

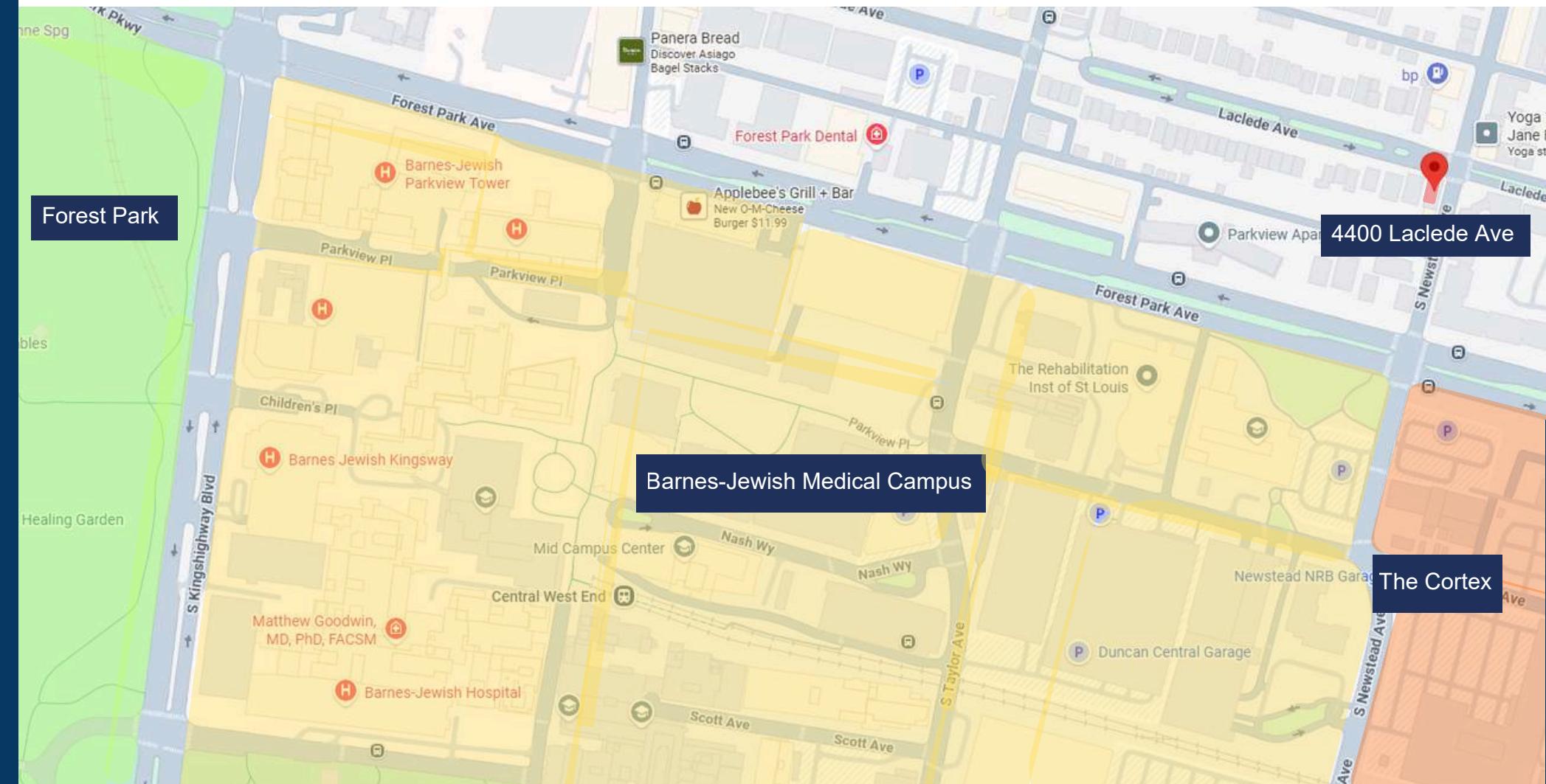


Laclede & S. Newstead Assemblage

Iconic Central West End Corner | Mixed-Use &
Redevelopment Opportunity

- Located in an Enterprise Zone





Investment Overview:

A rare opportunity to purchase two properties located at the corner of Laclede Avenue and S. Newstead Avenue in the heart of the Central West End. This offering combines a vacant mixed use space at 4400 Laclede with four finished floors. Another parcel of 3 commercial spaces on Newstead are available adjacent to the property, which provide flexibility for commercial or residential. There's 12,947 square footage spread over both buildings. **These properties can be purchased together or separate.**

Location Highlights:

- Prime corner location in the Central West End
- Walking distance to Euclid dining corridor
- Near WashU / BJC Medical Complex
- Close to Cortex Innovation Community
- Strong residential and commercial demand corridor



Property Breakdown

Front Building: 4400 Laclede Avenue

Property Overview

- Historically significant building constructed in 1905 with timeless architectural detail.
- Distinctive turret and prominent corner presence at Laclede & Newstead.
- Four fully finished floors, offering exceptional flexibility.
- Ideal live-work opportunity for an owner-occupant, professional office user, or investor
 - Walkable location:
 - Euclid Avenue restaurants
 - WashU / BJC Medical Complex
 - Cortex Innovation Community
 - Strong demand for office and research space at competitive rental rates near The Cortex and Barnes Jewish Medical Campus
 - Flexible use potential:
 - Lease independently
 - Lease in conjunction with the lower floors
 - Convert to apartments or condominiums
 - Renovations & Incentives
 - Eligible for Federal and Missouri Historic Tax Credits



Property Breakdown

Front Building: 4400 Laclede Avenue

- Previously gut renovated, including:
 - Removal of plaster and lath
 - Installation of drywall
 - Updated plumbing and electrical systems

Ground Level & Lower Level

- Occupied by a residential real estate office for **over 25 years**
- Long-term rent history of approximately **\$3,400 per month**
- Tenant recently vacated, allowing for **immediate occupancy or redevelopment**
- **Ground and Lower Level Breakdown:**
 - **Ground Level 2,205 SF**
 - **Lower Level 1,059 SF** finished space, including an office
 - **Lower Level 558 SF** of unfinished space suitable for storage or future build-out
 - **Lower Level Total 1,617 SF**



Property Breakdown

Front Building: 4400 Laclede Avenue

Second Floor – Office Suite

(4400 Laclede / 3 S. Newstead – 2nd Floor)

- Previously occupied by a law firm through late 2024
- Tenant relocated due to growth and need for additional space
- Suite features:
 - Six private rooms
 - Storage area
 - Two restrooms
 - Kitchenette
- Access to secluded outdoor Balcony

Third Floor – Residential Apartment

(4400 Laclede / 3 S. Newstead – 3rd Floor)

- Full-floor two-bedroom, two-bath residential apartment
- Occupied through August 2025 at \$2,400 per month
- Residence highlights:
 - Soaring ceilings and a dramatic staircase
 - Signature turret room
 - Abundant natural light



Property Breakdown

Front Building: 4400 Laclede Avenue

- Open, flowing living, dining, and kitchen areas
- In-unit laundry
- Secure building access
- Access to the balcony

Square Footage Summary

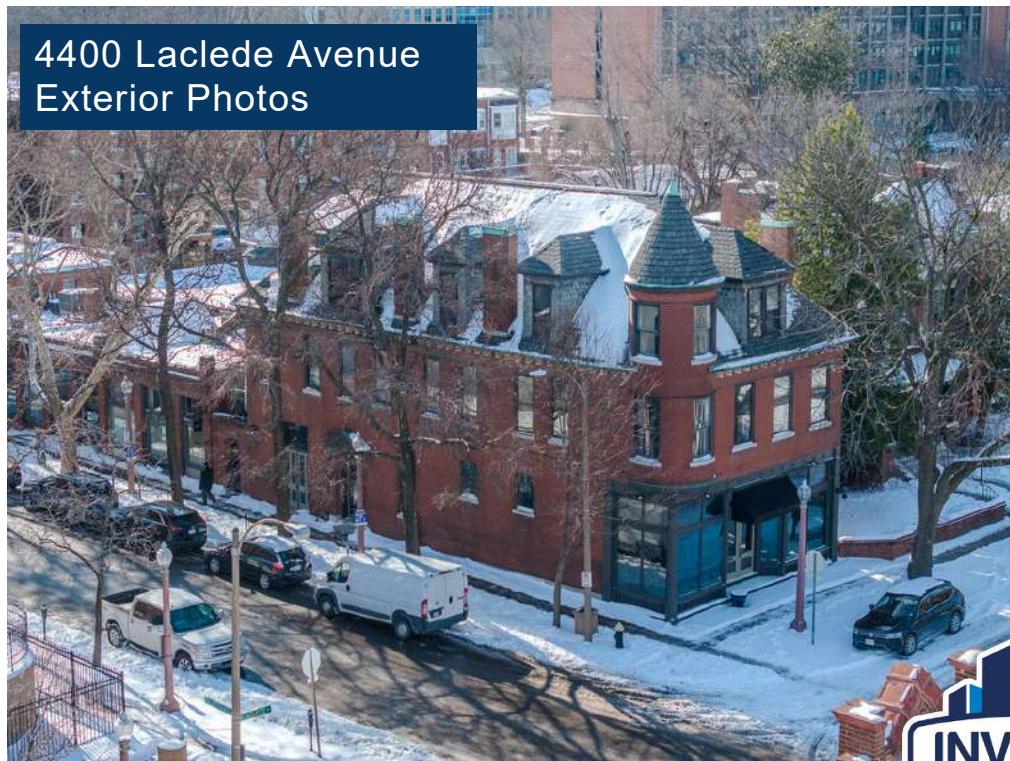
- Lower Level:
 - 1,059 SF finished
 - 558 SF unfinished
 - 1,617 SF total
- Ground Level: 2,205 SF
- Second Level: 2,099 SF
- Third Level: 1,363 SF
- Total Building Area: 7,520 SF

