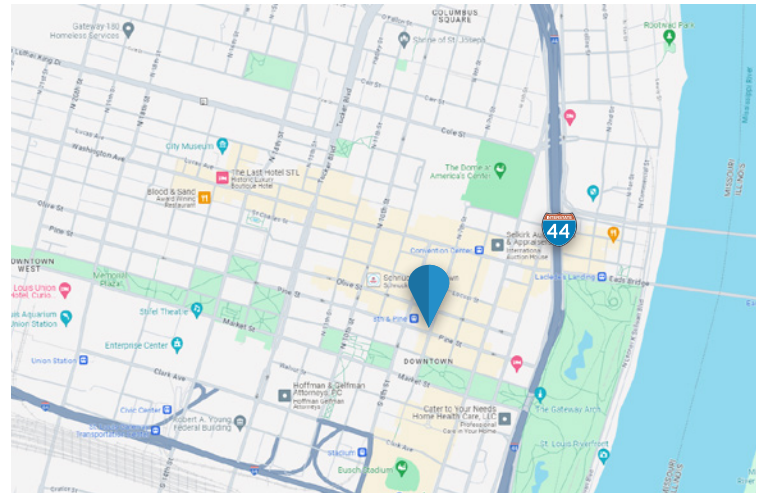


## FOR LEASE

Corner of 7th St and Olive  
St. Louis, MO 63101



- Two Retail Spaces Available
  - 700 Olive - 4,000 SF
  - 710 Olive - 2,400 SF
- Wide Open Space
- On the New Bike Path and Street Scape on 7th
- Across from St. Louis Hotel
- Adjacent to Public Parking
- Low Affordable NNN @ \$1.70 SF



**Call Broker For Pricing**

**Ken Wedberg**

Office: 314-446-7540

Cell: 314-374-6670

wedberg@realtyexchangeweb.com

**Sam Vandergriff**

Office: 314-647-0130 ext. 4055

Cell: 314-307-9336

vandergriff@realtyexchangeweb.com

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser(s) investigate fully.

## 700 Olive

### Property Highlights

- **Size:** ±4,000 square feet of flexible retail or commercial space
- **Location:** Premier corner unit at **Olive Street & 7th Street** in the heart of **Downtown St. Louis**
- **Visibility:** High foot and vehicle traffic with strong street visibility and large storefront windows
- **Previous Use:** Fully built-out **former FedEx retail and shipping center** – ideal for service-based businesses, retail, office, or logistics use
- **Accessibility:** Ground-level access with wide entry and ADA-compliant features
- **Infrastructure:** Equipped with existing retail fixtures, lighting, HVAC, restrooms, and back-of-house storage
- **Nearby Attractions:** Walking distance to **Busch Stadium, America's Center Convention Complex, Citygarden,** hotels, restaurants, and public transit
- **Zoning:** Flexible commercial zoning ideal for a variety of tenant types
- **Signage Opportunity:** Corner location allows for prominent building and window signage

**Perfect for:** Retailers, office users, service providers, logistics centers, showrooms, healthcare/clinic uses, or QSR concepts.



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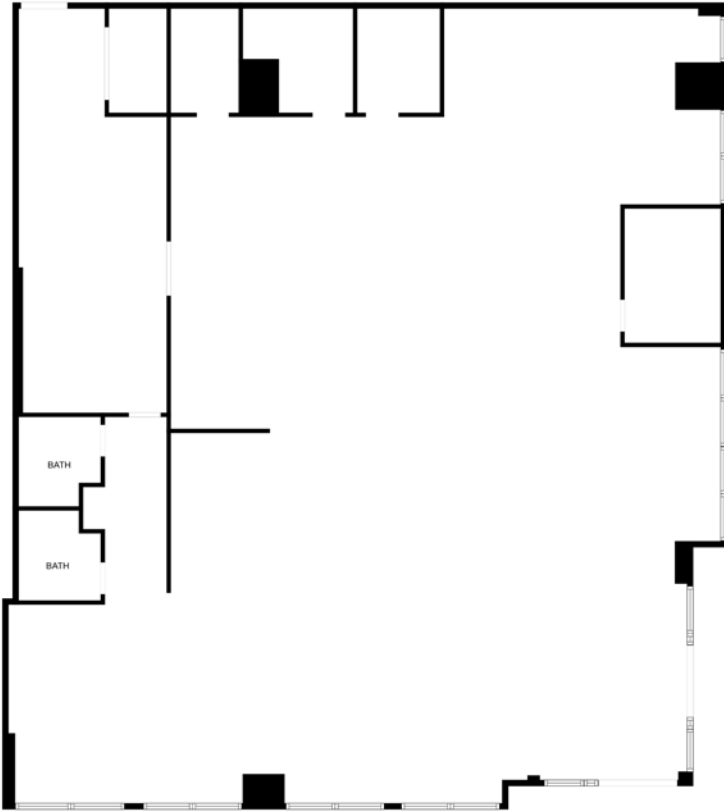
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## 700 Olive Street 4,000 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## 710 Olive

