



10,665 SF OFFICE/EVENT VENUE FOR SALE

4356

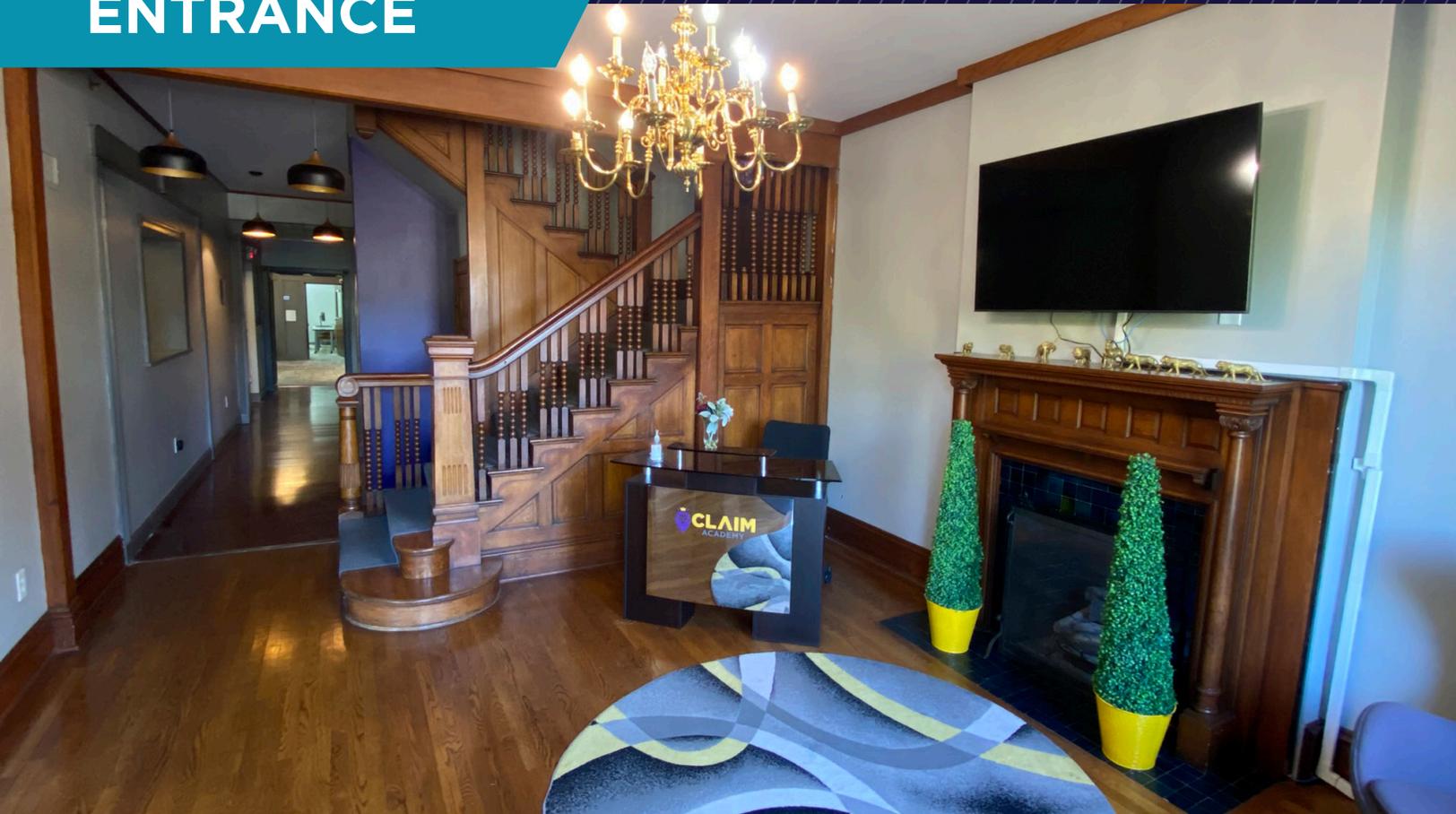
LINDELL BOULEVARD
ST. LOUIS, MO 63108

Unique Opportunity to Own in The Central West End



LOUNGE/CAFE

ENTRANCE





LOUNGE

CLASSROOM



PROPERTY HIGHLIGHTS

- **Overview:** Updated Office/Event Venue For Sale
- **Property Description:** 3 Level Building. Elevator Served.
- **Built:** 1889 with major renovations in 2005 and 2019.
- **Systems:** New roof and HVAC systems in 2019.
- **Parking:** 24 off-street parking spaces.
- **Zoning:** City of St. Louis zone “E”, Multiple-Family Dwelling District. Property located within Form-Based Zoning District of the Central West End – a zoning overlay that supersedes the original zoning code and allows for broader uses. The Property is located within the “Boulevard Type 1” (“B1”) Building Envelope Standard, which allows for a wide variety of residential, institutional, office, and retail uses.
- **Current Condition:** Built out as a coding school with multiple classrooms and meeting spaces with multi-level elevator, outdoor patio space and conference rooms.
- **Nearby Attractions Include:** The Chase Park Plaza, Forest Park, Cortex Innovation District, Saint Louis University, Barnes-Jewish Hospital (BJC), St. Louis Children’s Hospital, Washington University Medical School, St. Louis School of Pharmacy, Goldfarb School of Nursing and more.

ASKING PRICE: ~~\$3,000,000~~ \$2,200,000 (\$206.28/SF)

AREA TRAFFIC	
Lindell Blvd.	10,030
Kighshighway Blvd.	22,576
Vandeventer Ave.	14,520
Forest Park Ave.	18,505
I-64/Hwy. 40	133,719

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	23,039	133,992	599,457
Avg. HH Income	106,789	96,203	99,999
Median Age	31	34.6	37.7
Businesses	1,609	6,755	25,207
Employees	13,074	75,538	326,720