Virtual Tour

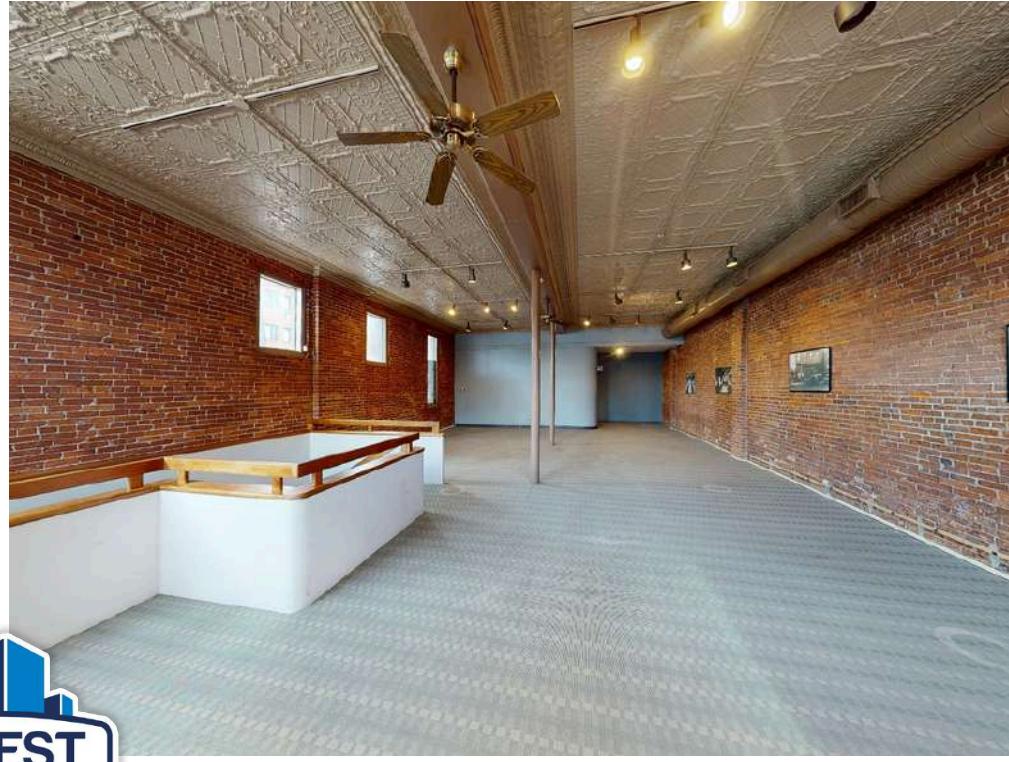
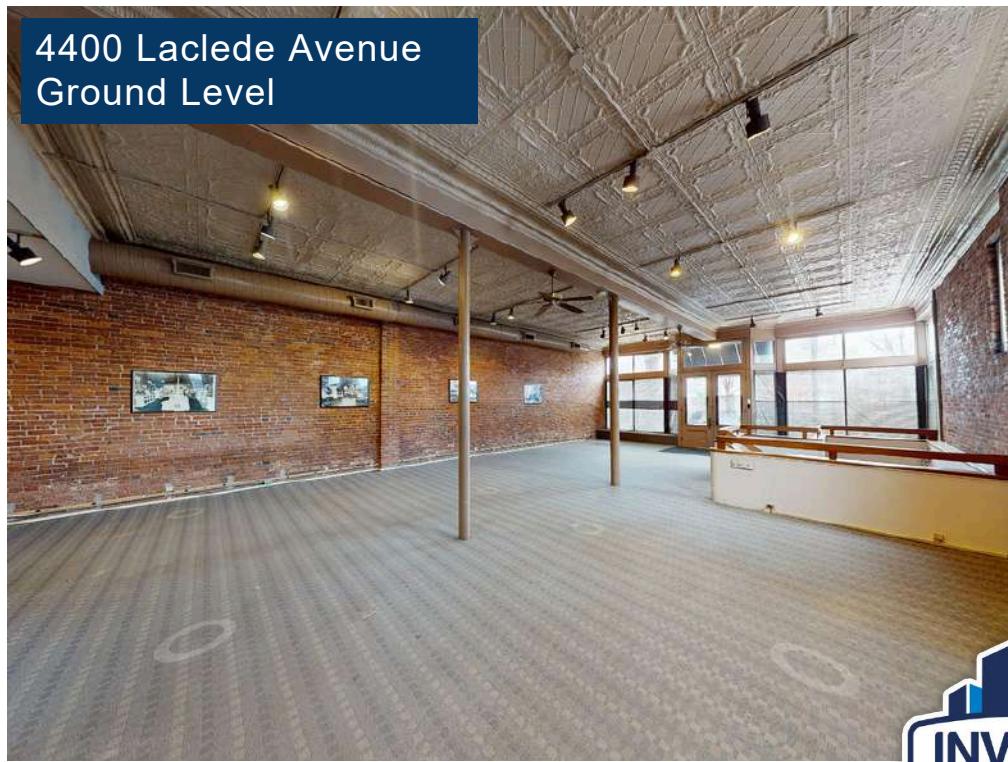
- Matterport Tour:
<https://my.matterport.com/show/?m=VSURpuyo6o5>



