

ST. LOUIS PLACE AT



ST. LOUIS, MO

[200NBROADWAY.COM](http://200NBROADWAY.COM)



# Bold by Design

Built in 1983, 200 N Broadway stands out for its striking red brick exterior, set-back design, and unique single-column edifice. Inside, recent upgrades have been completed to offer open floorplans, a modern 6,000 SF amenity space, and located at the epicenter of everything Downtown.

Class A Building

Suite Flexibility  
1,000+ SF – 122,000 SF

6,000 SF  
Amenity Floor

Brand New Elevator  
Systems and Cabs

Pickles Deli and  
Gateway Newsstand

Covered Parking  
0.83/1,000 SF

## Availability.

- 26,648 SF
- 26,648 SF
- 26,648 SF
- 7,800 SF
- 20,601 SF
- 13,000 SF
- 22,000 SF
- 6,428 SF
- 25,515 SF
- 6,120 SF
- 5,334 SF



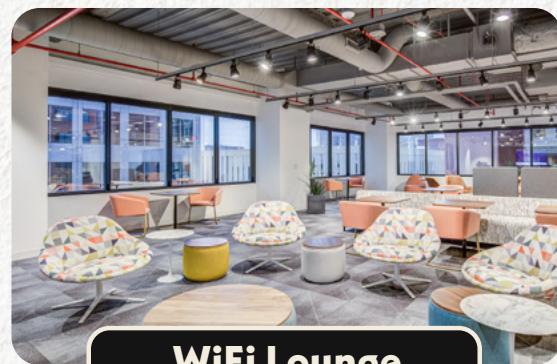




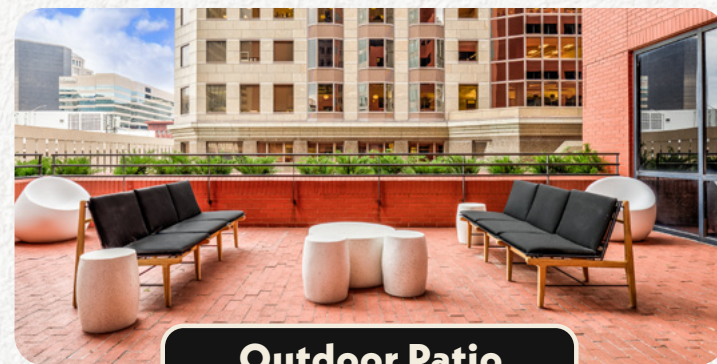
**BEST TENANT AMENITY PACKAGE IN THE SUBMARKET.**

# Leading Edge Amenities

Step into the 6th floor amenity space at 200 N Broadway, where vibrant collaborative workspaces foster creative brainstorming and cozy lounge areas invite relaxation. Whether you're hosting meetings in the modern conference rooms, challenging your colleagues to a game of foosball, or unwinding on the outdoor patio, this space redefines the perfect blend of work and relaxation.



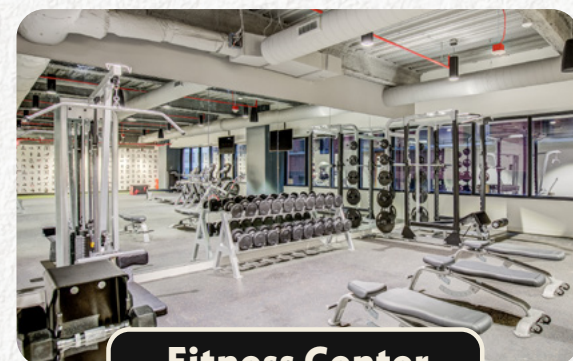
**WiFi Lounge**



**Outdoor Patio**



**Tenant Bar Area**



**Fitness Center**



# The Downtown Advantage

Downtown St. Louis is a vibrant tapestry of experiences, from eclectic dining spots and live music to cultural destinations and parks providing everything you need to power through your workday.

**73**  
Lunch  
Restaurants

**79**  
Dinner  
Restaurants

**11**  
Live Music  
Venues

**27**  
Hotels

**7,950**  
Hotel Rooms

**5**  
Museums

**1**  
Convention Center

**6**  
Concert Venues

**63102**

Located in the most visited zip  
code in the St Louis region

**94**  
Walk Score





# The Future of Downtown

**DOWNTOWN ST. LOUIS IS EXPERIENCING UNPRECEDENTED MOMENTUM, fostering an energetic, inclusive community of entrepreneurs, business leaders, makers, and dreamers. With an influx of new residents, green spaces, jobs, entertainment venues, and more, Downtown has quickly become a true regional destination.**

## EXCEPTIONAL LOCATION

Downtown St. Louis is the economic and cultural hub of the region, providing businesses with high visibility and easy access to clients and partners.