The Chase Park Plaza
SAINT LOUIS

CAM
CONTEMPORARY ART MUSEUM
ST. LOUIS

STL SYMPHONY
LIVE AT POWELL HALL

THE SHELDON
CONCERT HALL & ART GALLERIES

The Fabulous Fox
Saint Louis

**CENTRAL
WEST END**

Washington University in St. Louis

cic Cambridge Innovation Center

AON

iff

Microsoft

AB MAURI
Passionate About Baking™

Square

accenture

BOEING

CROWDSTRIKE

Children's
HOSPITAL • ST. LOUIS
BHC HealthCare

**SAINT LOUIS
UNIVERSITY**

**GRAND
CENTER**

BARNES JEWISH
Hospital
BHC HealthCare

CORTEX
innovation community

**CITY
FOUNDRY**
PUBLIC STL MARKET



Washington University in St. Louis
SCHOOL OF MEDICINE

**ARMORY
DISTRICT**

MIDTOWN

**FOREST PARK
SOUTHEAST**

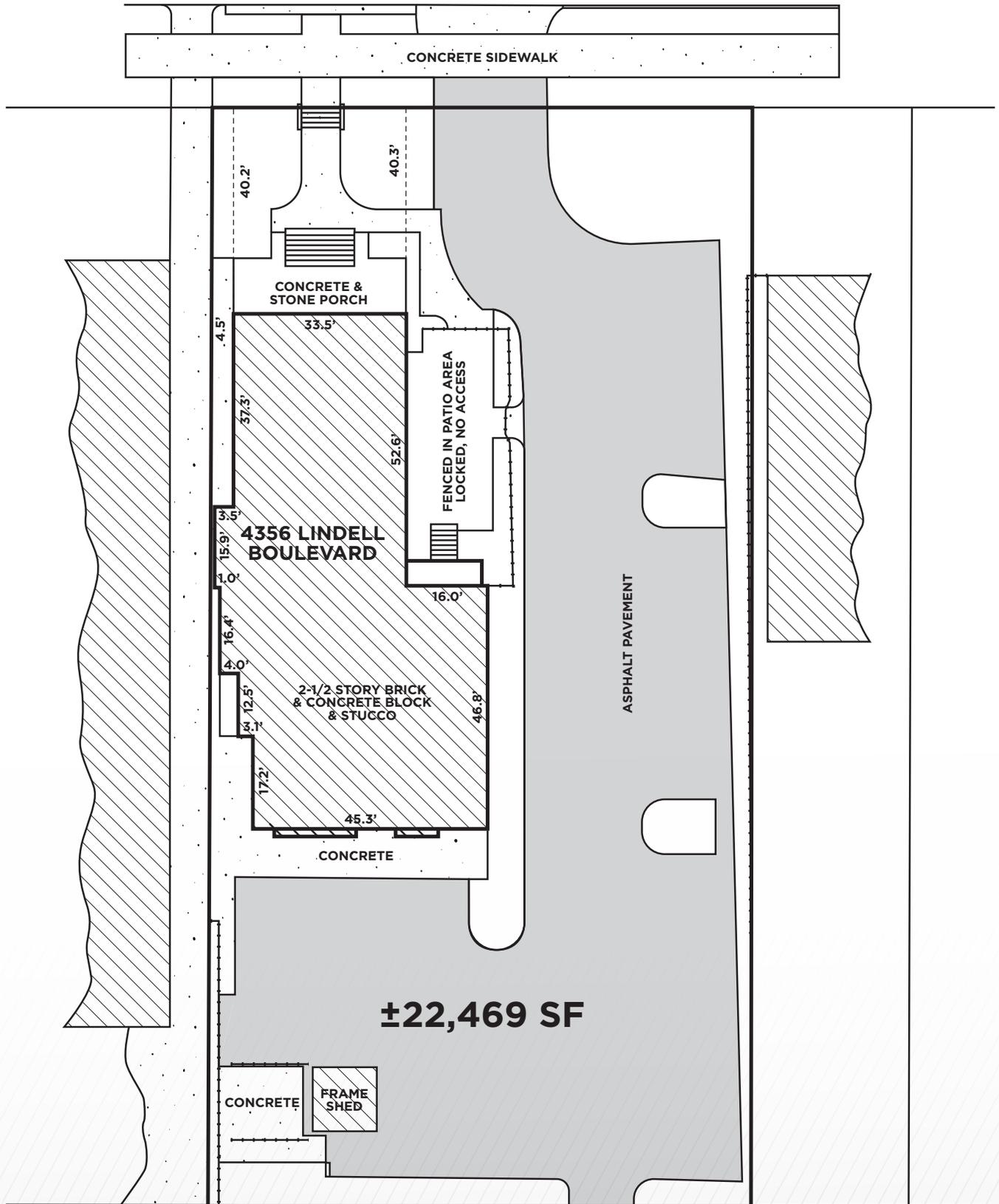
SSMHealth.