### Property Highlights

- **Size:** ±2,400 square feet of prime commercial space
- **Location:** Strategically positioned unit at **Olive Street & 7th Street** – a high-profile corner in **Downtown St. Louis**
- **Previous Use:** Former **Bank of America branch** with existing vault, office partitions, teller windows, and security infrastructure
- **Visibility:** Prominent street exposure with large corner frontage and high foot traffic
- **Interior Layout:** Combination of open floor space, private offices, and secure areas – easily reconfigurable
- **Infrastructure:** Built-in safe, private restrooms, kitchenette, and upgraded HVAC
- **Accessibility:** Ground-floor access with ADA compliance and nearby public parking
- **Zoning:** Flexible commercial zoning supports retail, financial, medical, and professional office uses
- **Surrounding Tenants:** Steps from Busch Stadium, major hotels, corporate offices, dining, and entertainment
- **Transit Access:** Close proximity to public transit routes, parking garages, and I-64/I-70/I-44 access



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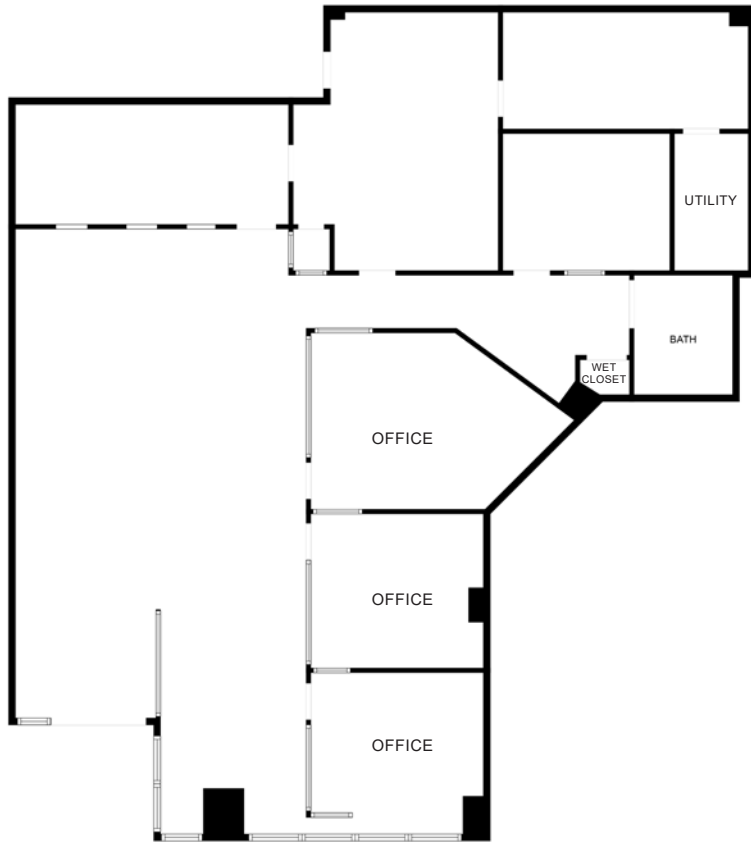
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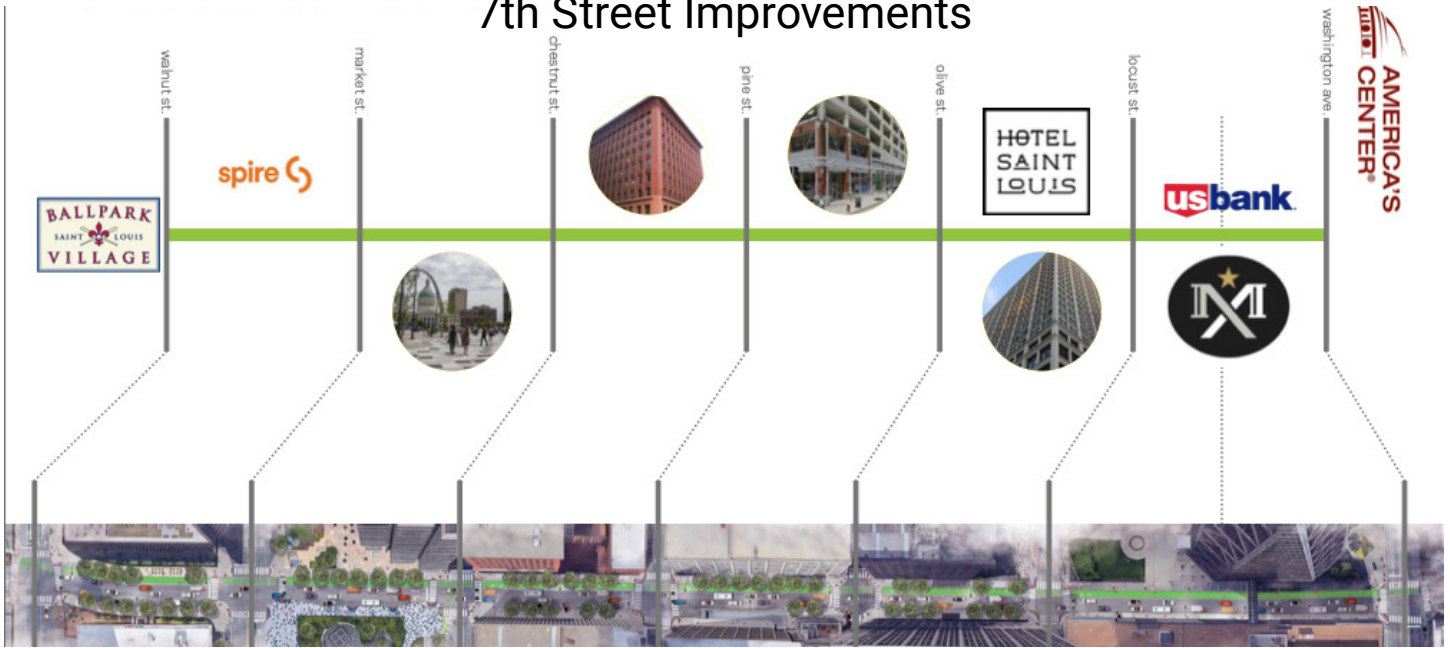
710 Olive Street  
2,400 SF



