



METROPOLITAN
SQUARE



Anchoring the heart of the CBD at
211 North Broadway, Metropolitan Square
is at the center of St. Louis' legal, financial,
technology and creative workforces.



Highlights.

- ✚ Timeless neoclassical design with distinctive granite facade and copper roof are featured on St. Louis' tallest tower
- ✚ Open spaces ideal for both traditional and creative tenants
- ✚ Large windows provide spectacular views of the surrounding downtown area
- ✚ 4 minute walk to the MetroLink and easy access to the city's interstate system including I-64, I-44, I-70 and I-55
- ✚ Convenient support with on-site property management, maintenance and 24/7 building security
- ✚ 25 restaurants located within three blocks



Amenities.



JAVA PLUS

The ultimate destination for a meal prepared with only the best ingredients.. Open Monday thru Friday for breakfast and lunch.



SUNDRY SHOP

Fully stocked sundry shop with magazines, snacks, convenience items and hot food selection.



ON-SITE RETAIL BANKING

Full service retail bank in lobby. ATM available 24/7.



SHOE SHINE

Shoe shine stand for men and women with full shoe repair.



FITNESS CENTER

A new state-of-the-art fitness center is currently under construction on the 19th floor.



CONFERENCE CENTER

A new conference center is currently being relocated and is in the design phase.



AUTO DETAILING AND CAR WASH

Full service auto detailing and car wash located in garage.



PARKING

Abundant in-building parking for tenants and visitors with convenient access off Pine Street.



ELECTRIC VEHICLE CHARGING STATIONS

Two charging stations available for building tenants to use at no cost.



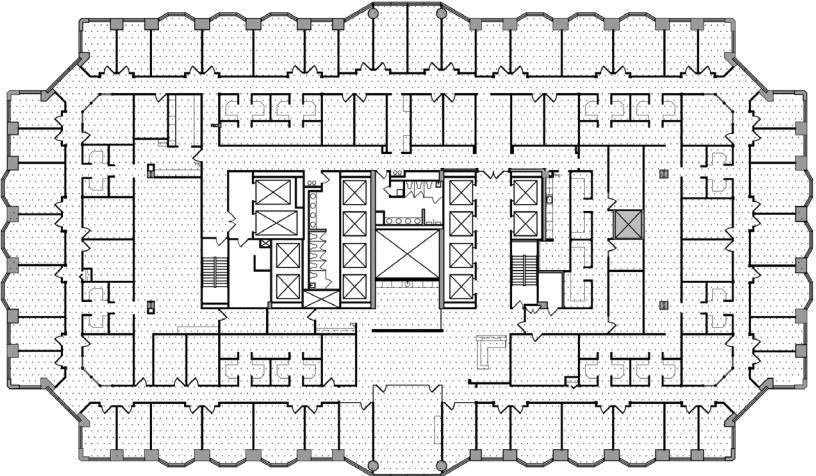


Floor plates.

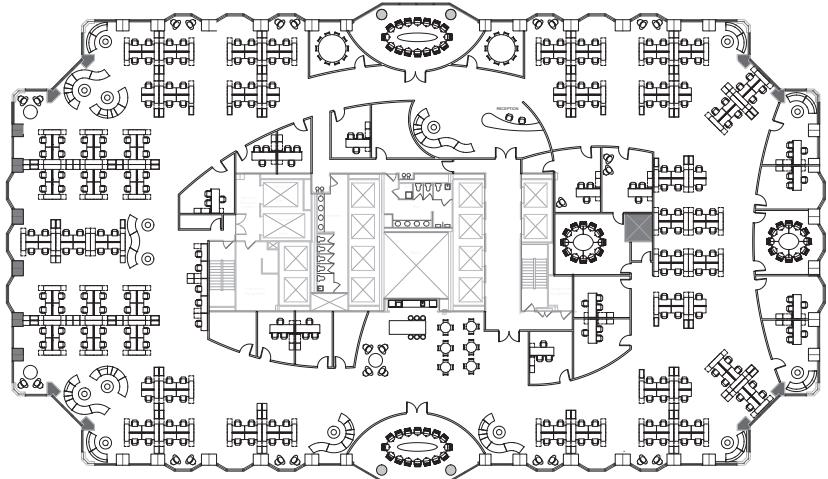
Metropolitan Square is designed for complete end-user flexibility. Tenants of all sizes benefit from traditional or creative open layouts that foster collaboration. Floor-to-ceiling windows and high ceilings provide an infusion of natural light. Metropolitan Square will help you attract and retain today's millennial workforce.



TRADITIONAL



CREATIVE



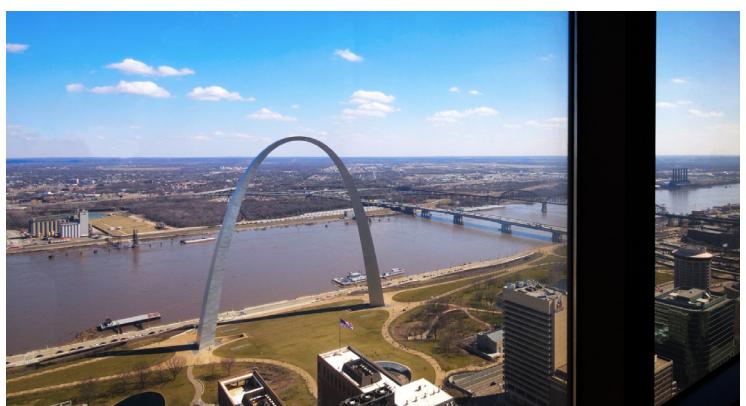
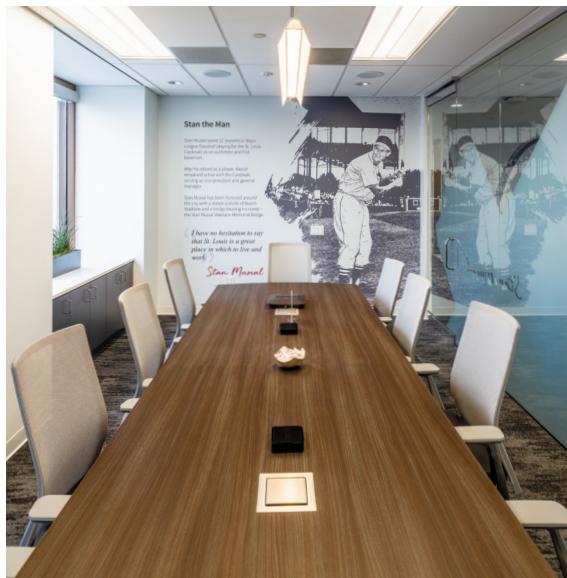


- 40
- 39
- 31
- 30
- 27
- 23
- 19
- 16
- 13

Availabilities.

Large block availabilities on the 40th, 39th, 31st, 30th, 27th, 23rd, 19th, 16th and 13th floors.

Beautiful spaces and spectacular views.







Parking.

ST. LOUIS CENTRE EAST GARAGE

Address 420 N. 6th St.
Capacity 1505
Price/Month/Space \$130

CENTRAL DOWNTOWN GARAGE

Address 707 Pine St.
Capacity 755
Price/Month/Space \$115

KIENER EAST & WEST GARAGES

Addresses 500 & 604 Pine St.
Capacity 2,365
Price/Month/Space \$130-\$160

MANSION HOUSE GARAGE

Addresses 330 N. 4th St.
Capacity 1,600
Price/Month/Space \$100

QUIK PARK GARAGE

Address 309 N. 4th St.
Capacity 350
Price/Month/Space \$120

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