

# Office For Lease

Hoffman Building



HOFFMAN  
BUILDING

Ryan Koppa

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702 N 2nd St  
St. Louis, MO 63102  
5,309 RSF | \$17/SF | T.I. Available

SCAN HERE!



# Office For Lease

## Property Information



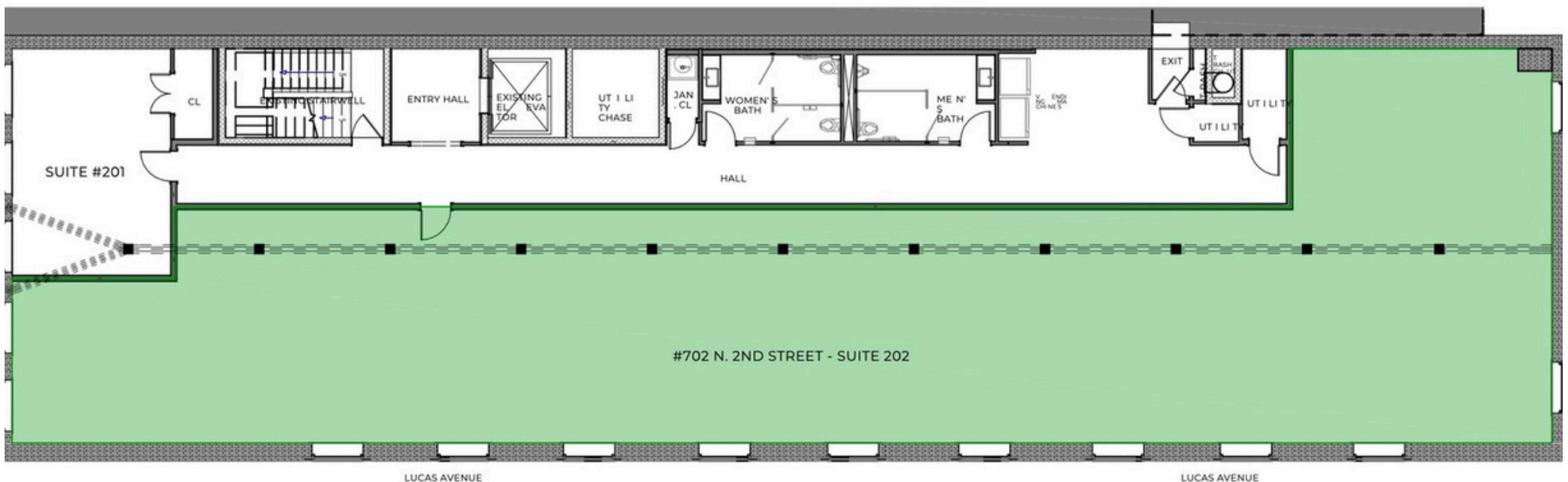
Featuring one of the most elaborate brick facades in St. Louis, The Hoffman Brother's building originally served as a produce market. Actress Betty Grable—the #1 pin-up girl of the 1940s and Hugh Hefner's inspiration for Playboy magazine—developed her “million-dollar legs” working summers here at her grandparents' produce market. In the mid-1930s it was taken over by the Ferman Tent Company. In late 2019 Advantes Group found the building, located at the corner of Lucas Ave and 2nd street, to still have some legs left in her and has since pinned 21 luxury apartments and 15,000sf of retail and office space under its roof

## Highlights

- Historic Renovation completed in 2023
- Home to 21 Luxury Apartments (More Info)
- 5,309 RSF (Divisible), Asking \$17/SF
- Secured access building
- High ceilings
- Exposed Brickwork
- Common area vending
- Second Floor Elevator Access
- T.I. Available
- GSL Retail Incentives ([More Info](#)).



First Floor



## Incentives

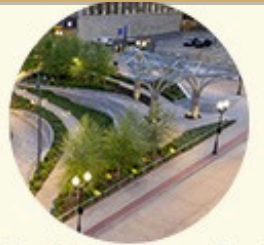
### The NEW Laclede's Landing

- 129 New Luxury Apartments Between MLK Bridge and Eads Bridge ([More Info](#))
- Katherine Ward Burg Garden
- Laclede's Landing Dog Park
- Mississippi River Greenway
- Neighborhood Events:
  - Lunch on the Landing
  - Battlehawks Tailgates
  - Arch Bark
  - Greater St. Louis Marathon
  - 4th of July on the Arch
  - Big Muddy Blues Festival
  - Blues at the Arch

### GSL Rental Incentives



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J. Katherine Ward Burg Garden



I. Horseshoe Casino, 5 Min Walk



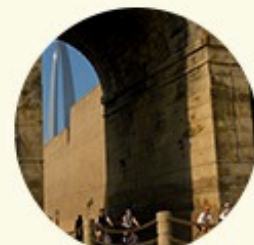
H. Gateway Arch Park, 5 Min Walk



A. Hoffman Building



B. Kimchi Guys



C. Mississippi Greenway



D. Dog Park, 3 Min Walk



E. The Dome, 7 Min Drive



F. The Cobblestone STL



G. Bush Stadium, 15 Min Walk



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