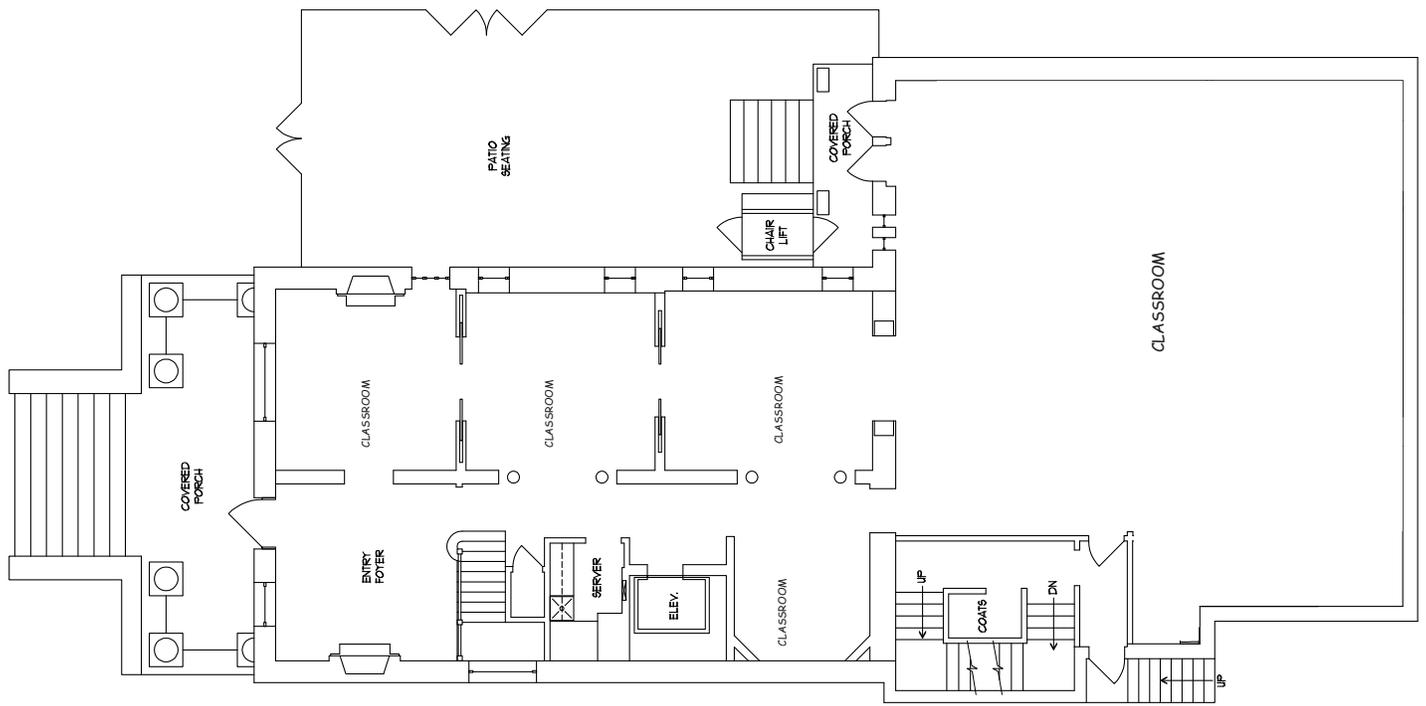
SAINT LOUIS UNIVERSITY
SCHOOL OF MEDICINE