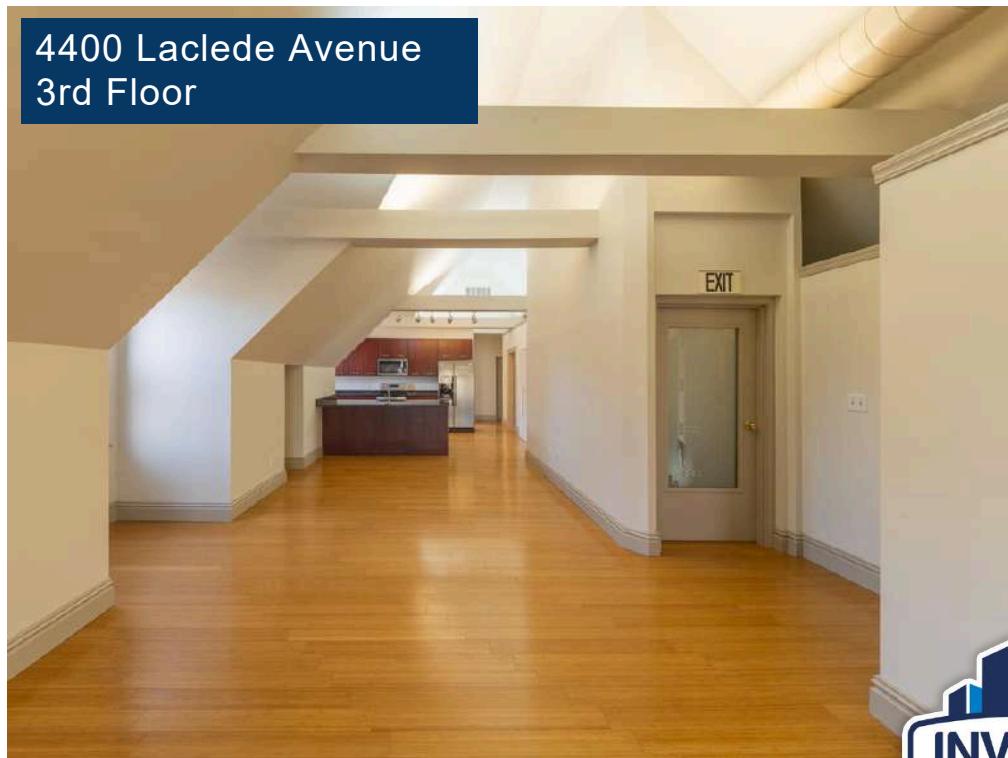
4400 Laclede Avenue
Exterior Photos



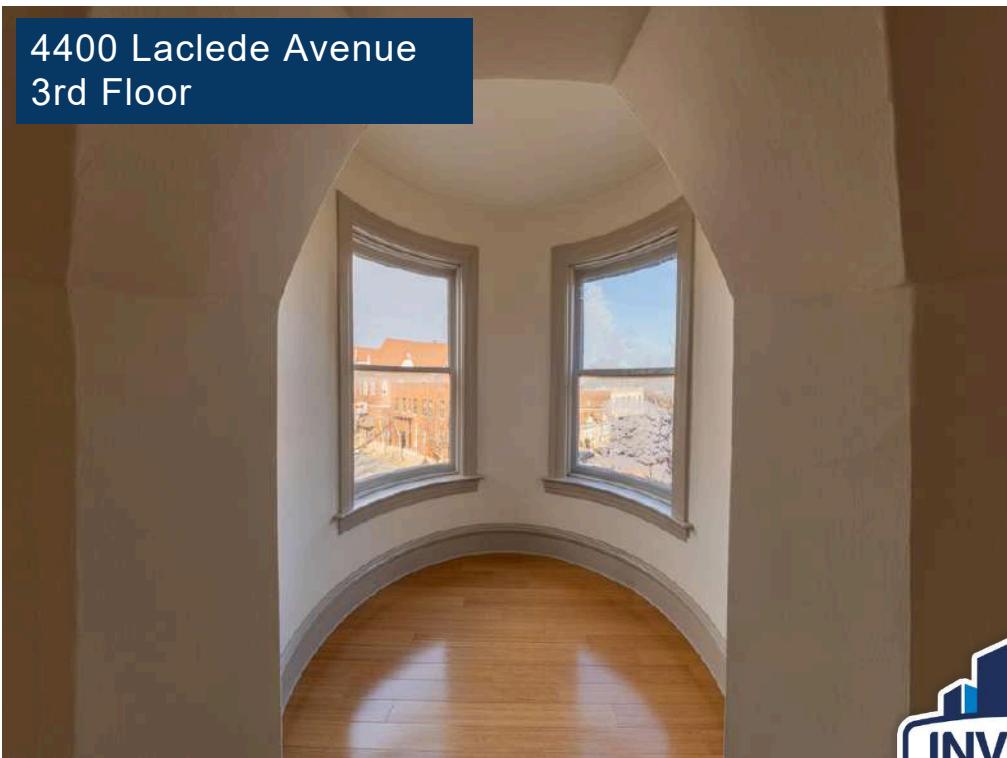
4400 Laclede Avenue
Ground Level



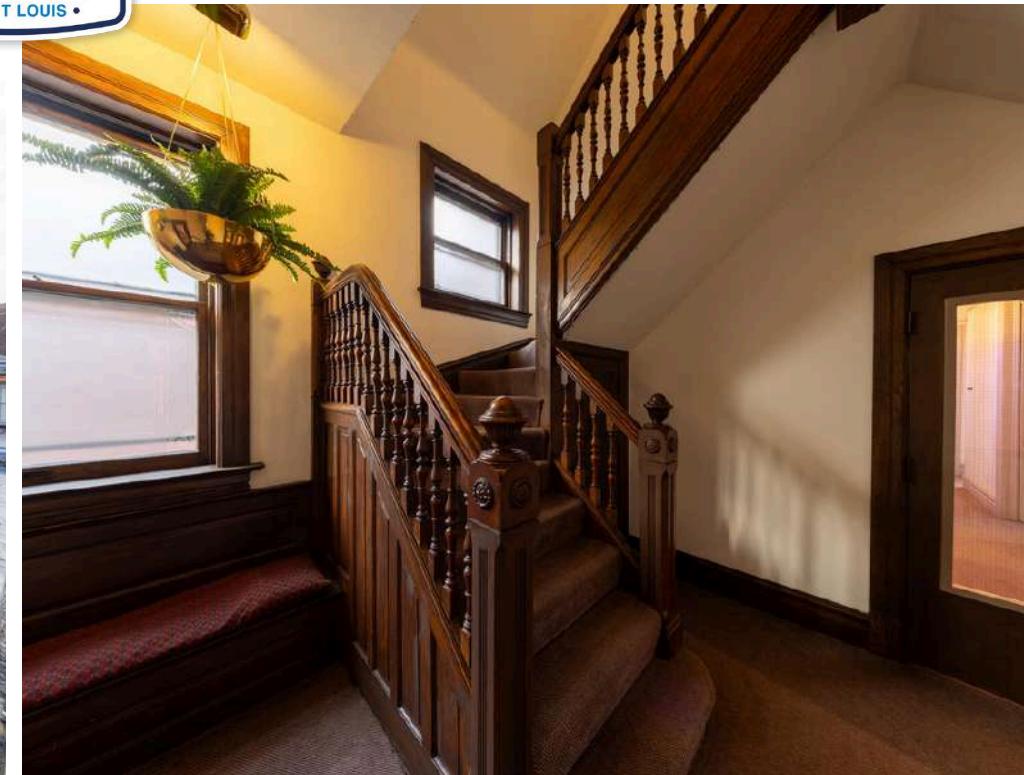
4400 Laclede Avenue
3rd Floor



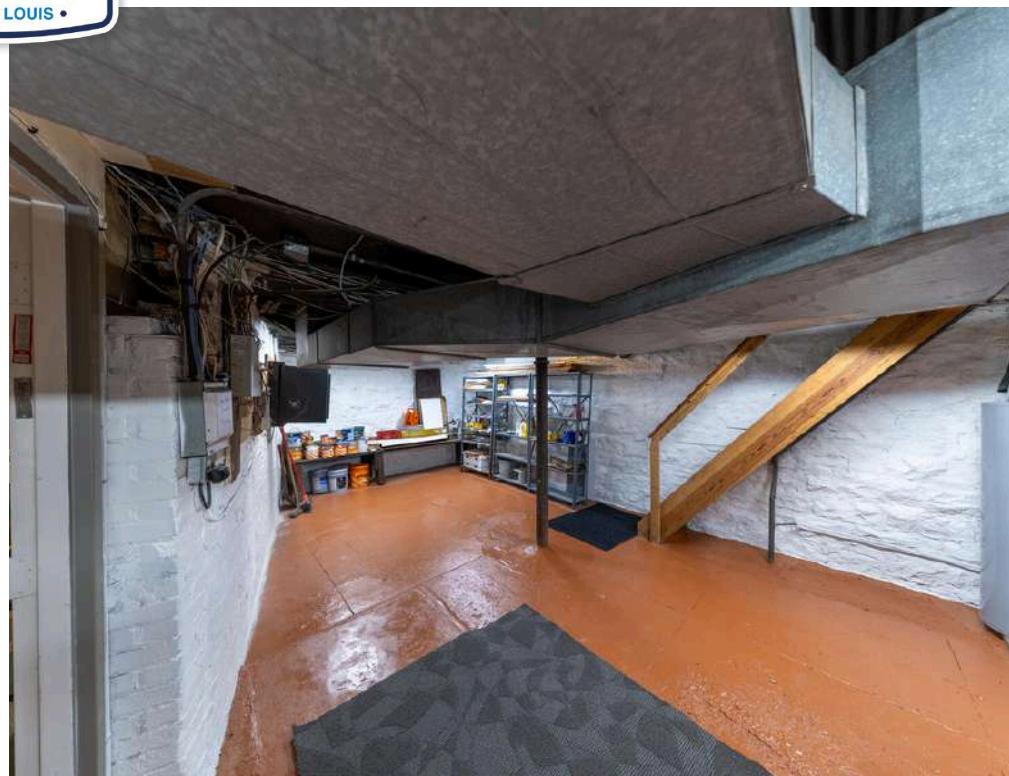
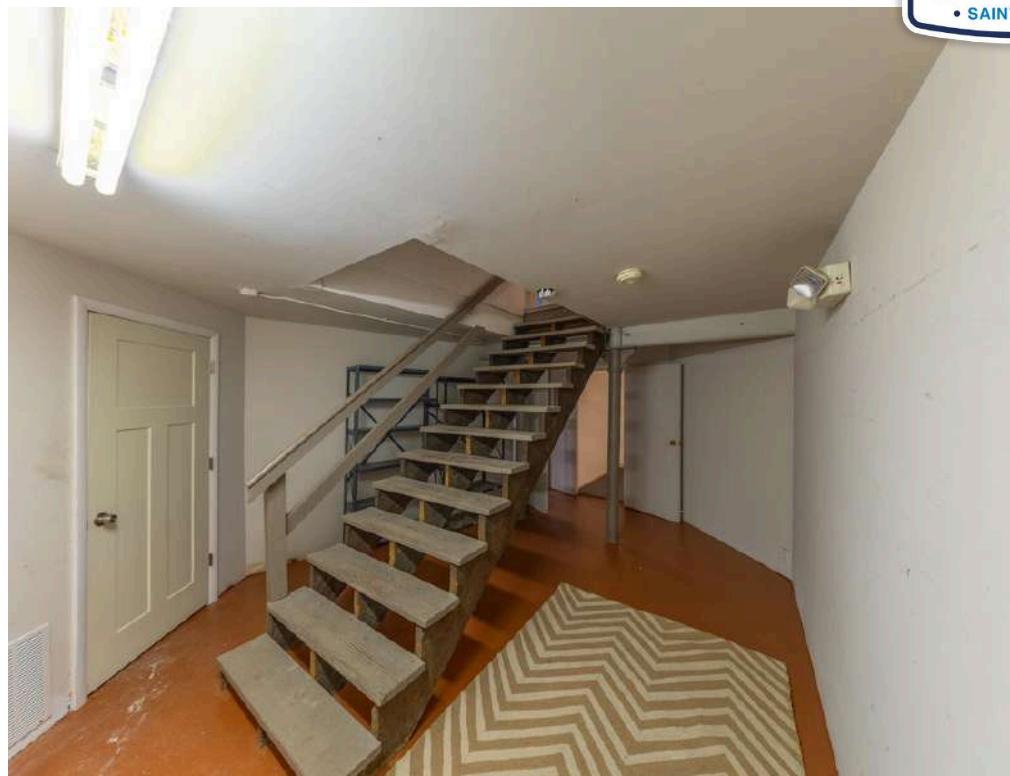
4400 Laclede Avenue
3rd Floor