## PLACE FOR BUSINESS

Join Over 2,300 Businesses

## EMPLOYMENT HUB

69,000 Downtown Employees

## WHY DOWNTOWN ST. LOUIS

### RESIDENTS

11,000 and growing

### DEVELOPMENT UNDERWAY

\$3.2 Billion

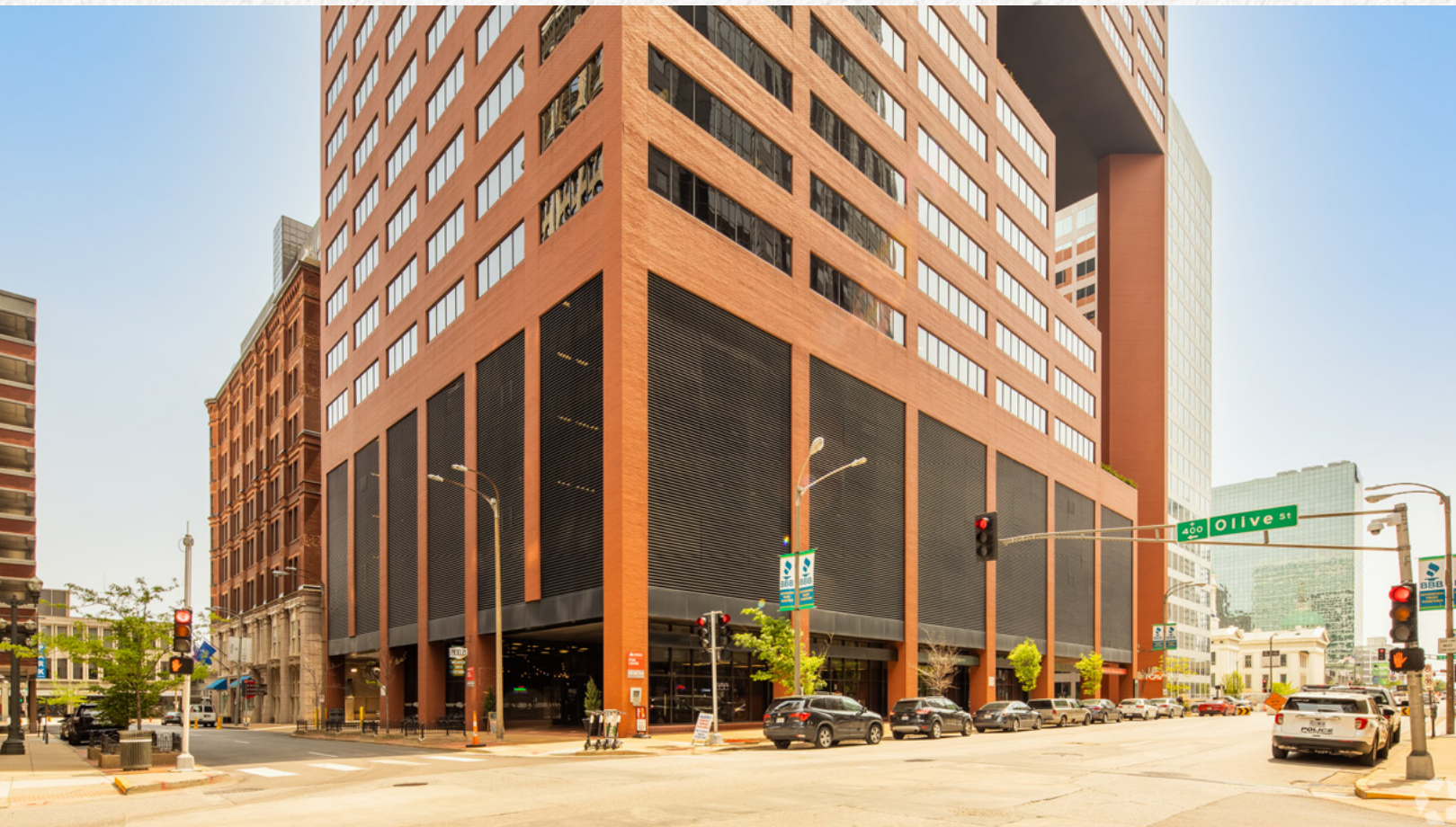


**A large part of why companies like ours are flocking to Downtown St. Louis can be found in the city's evolution into a tech hub. It's where innovation is happening and where talent wants to work. Downtown is where most venture backed companies call home and where most tech newcomers into St. Louis land. We have no plan of leaving Downtown to move West.**