AREA OVERVIEW

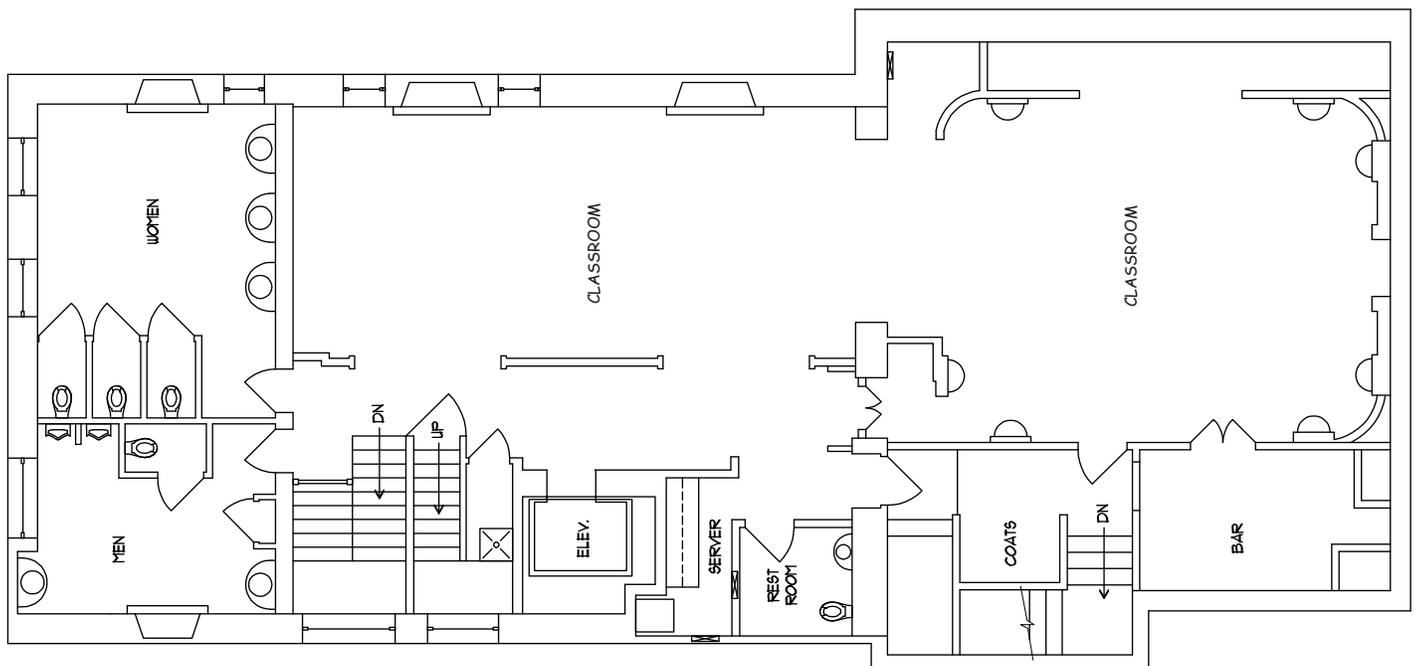
PROPERTY SURVEY

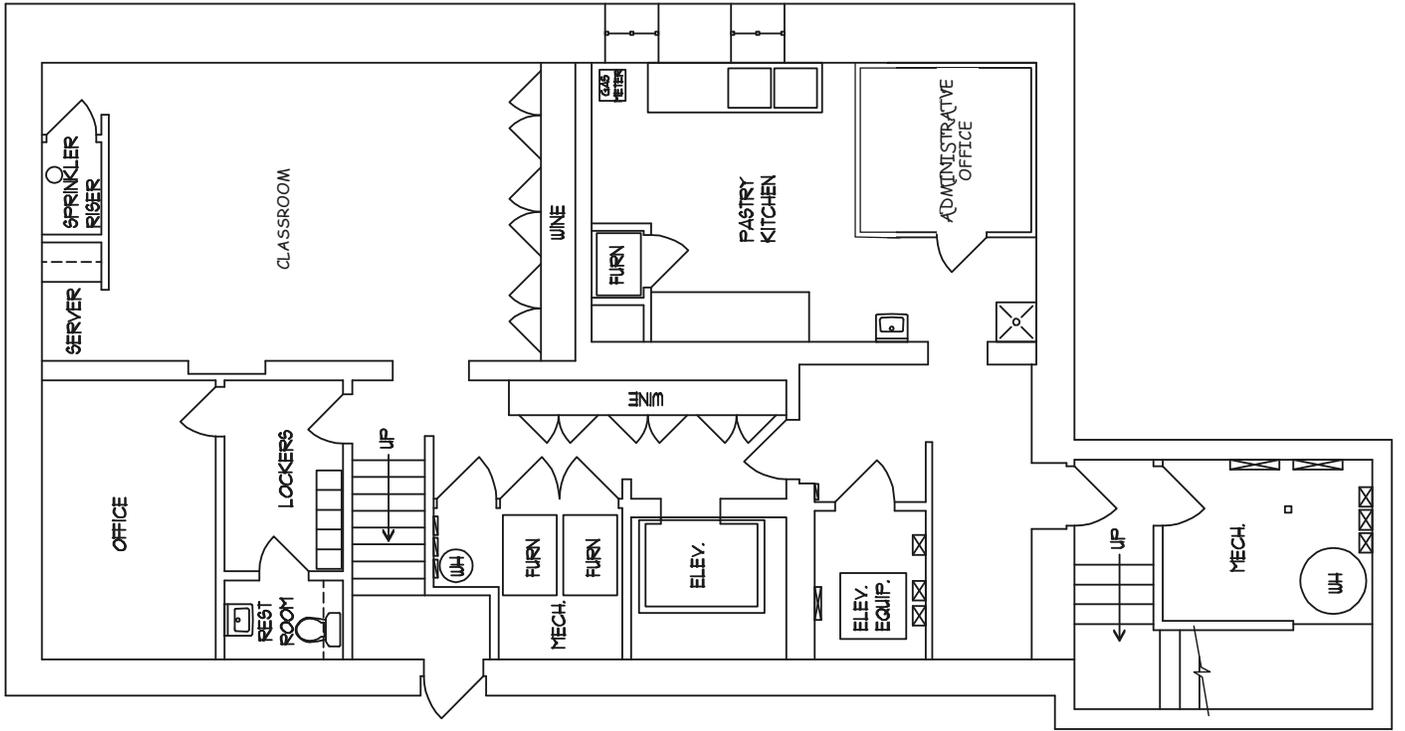




1ST FLOOR