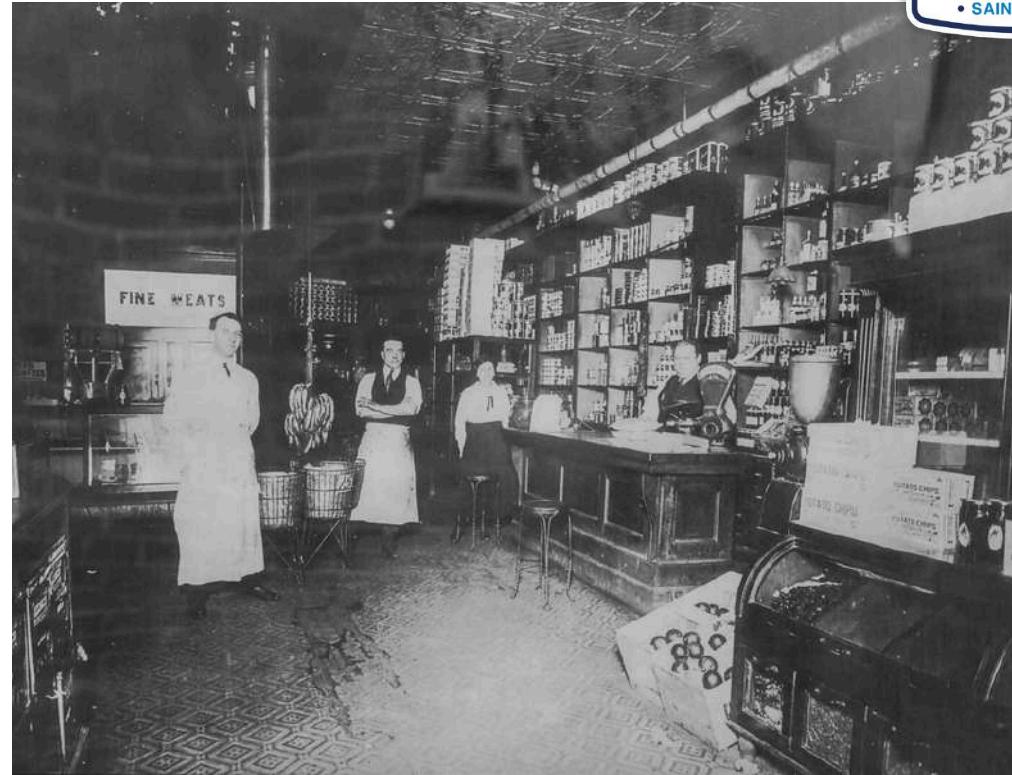


4400 Laclede Avenue
2nd Floor

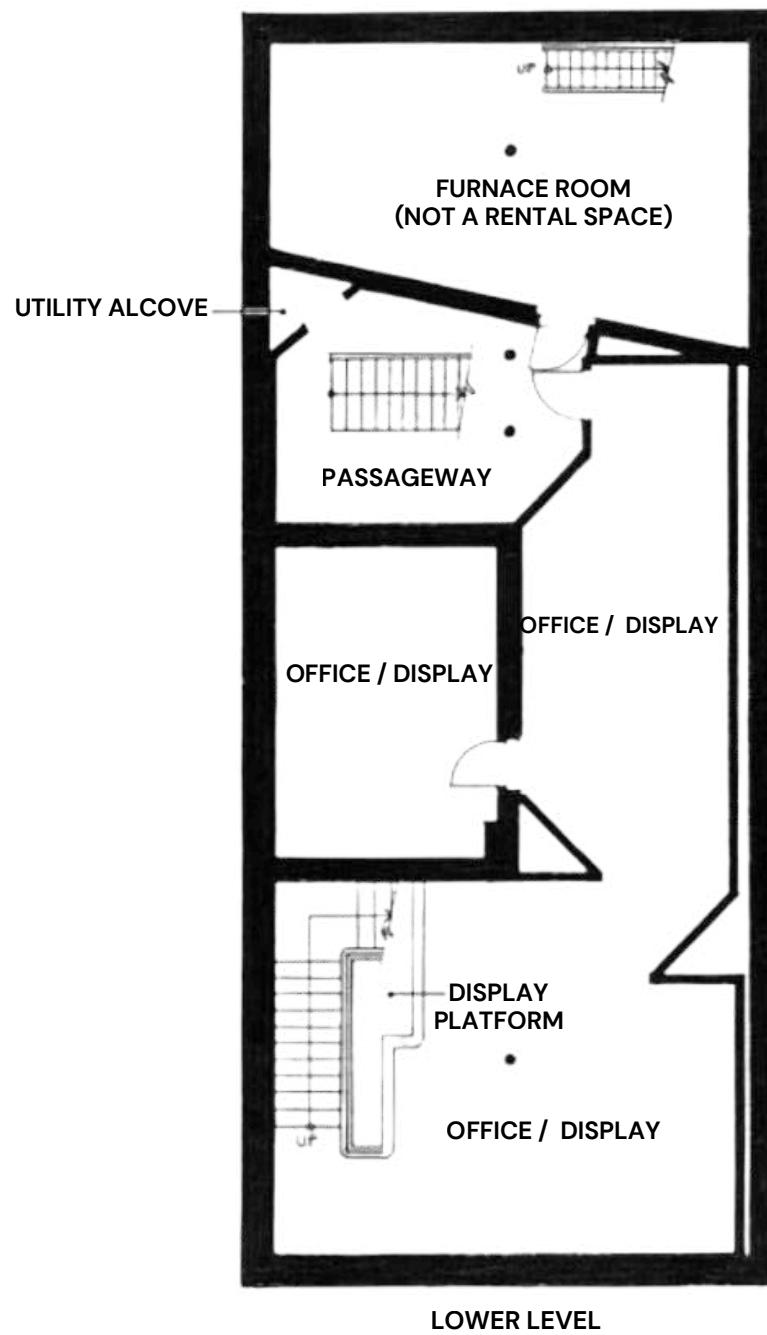


4400 Laclede Avenue
Lower Level

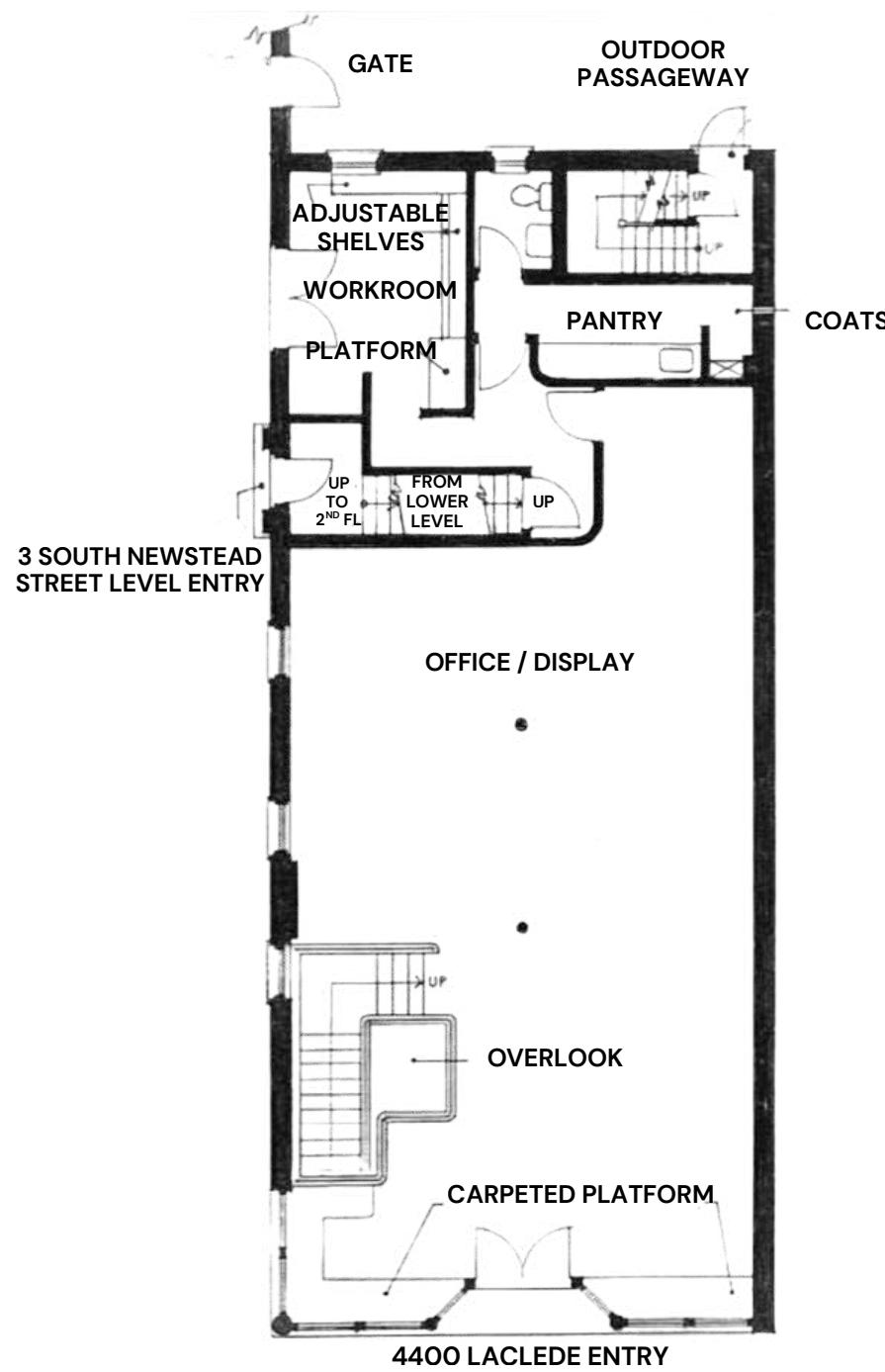




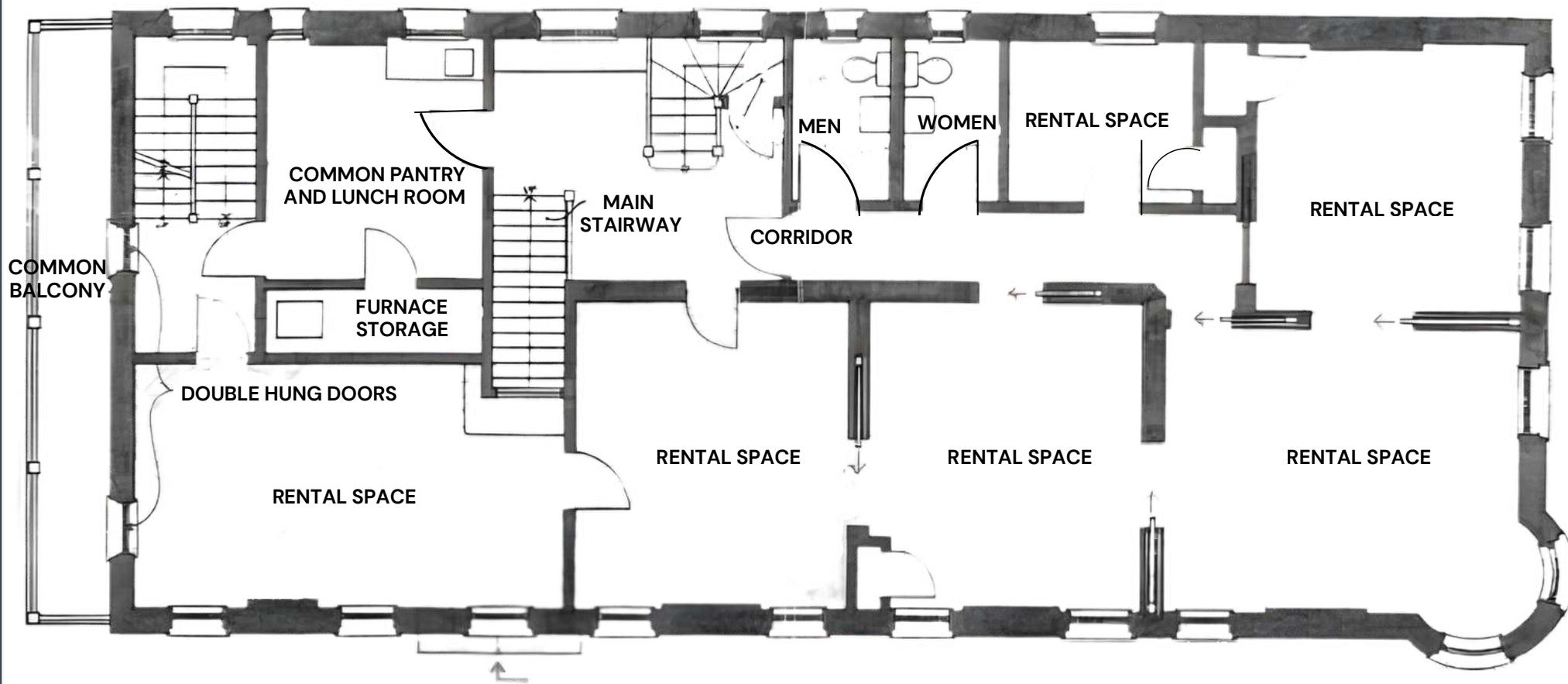
4400 Laclede Avenue - Floor 1 Lower Level



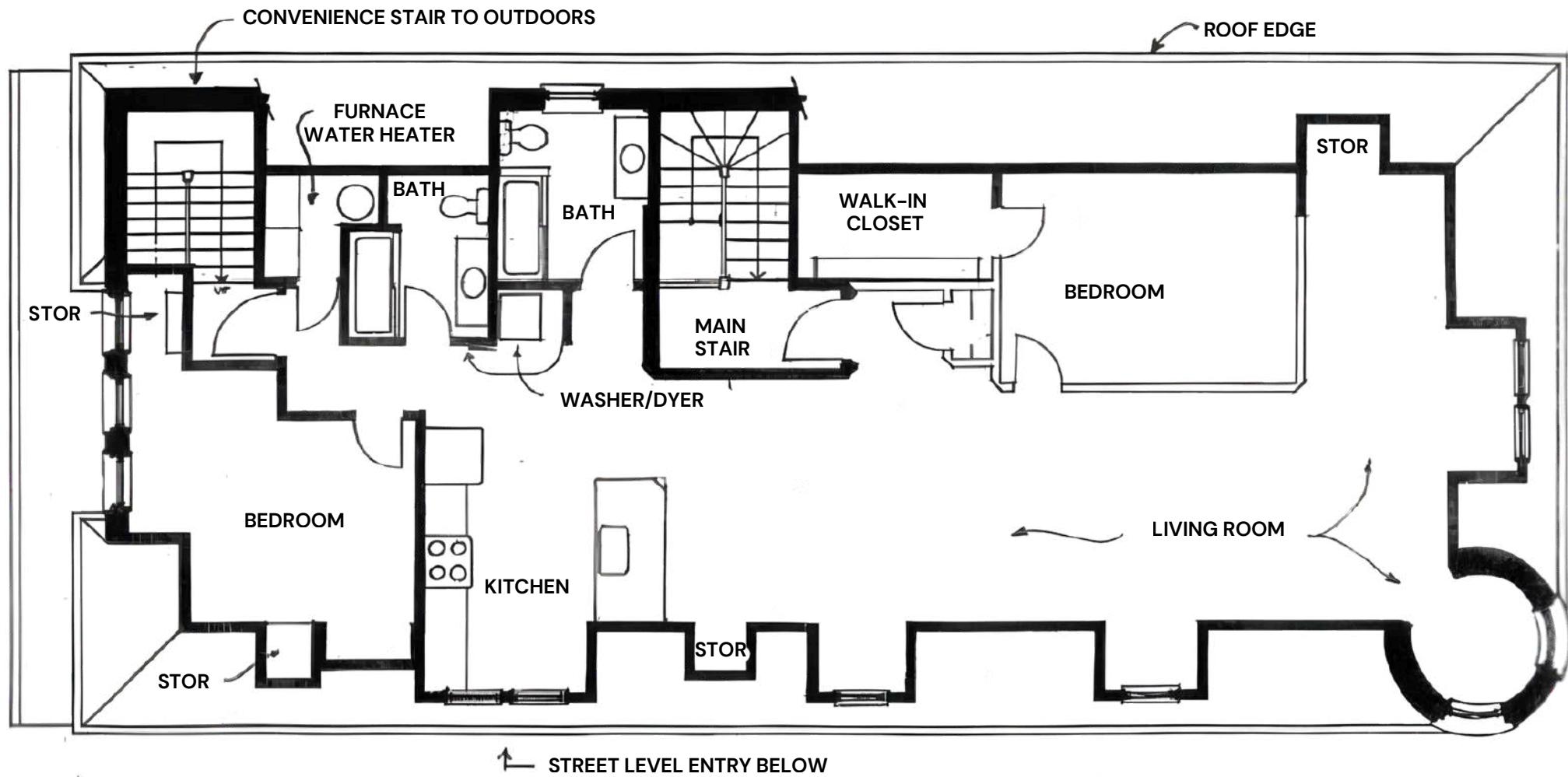
4400 Laclede Avenue - Ground Level Floor Plan



4400 Laclede Avenue - 2nd Floor Plan



4400 Laclede Avenue - Floor 3rd Floor Plan



PRO FORMA RENT ROLL – Laclede Avenue

MONTHLY RENT ROLL – Laclede Avenue				
Space	Sq Ft	Rate	Monthly Rent	Annual Rent
Lower Level (Finished)	1,059	\$12.00 / SF	\$1,059	\$12,708
Lower Level (Unfinished)	558	N/A	\$0	\$0
Ground Floor – Commercial	2,205	\$18.46 / SF	\$3,392	\$40,704
Second Floor – Commercial	2,099	\$18.46 / SF	\$3,228	\$38,736
Third Floor – Residential	1,363	Flat Rent	\$2,400	\$28,800
Total Potential Rent	7,284		\$10,079	\$120,948

**Pro forma rents based on \$18.46/SF for commercial space and prior residential lease history.
4400 Laclede is currently vacant*

INCOME, EXPENSES & PROFORMA – Laclede Avenue

PRO FORMA INCOME & EXPENSES – Laclede Avenue

	Monthly	Yearly
Gross Scheduled Income	\$10,079	\$120,948
Less Vacancy 8%	(\$806)	(\$9,672)
Effective Gross Income (EGI) after Vacancy	\$9,273	\$111,276
Operating Expenses (2025)	\$2,654	\$31,845
Net Operating Income (NOI)	\$6,619	\$79,431

KNOWN ACTUAL EXPENSES (2025)

Property Taxes	\$18,102
Insurance	\$5,464
Water	\$481
MSD (Sewer)	\$611
Trash	\$1,188
Repairs & Maintenance (Est.)	\$6,000
Total Operating Expenses	\$31,845

INVESTOR SNAPSHOT

Total Rentable SF	7,284
Gross Potential Income:	\$120,948
Vacancy Assumption:	8%
Effective Gross Income:	\$111,273
NOI:	\$79,431
Asset Type:	Mixed-Use (Commercial + Residential)
Strategy:	Value-Add / Stabilization

Property Breakdown

Commercial Space: 5 S. Newstead Avenue

Property Overview

- Currently occupied by a hair salon, providing an income-producing tenant.
- The salon is in year 2 of a 3 year lease, with monthly rent payments of \$900 with an escalation to \$950 a month in year 3.
- The 550 sqft unit has been updated.
- The salon has an unfinished lower level for utilities and storage.

Commercial Space: 9 S. Newstead Avenue

Property Overview

- The space offers strong potential for residential or commercial use, with potential for live-work, or creative office space.
- There is potential for a two bedroom apartment or condominium conversion.

Virtual Tour

- Matterport Tour:
<https://my.matterport.com/show/?m=iktsu3a38dw>

Property Breakdown

Commercial Space: 11 S. Newstead Avenue

Property Overview

- A distinctive two-story, 1,760 square foot building originally renovated from a historic horse stable.
- The space retains its character with exposed brick walls, wood ceilings, and abundant natural light, while offering modern HVAC and infrastructure.
 - The 880 sq ft. first floor is an open work or display area, with conference room, bathroom, kitchenette, and coat closet.
 - Second Floor comprises 880 sq ft, three office spaces and a skylight.
- Previously occupied by an event planner, the space is well suited for creative offices, professional services, galleries, boutique retail, or residential conversion.
- The property is within walking distance to CWE restaurants, BJC Medical Center, and the Cortex district.

