Fitness Center



Building Meeting Room



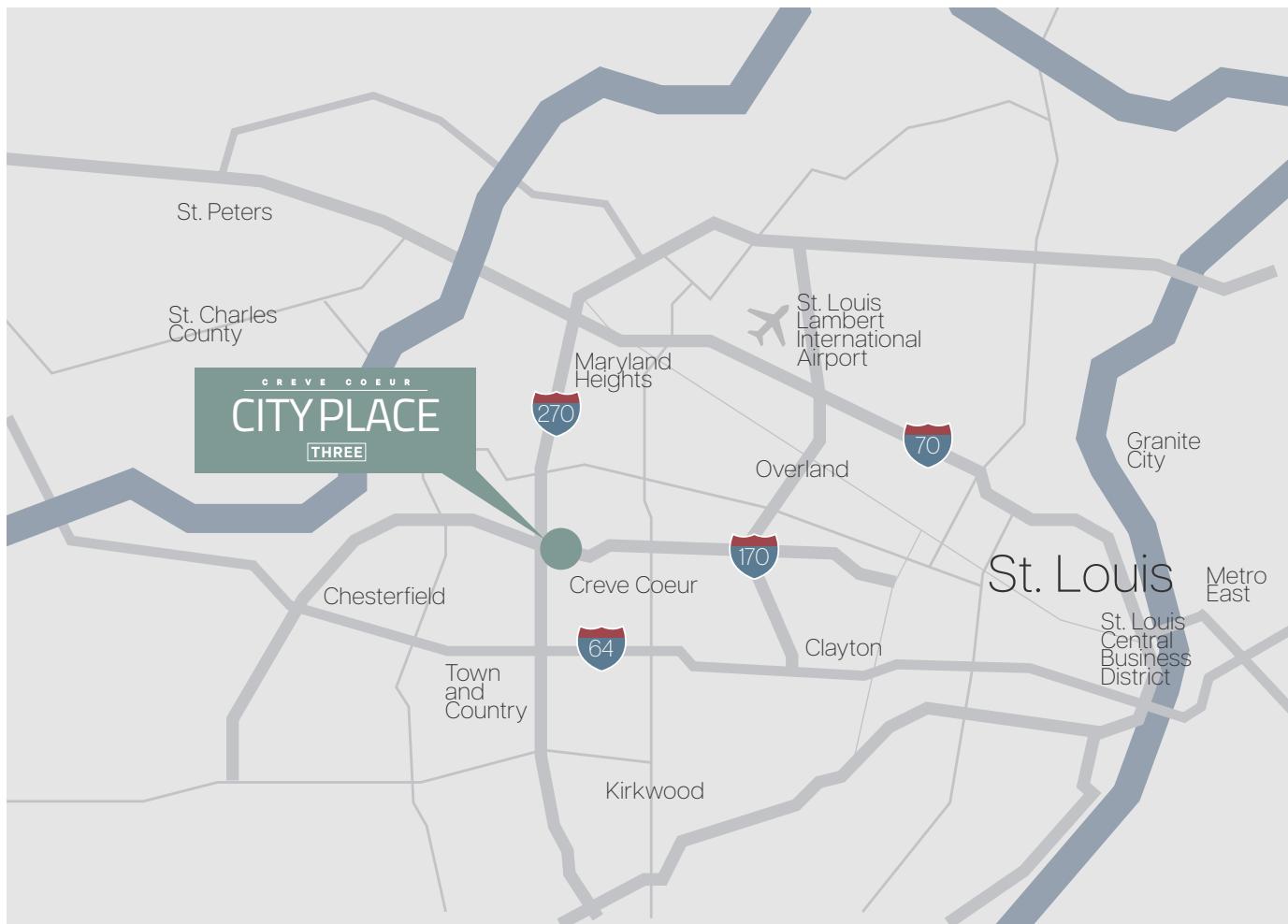
20
Hotels

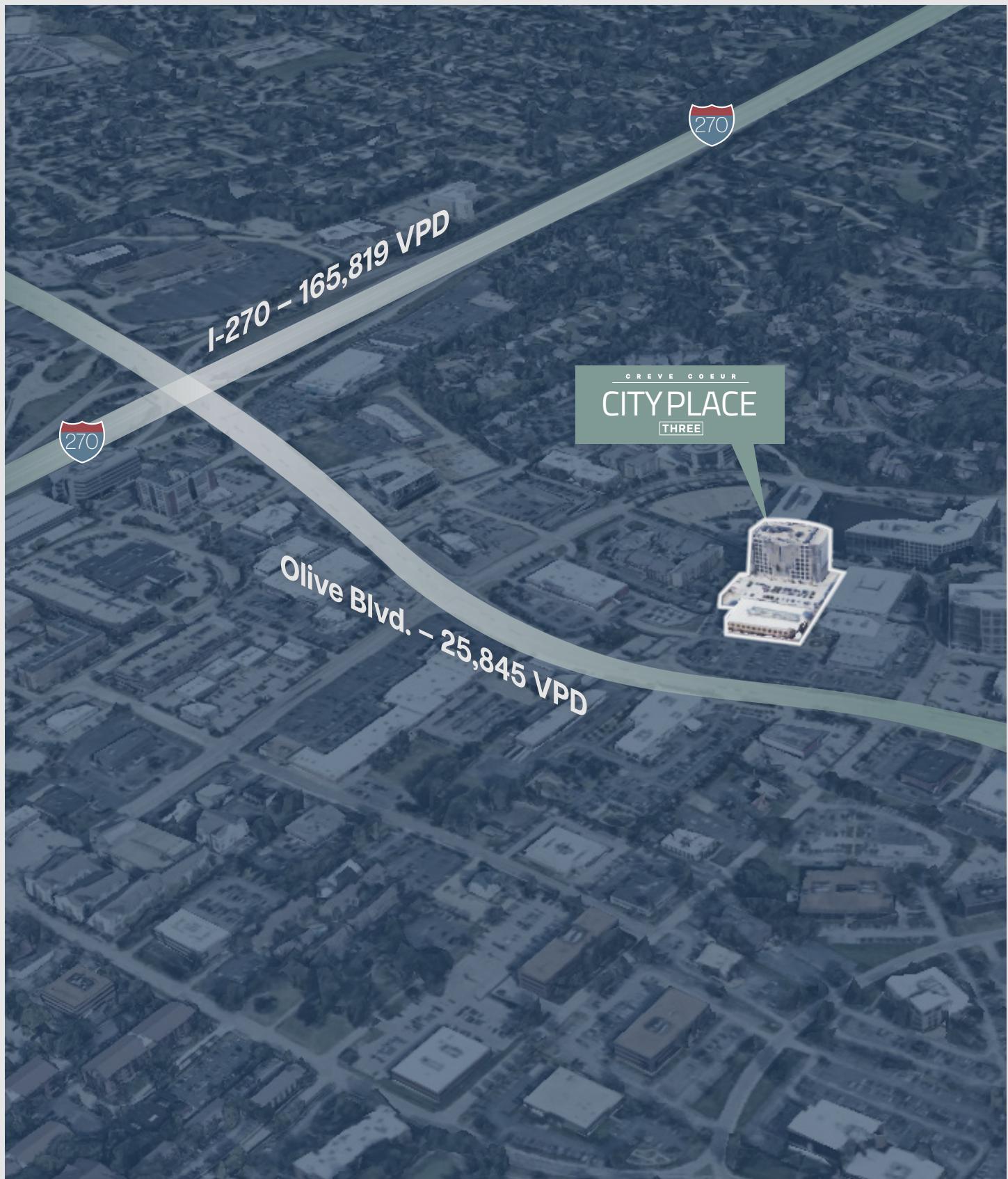
47
Restaurants

32
Retail

A Central Hub for St. Louis Business

Located in the heart of Creve Coeur's thriving business corridor, 3 Cityplace Drive offers exceptional access to major highways and sits within one of St. Louis' most sought-after corporate submarkets. This highly visible address places tenants at the center of one of the region's most established and economically active office hubs—ideal for companies looking to elevate their market presence and align with leading businesses in a premier commercial setting.







C R E V E C O E U R

CITY PLACE

THREE

For More Information, Please Contact:

SCOTT DUNWOODY

Senior Director

+1 314 925 3158

scott.dunwoody@cushwake.com

MICHAEL BURNS

Senior Associate

+1 314 392 0258

michael.burns@cushwake.com