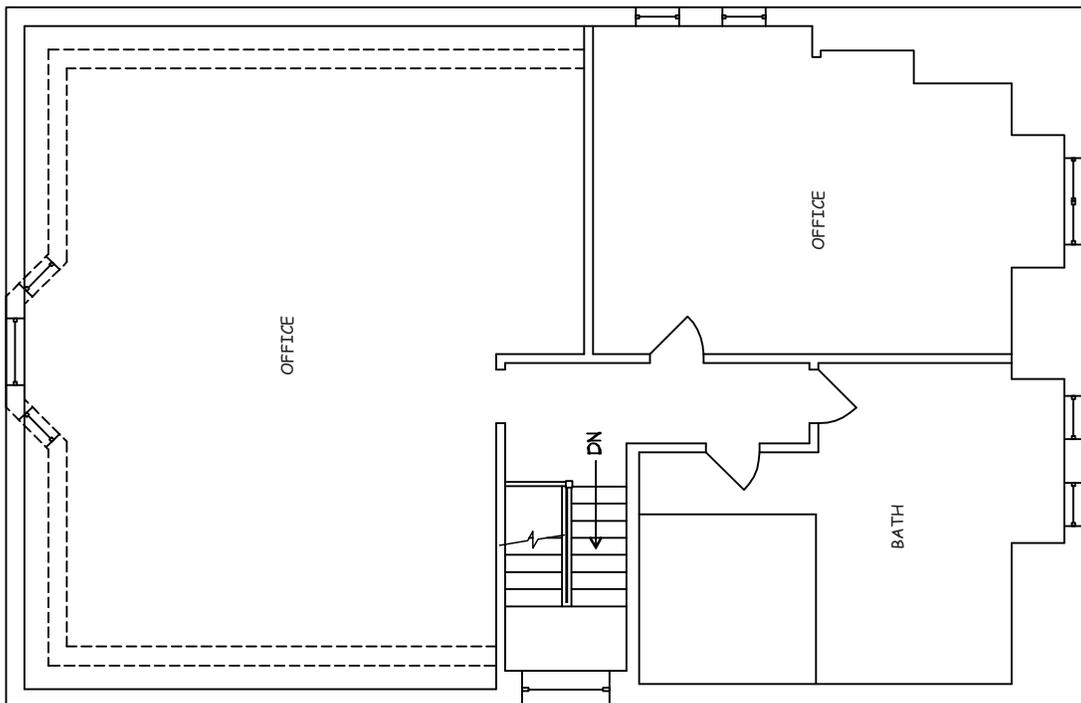
2ND FLOOR





BASEMENT

3RD FLOOR





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