Virtual Tour

- Matterport Tour:
<https://my.matterport.com/show/?m=ZXVpsxutQ36>



Property Breakdown

Square Footage Breakdown:

» 5 S. Newstead

- Ground Floor Finished 550 Sqft
- Lower level unfinished 550 Sqft

» 9 S. Newstead

- Ground Floor Finished 1,102 Sqft
- Lower Level Finished 367 Sqft
- Lower Level Unfinished 311 Sqft

Total finished 1,469 Sqft

» 11 S. Newstead

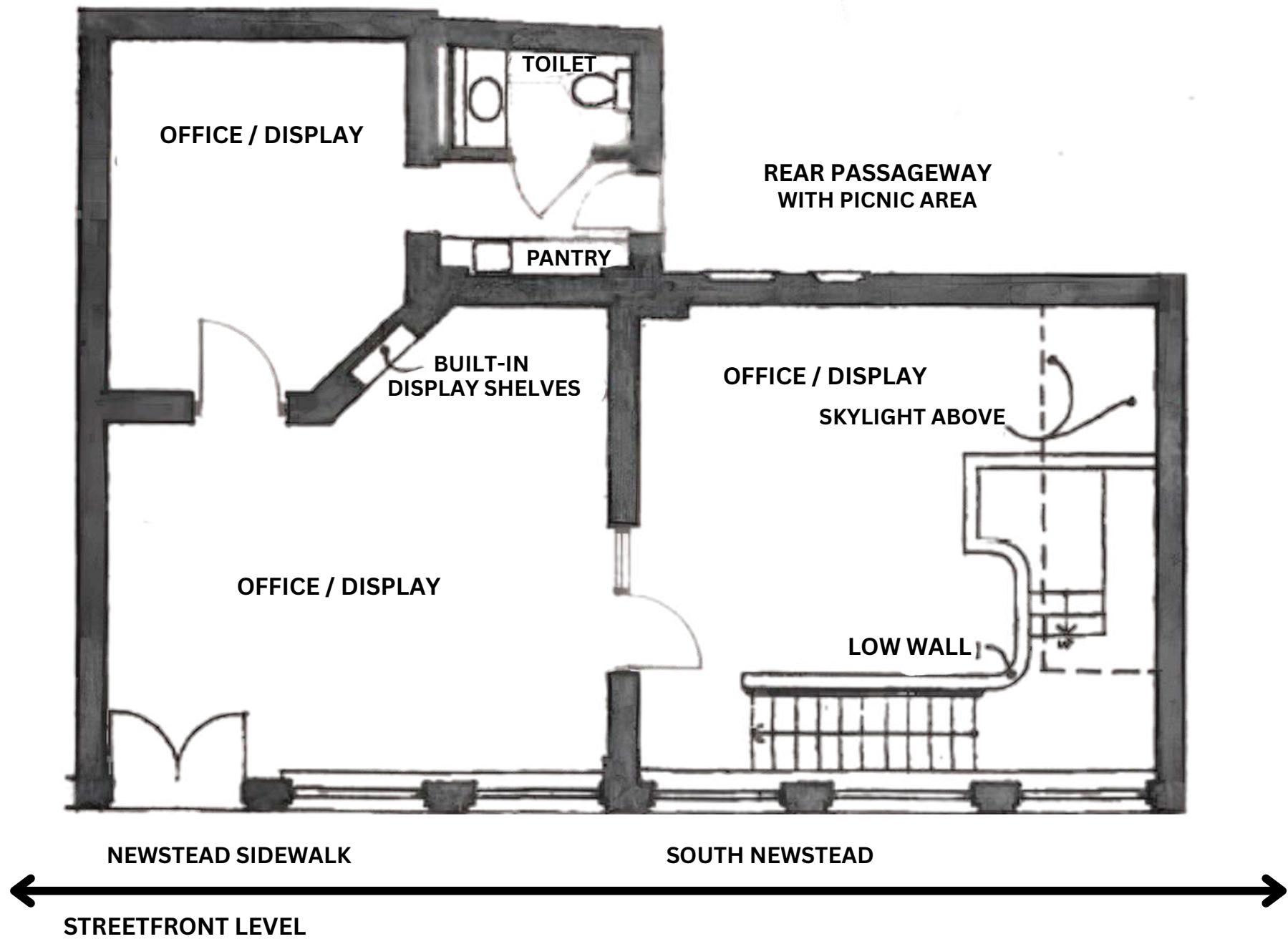
- Ground Level finished 983 Sqft
- 2nd Story finished 995 Sqft