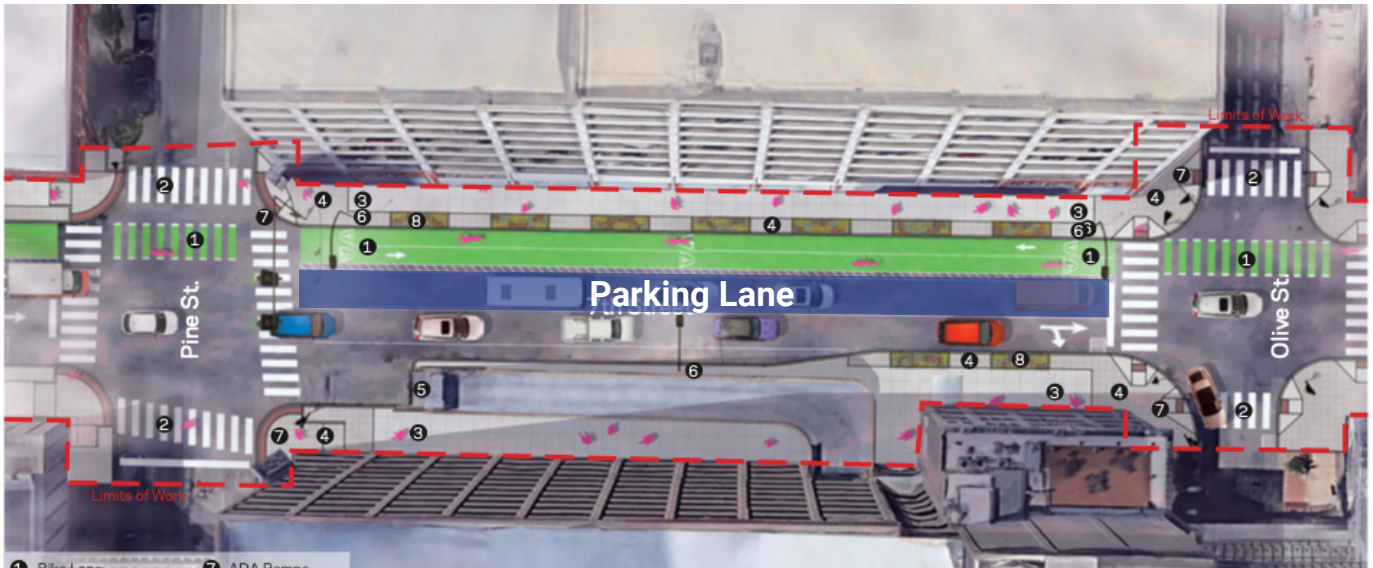
FLOOR PLAN CREATED BY SUBLEASE AND MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



