

**HISTORIC
CURLEE BUILDING
FOR LEASE**

CREATIVE & PROFESSIONAL OFFICES FOR LEASE

**1001 WASHINGTON AVENUE
SAINT LOUIS, MO 63101**



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

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No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



ABOUT THE CURLEE BUILDING

The Curlee Building offers an unbeatable location in the heart of the Downtown creative and tech corridor on Washington Avenue. A variety of office sizes are available to accommodate just about any size tenant. The building has amazing historic character with modern updates. Large windows, exposed brick, and wooden timbers are throughout the building. The building is directly across N 10th Street from T-REX, the city's premier start up incubator, and is also close to Square's new HQ on Tucker Blvd. Washington Avenue can't be beat for walkability - an incredible amount of restaurants, bars, coffee shops, public transit, the convention center, and much more. Off-street parking is also available. Schedule a tour today and see for yourself why the Curlee Building is the best value in all of Downtown St. Louis!

PROPERTY HIGHLIGHTS

- Wide Range of Spaces Sizes Available
- Creative & Professional Suites Available
- Exposed Brick & Timbers with Modern Updates
- Off Street Parking
- Corner Building with 270 Degrees of Window Lines
- Located on Vibrant Washington Avenue
- Highly Walkable & Near Coffee Shops, Restaurants, Transit, etc

LEASING SUMMARY

Lease Rate:	\$14.00 SF/yr (Negotiable; Full Service)
Range of Available Spaces (SF):	752 - 17,081 SF
Total Building Size (SF):	69,039 SF

SPACES	LEASE RATE	SPACE SIZE
1st Floor Restaurant	Negotiable	6,443 SF
Suite 375	\$14.00 SF/yr	2,372 SF
Suite 400	\$14.00 SF/yr	11,090 SF
Suite 570	\$14.00 SF/yr	3,212 SF
Suite 580	\$14.00 SF/yr	752 SF
Suite 675	\$14.00 SF/yr	1,154 SF
Suite 650-700	\$14.00 SF/yr	6,000 - 17,081 SF



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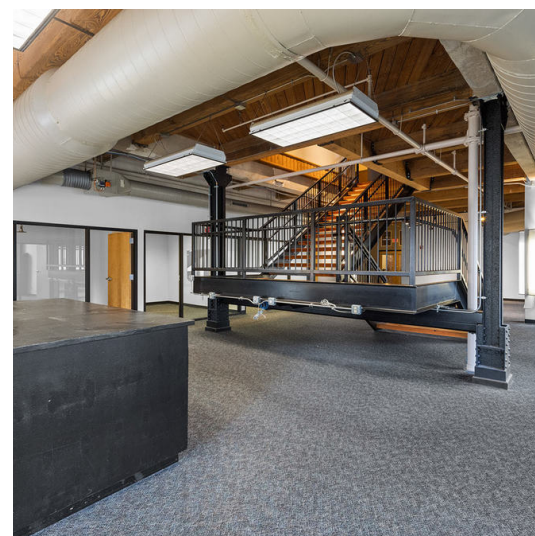
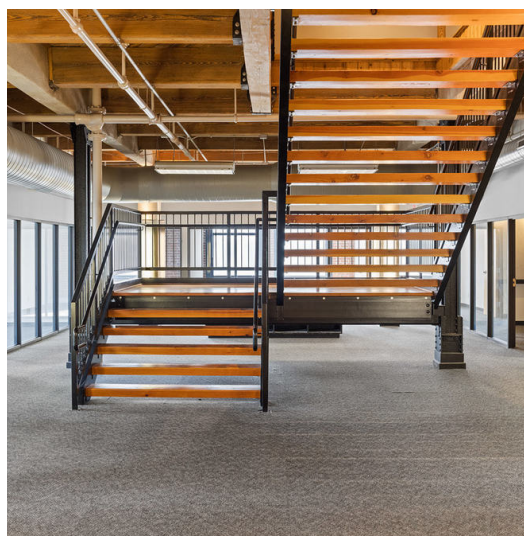
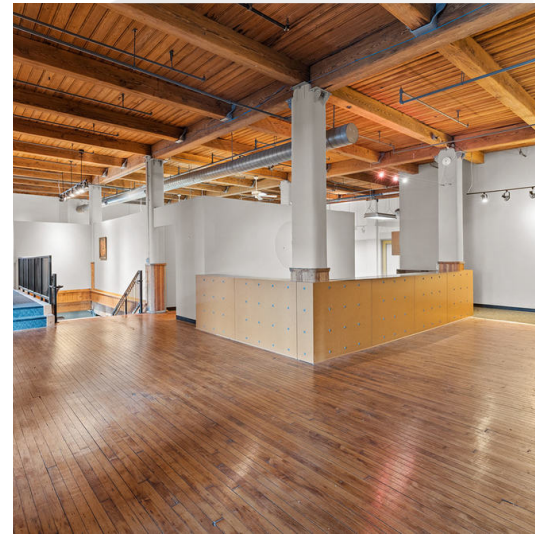
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PROPERTY PHOTOS

THE CURLEE BUILDING - OFFICE SPACES FOR LEASE



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LOCATION DESCRIPTION

Located at 14th Street and Washington Ave, in the heart of the Loft District & surrounded by boutique hotels, high end loft apartments, retail, restaurants & bars. Multiple public parking lots in the immediate area with one lot immediately adjacent.