Total finished 1,978 Sqft

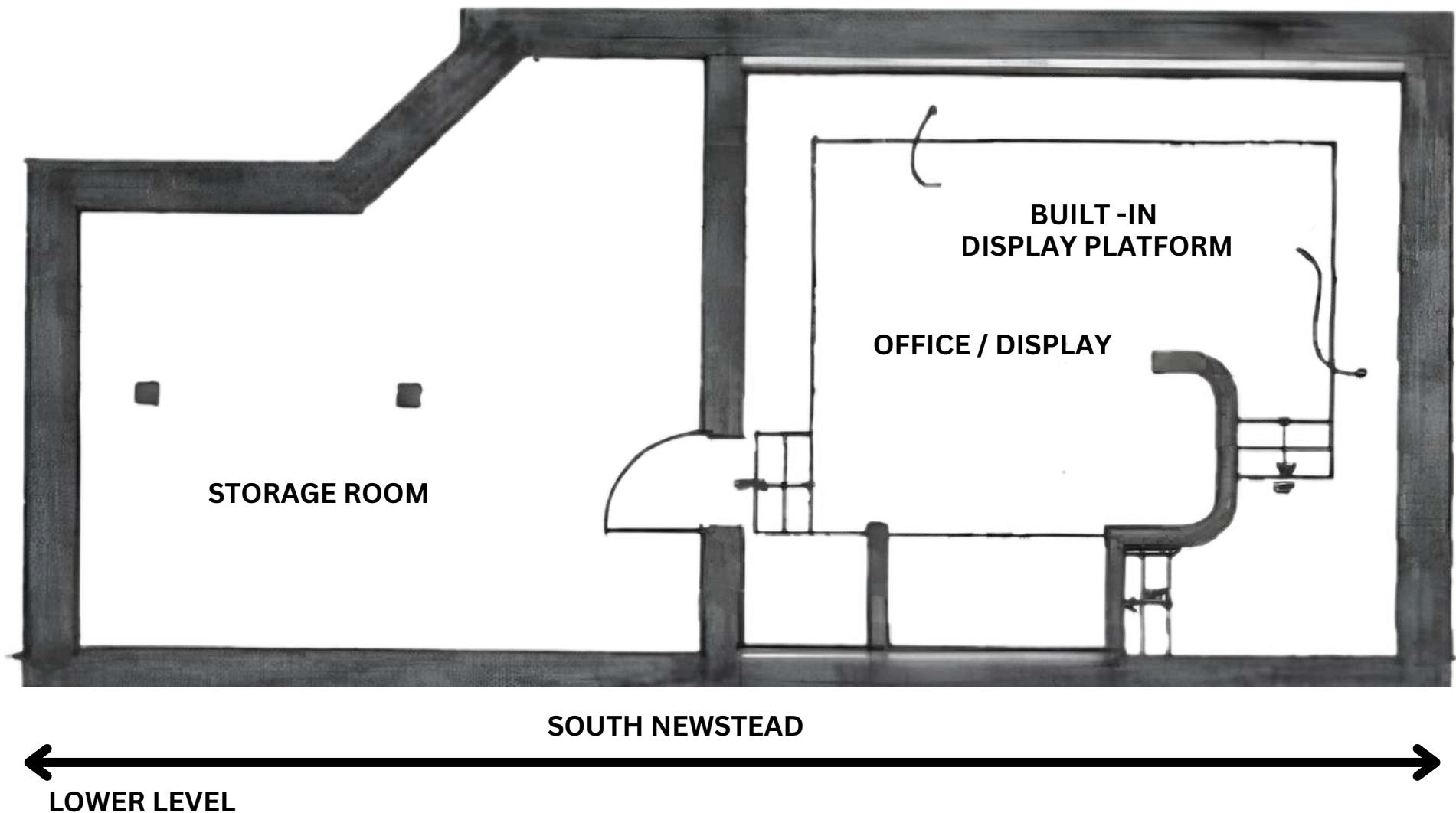
» Total for all 3 spaces

- 3,997 Sqft finished
- 861 Sqft unfinished
- 4,858 total combined Sqft

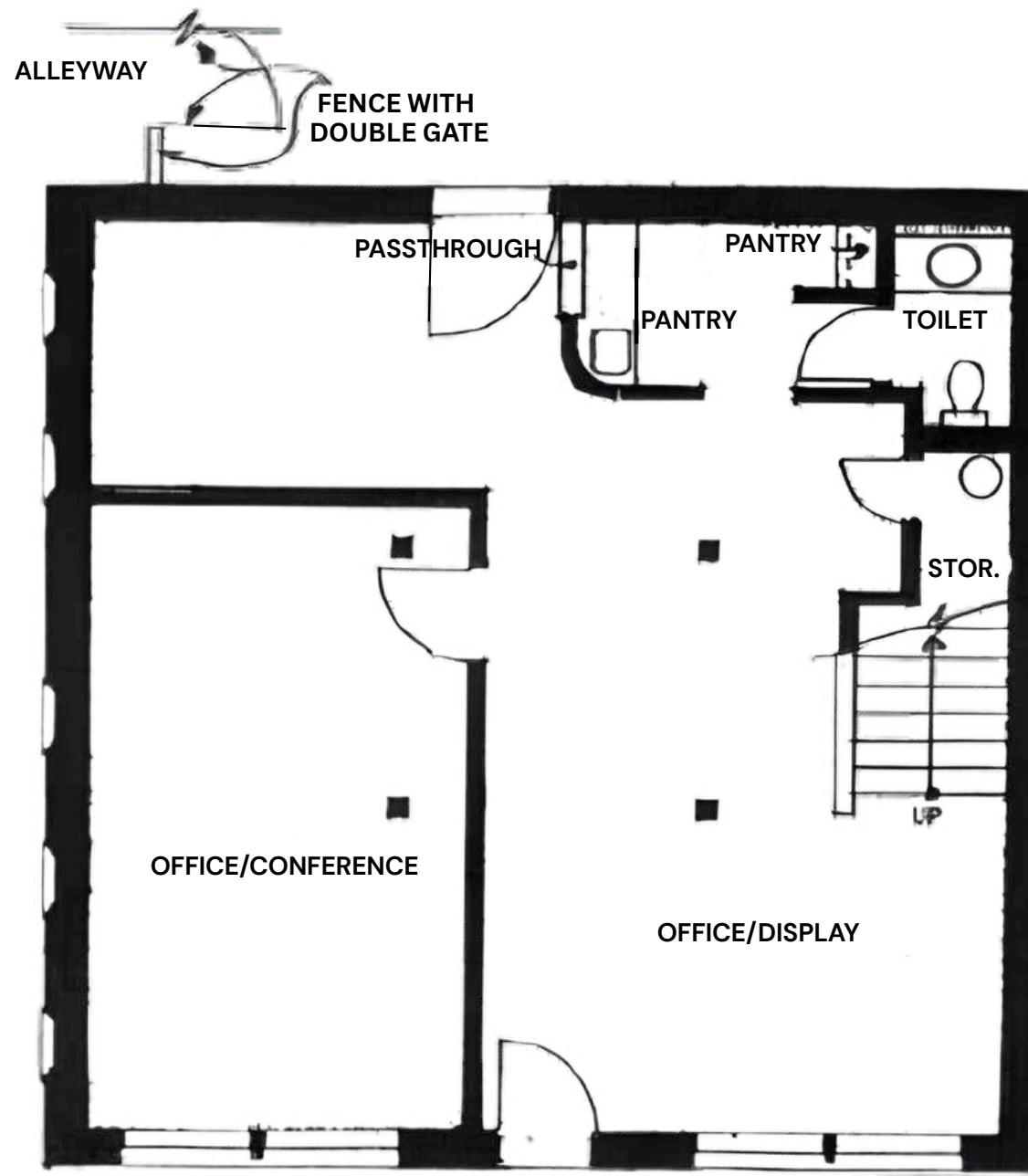
9 S Newstead Avenue- Ground Level



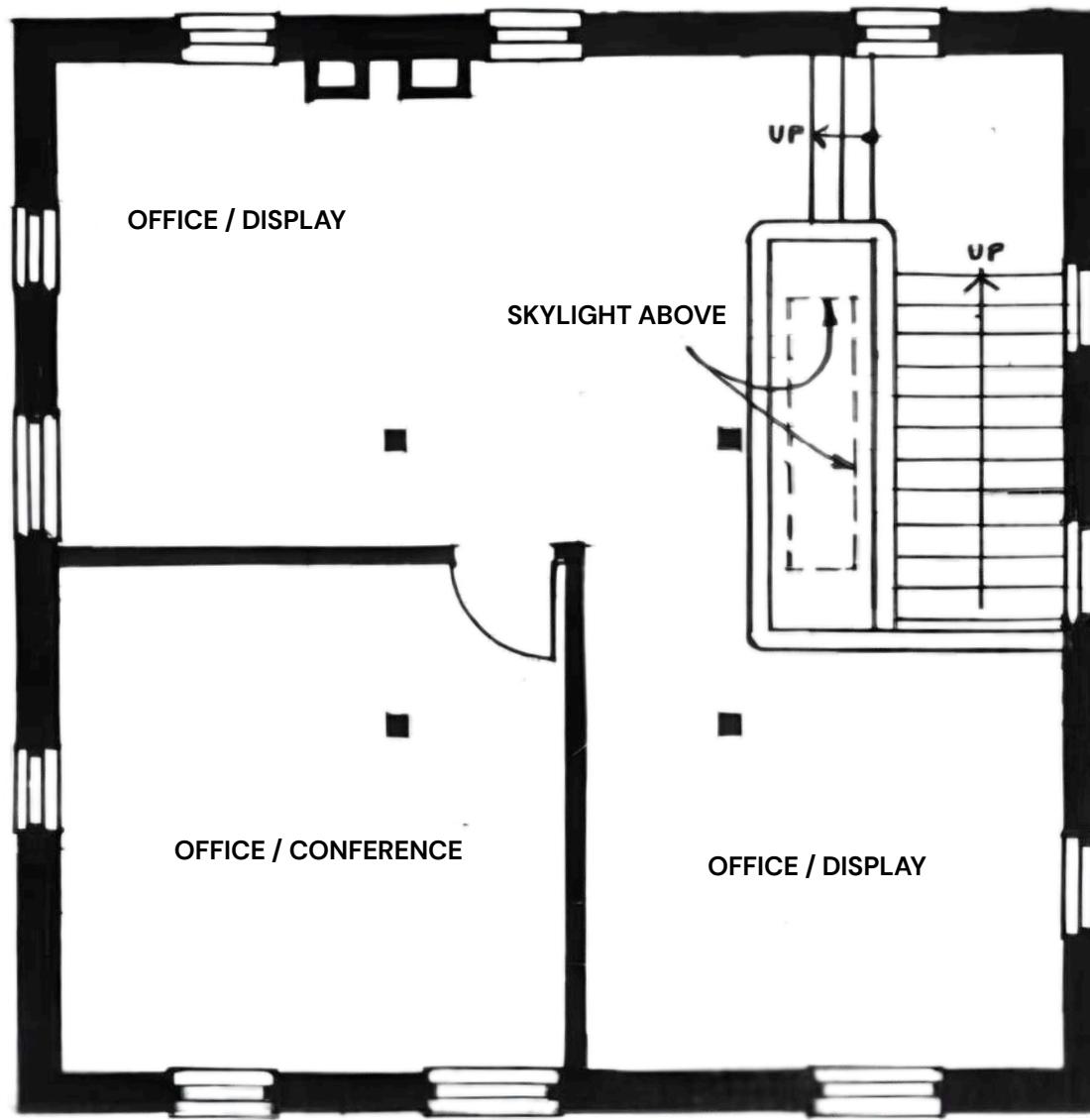
9 S Newstead Avenue- Lower Level



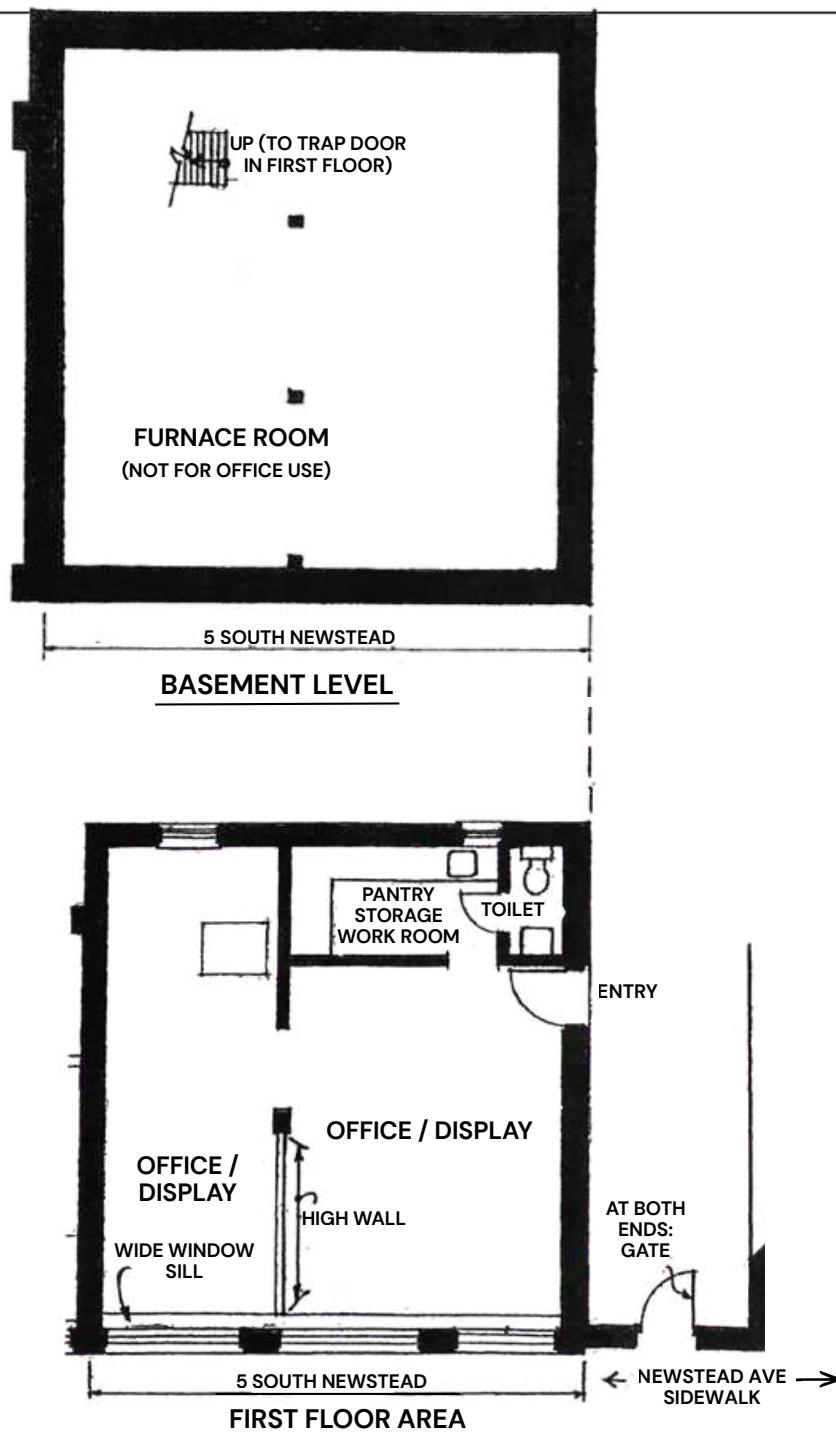
11 S Newstead Avenue- 1st Floor Level



11 S Newstead Avenue - 2nd Floor Plan



5 S Newstead Avenue Floor Plan



PRO FORMA RENT ROLL – Newstead Avenue

MONTHLY RENT ROLL – Newstead Ave				
Space	Sq Ft	Rate	Monthly Rent	Annual Rent
5 Newstead Avenue				
Salon (Actual Rent)	550	\$18.5 sf/yr	\$900	\$11,400
9 Newstead Avenue				
Lower Level (Finished)	367	\$12 ft/yr	\$367	\$4,404
Lower Level (Unfinished)	311		\$0	\$0
Ground Level	1,102	18.46/ft yr	\$1,695	\$20,340
Total	1,881		\$2,062	\$24,744
11 Newstead Avenue				
Ground/Main Level	993	18.46 ft/yr	\$1,527	\$18,324
Second Floor	1,003	\$18.46 ft/yr	\$1,542	\$18,504
Total	1,996		\$3,069	\$36,828
Total For All Three Spaces				\$6,031
				\$72,972

**Pro forma rents based on \$18.46/SF for commercial space and prior residential lease history
2 of 3 units are currently vacant.*

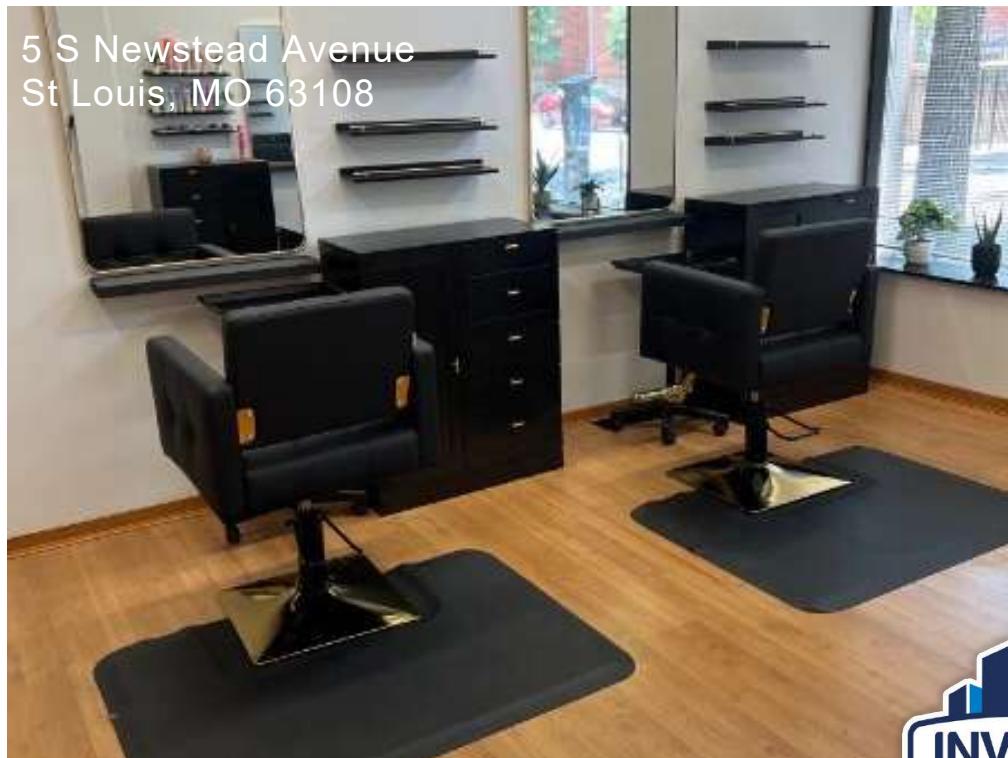
INCOME, EXPENSES & PROFORMA – Newstead Avenue