## 7th Street Improvements



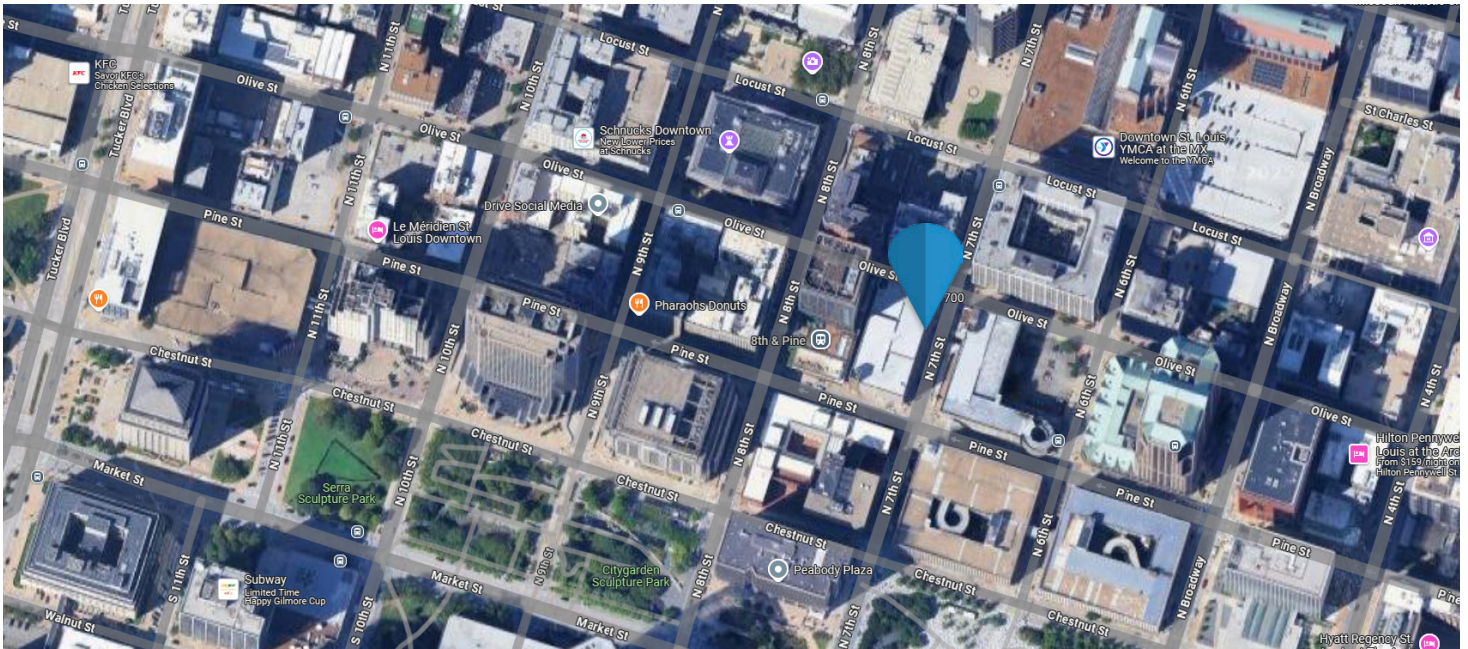
## 7th St Tying Together Ballpark Village & America's Center



## New Frontage with Bike Path



## Location



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