DOWNTOWN ST. LOUIS

The property is in the Downtown St. Louis submarket which contains the metro's largest office employment base, which helps attract developers and renter demand to the area. Two Fortune 500 companies are headquartered here, Ameren Corporation and Peabody Energy. Wells Fargo Advisors, a subsidiary of Wells Fargo formerly known as Wachovia Securities, is located downtown as well.

Additional major employers include the St. Louis Post-Dispatch, U.S. Bank, and Bryan Cave LLP. Saint Louis University is on the outskirts of the neighborhood and, in addition to its more than 13,000 students, is one of the metro's largest employers.



WASHINGTON AVENUE

Washington Avenue has become one of St. Louis's most popular districts. This downtown corridor is highly walkable and full of over 1,800 apartments, condos, office lofts, boutiques, hotels, restaurants, and night clubs.

The district is iconic in the St. Louis area and draws visitors, residents, and businesses from all over the City and County alike. One of the most notable developments just a couple blocks away is the completion of Square's new Downtown Office building - as many as 1,400 employees will be at the new location just a couple blocks North of Washington Avenue.

The ever growing Start Up community in St. Louis is highly concentrated in and around Washington Avenue. The T-REX facility houses many small start ups in it's co-working environment on Washington Ave. As many of these start ups out grow their co-working spaces they look for new & permanent locations in the immediate area.



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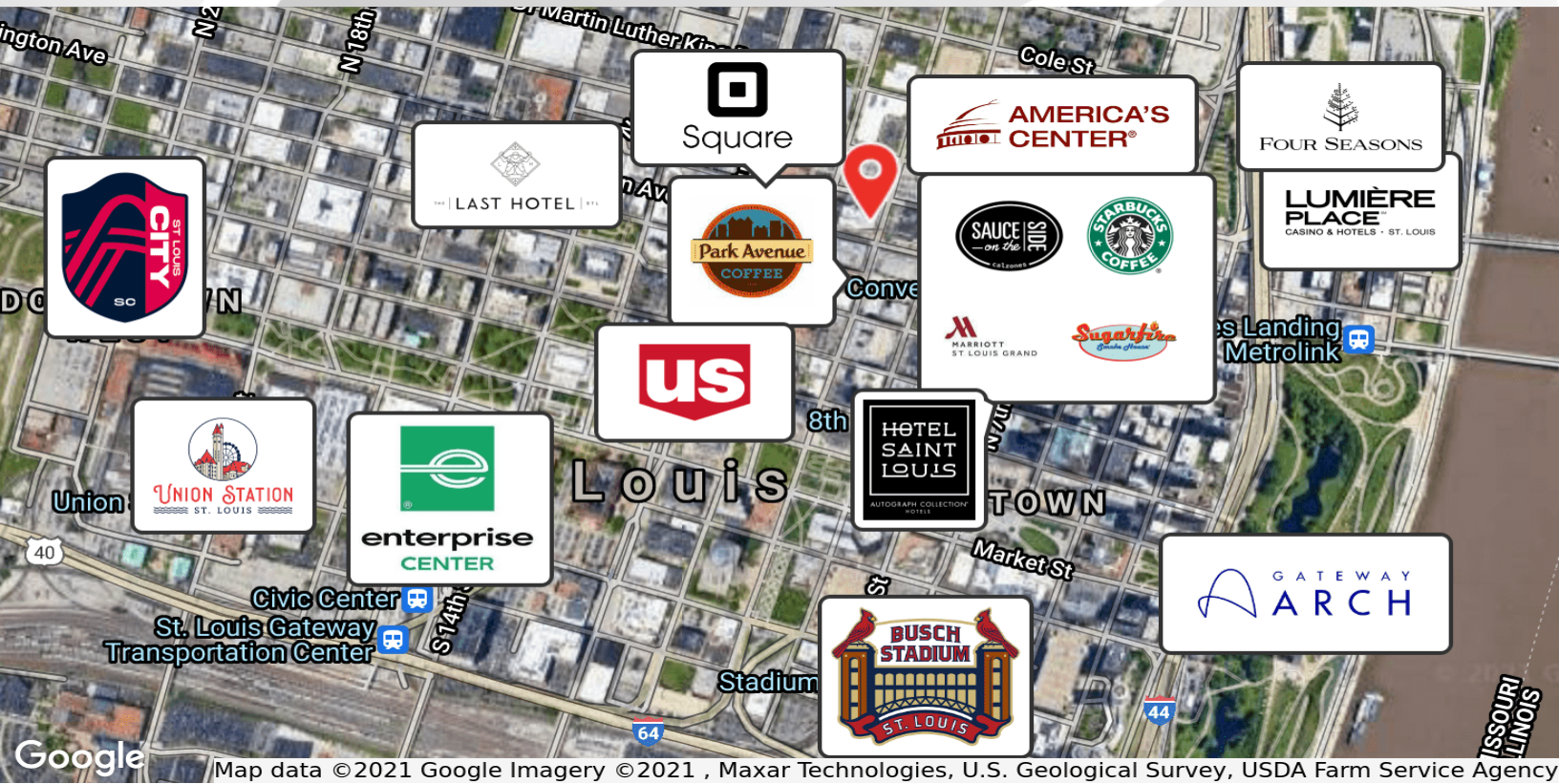
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