PRO FORMA INCOME & EXPENSES (Newstead Ave)		
	Monthly	Yearly
Gross Scheduled Income	\$6,031	\$72,972
Less Vacancy 8%	(\$478)	(\$5,736)
Effective Gross Income (EGI) after Vacancy	\$5,553	\$67,236
Operating Expenses (2025)	\$1,769	\$21,593
Net Operating Income (NOI)	\$3,784	\$45,643

KNOWN ACTUAL EXPENSES (2025)	
Property Taxes	\$12,068
Insurance	\$3,642
Water	\$481
MSD (Sewer)	\$611
Trash	\$792
Repairs & Maintenance (Est.)	\$4,000
Total Operating Expenses	\$21,593

INVESTOR SNAPSHOT	
Total Rentable SF	4,427
Gross Potential Income:	\$72,972
Vacancy Assumption:	8%
Effective Gross Income:	\$67,236
NOI:	\$45,643
Asset Type:	Commercial / Mixed-Use
Strategy:	Value-Add / Stabilization

5 S Newstead Avenue
St Louis, MO 63108



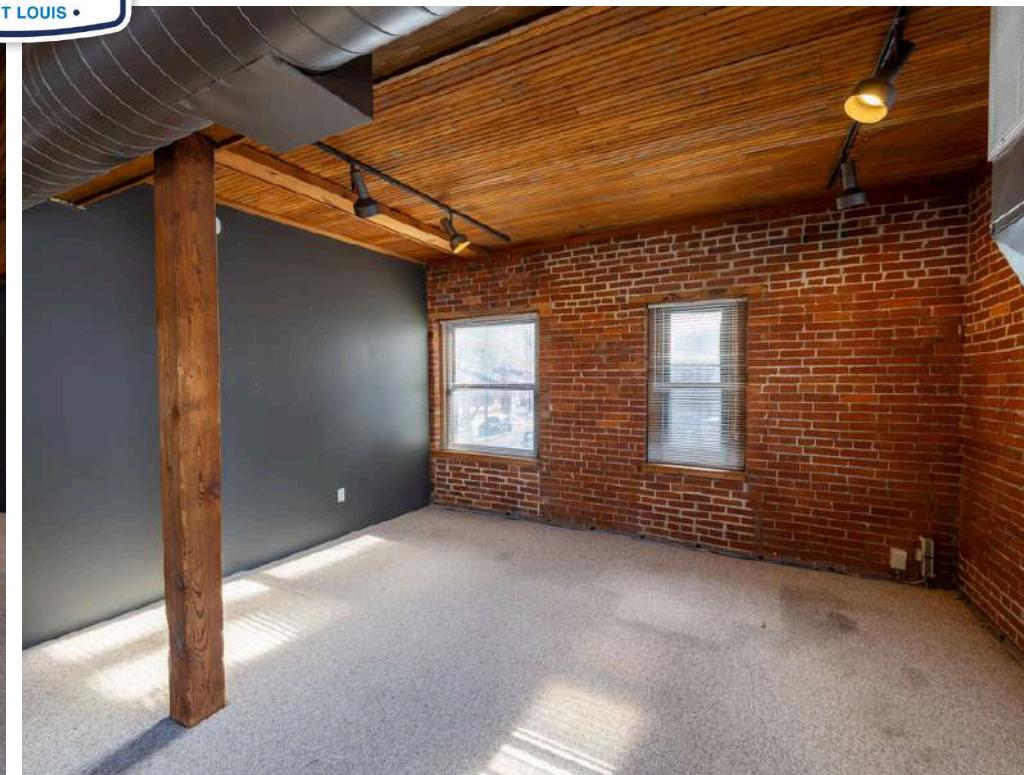
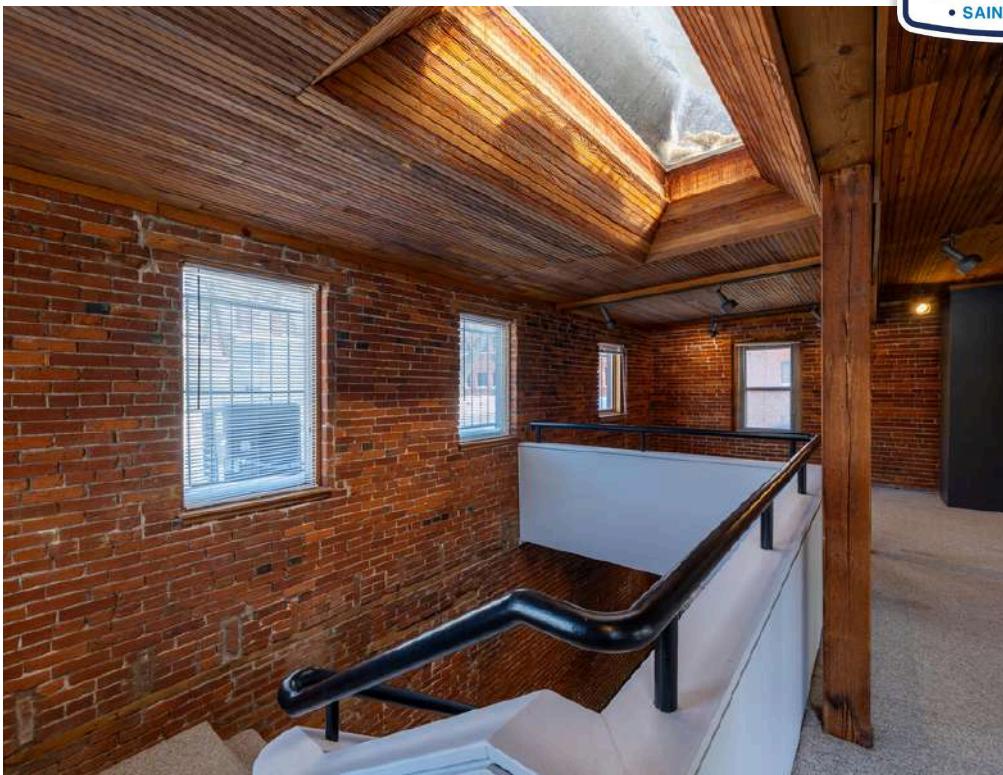
9 S Newstead Avenue
St Louis, MO 63108



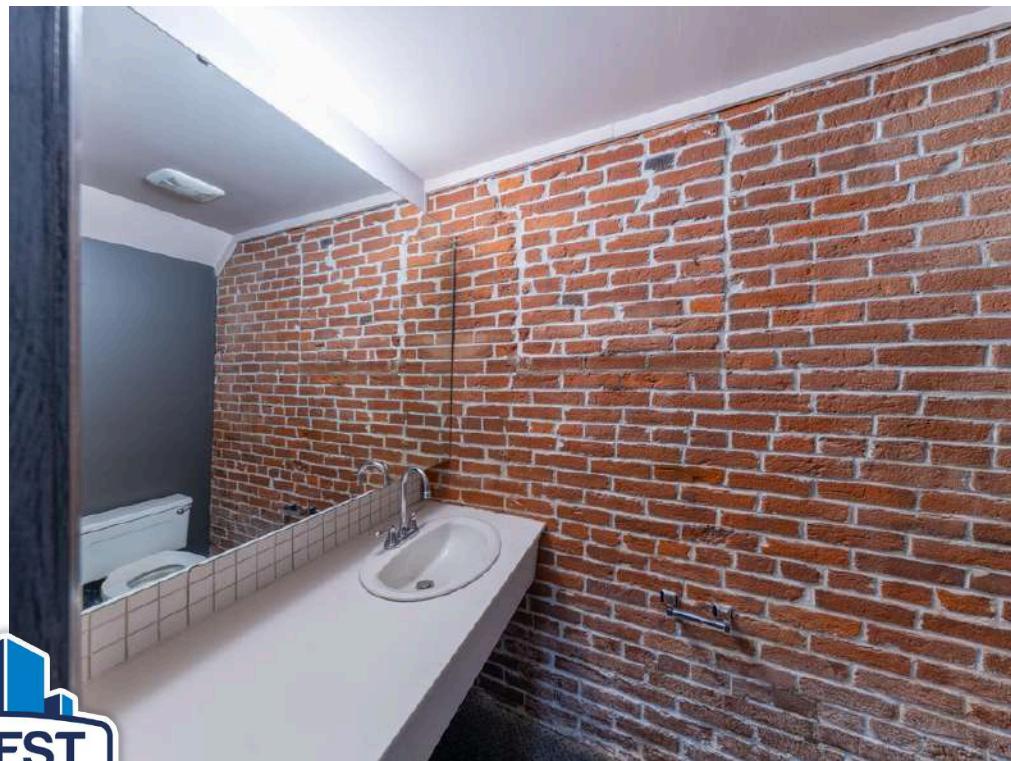
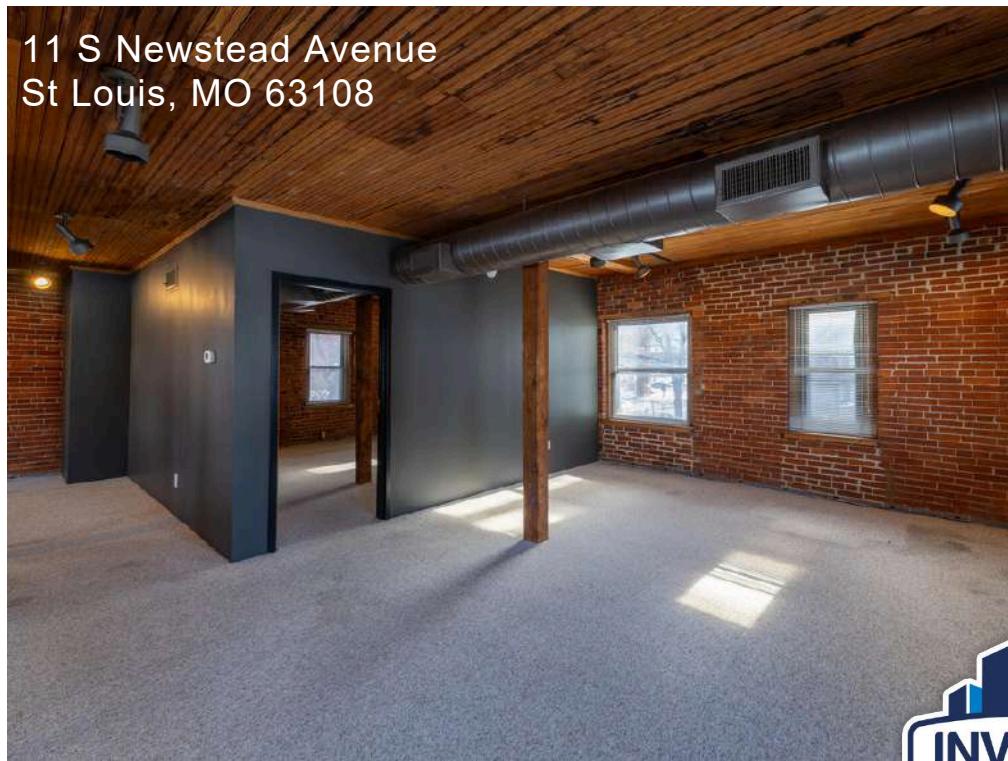
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St Louis, MO 63108