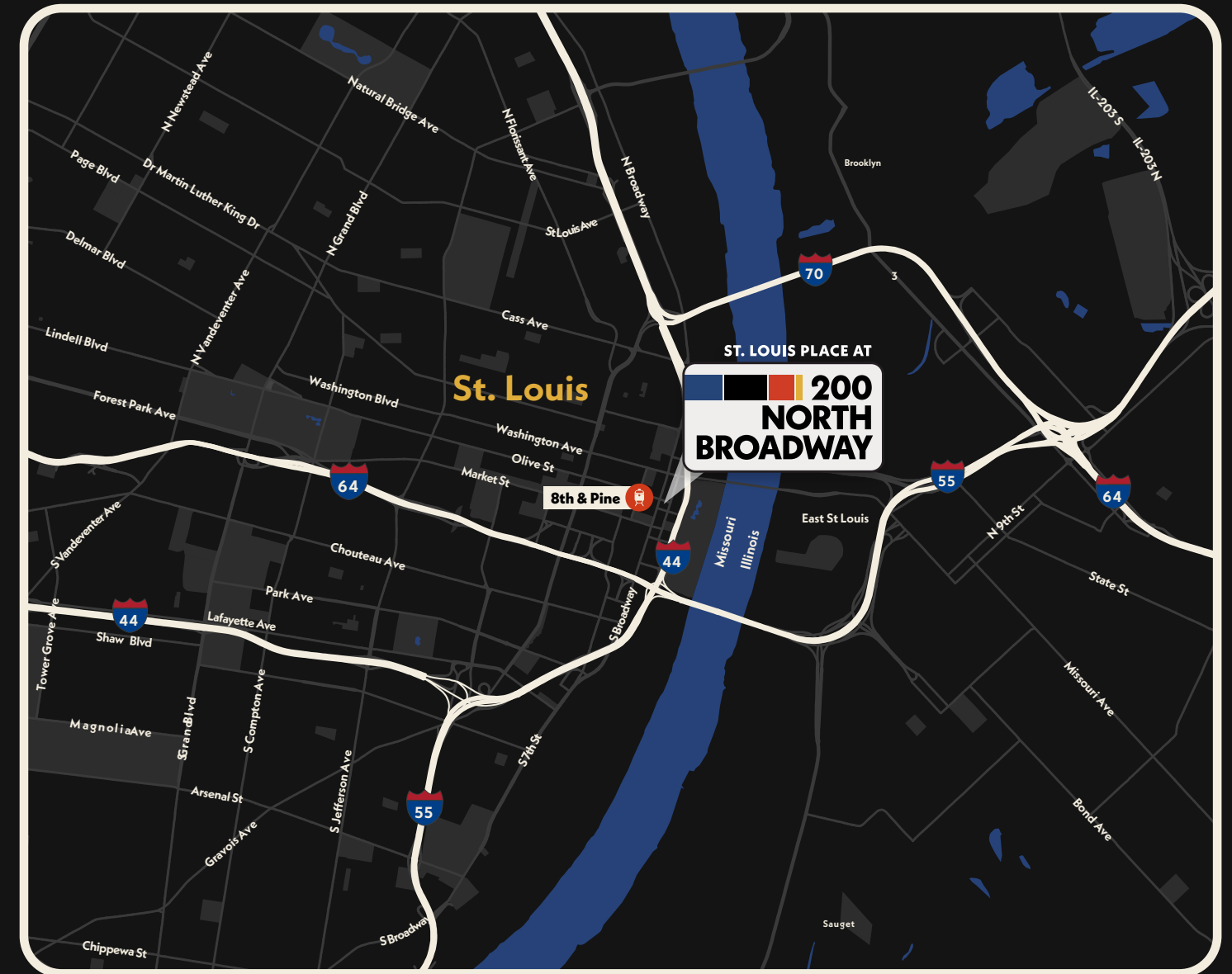
*- Michael Seaman, Chief Executive Officer of Swipesum*



# All Roads Lead Here



Commuting to 200 N Broadway is a breeze, thanks to its highly convenient location. Whether you prefer hopping on the MetroLink, cruising down I-64, I-44, or I-55, or biking into work, getting to the office has never been easier.



**16**  
Miles of Bike Lanes

**6**  
Metro Stations

**106**  
Bus Stops

**4**  
Minute Walk to 8th  
& Pine Metro Station

**17**  
Minutes to St. Louis Lambert  
International Airport



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**ST. LOUIS, MO**

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