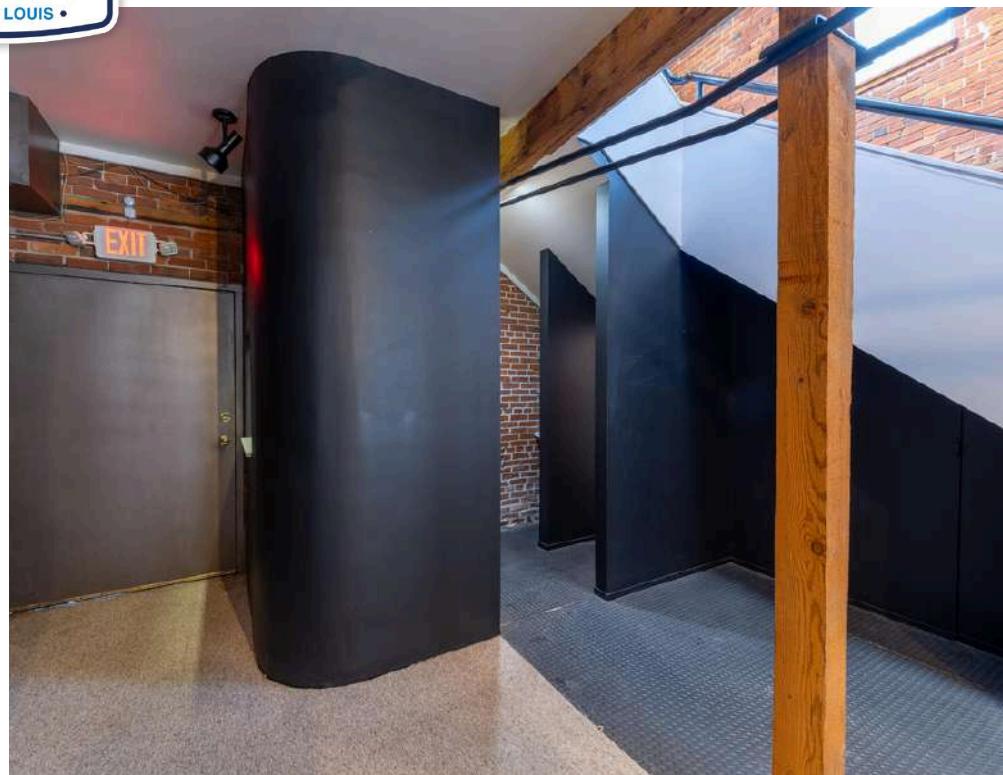
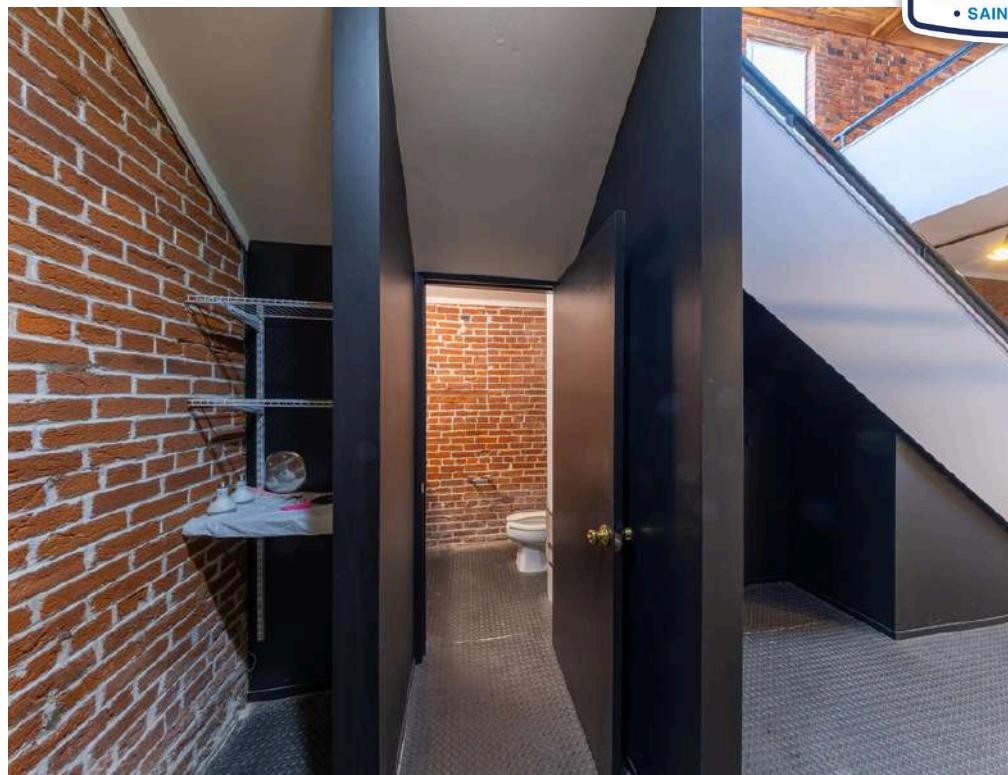
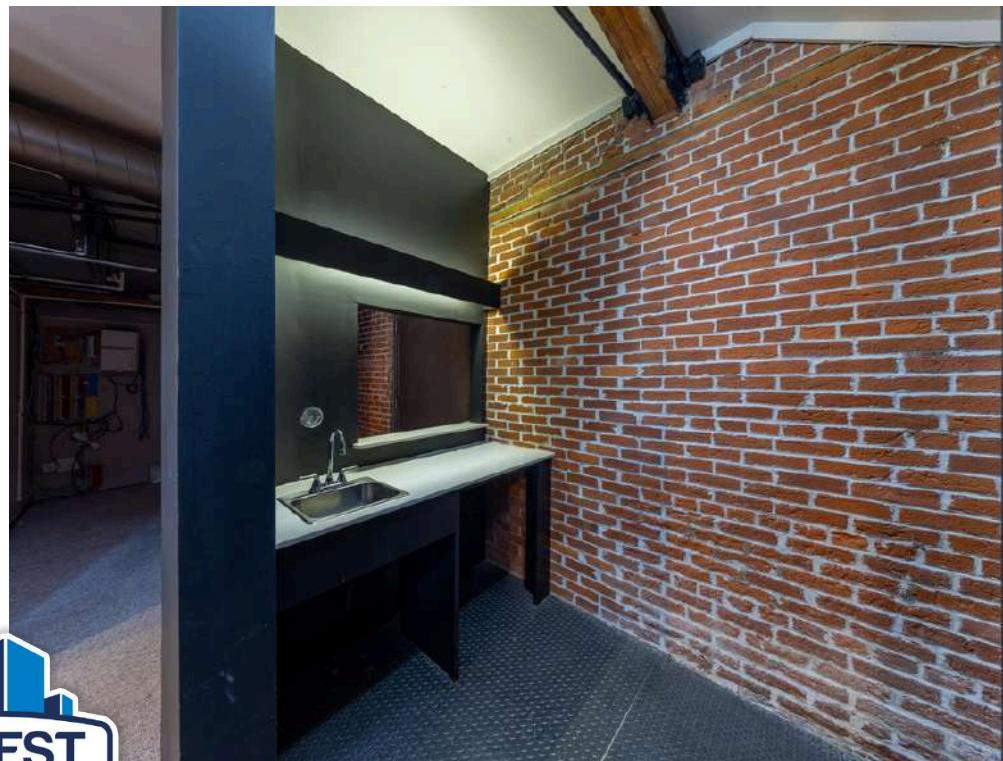
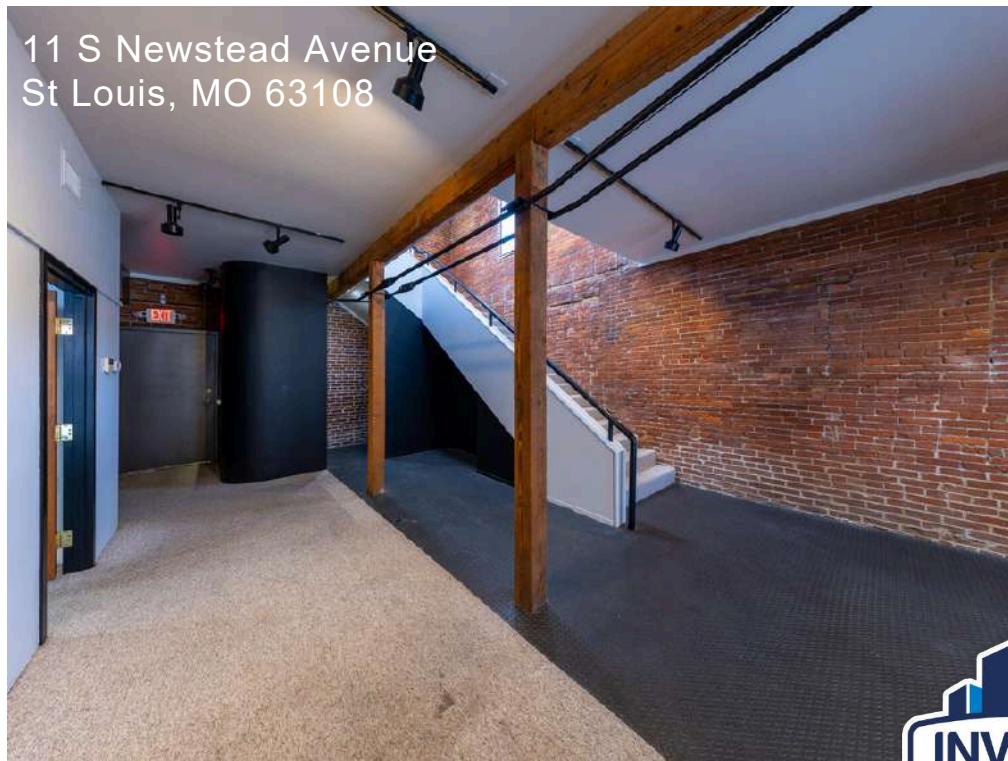
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Sales Comps

Developer AHM Group recently acquired 10 mixed use buildings nearby in the Central West End for \$30M, their long term vision is to increase density and attract new businesses and growth.

Property Image	Address	Year Built	Sale Date	Sale Price	Building SF	Price / SF	Units	Zoning
 Google	1957 Cherokee St, Saint Louis, MO	1896	Nov 14, 2025	\$720,860	6,598 SF	\$109	3	G
 Google	3212 Cherokee St, Saint Louis, MO	1914	Oct 8, 2025	\$626,769	4,752 SF	\$132	2	G
 Google	6655 Manchester Ave, Saint Louis, MO	1900	May 22, 2025	\$585,200	5,200 SF	\$113	4	J
 Google	1213 Shenandoah Ave, Saint Louis, MO	1884	Mar 20, 2025	\$560,835	4,628 SF	\$121	14	D
 Google	2201 Edwards St, Saint Louis, MO	1954	Feb 19, 2025	\$1,350,000	6,930 SF	\$195	2	A

Sales Comps

Property Image	Address	Year Built	Sale Date	Sale Price	Building SF	Price / SF	Units	Zoning
 Google	2701 Arsenal St, Saint Louis, MO	1908	July 31, 2024	\$615,000	4,826 SF	\$127	3	F
 Google	4900 Laclede Ave, Saint Louis, MO	1906	May 21, 2024	\$2,700,000	10,922 SF	\$247	3	H
 Google	5850 Delmar Blvd, Saint Louis, MO	1919	Mar 1, 2024	\$1,160,000	9,000 SF	\$129	2	G
 Google	3636 S Kingshighway Blvd, Saint Louis, MO	1940	Feb 27, 2024	\$1,600,000	10,210 SF	\$157	1	G

Residential Rent Comps - Newstead and Laclede



4400 Laclede Avenue St. Louis, MO

Results based on 50, 2-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 0.75 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$3,057 <small>±4%</small>	\$3,030	\$2,473	\$3,641

Report generated: 02 Feb 2026

Historical Trend Line



Average Rent by Bedroom Type



Summary Statistics

Sample Size	50
Sample Min	\$1,350
Sample Max	\$5,240
Sample Median	\$3,030

Sample Mean

\$3,057

Sample Standard Deviation

\$866

25th – 75th Percentile

\$2,473 – 3,641

10th – 90th Percentile

\$1,947 – 4,166

5th – 95th Percentile

\$2,473 – 3,641



Invest St. Louis

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Invest St. Louis is a licensed real estate brokerage in the state of Missouri.

Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**4400 Laclede Ave,
Saint Louis, MO 63108**

Priced at:

**4400 Laclede: \$675,000
5-11 Newstead: \$350,000**

Contact:



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Broker
314-254-2013 Phone
jordan@investstl.com