



THE CONVERGENCE

LOCATED AT THE CONVERGENCE OF ST. LOUIS CITY, THIS 5.88 ACRE CONCEPT OFFERS PROXIMITY TO A PLETHORA OF NEW BUILDINGS, AND MAGNIFICENT EXPOSURE ANGLES THAT CREATE RARE OPPORTUNITIES FOR ICONIC ARCHITECTURE AND TENANT BRANDING.

700
SPRING AVE

AREA
OVERVIEW

BARNES/
BJC

CENTRAL
WEST END

THE
FOUNDRY

FAMOUS BAR
BUILDING

THE
ARMORY

CORTEX

IKEA

BRICKLINE
GREENWAY

THIRDMAN
DEVELOPMENT



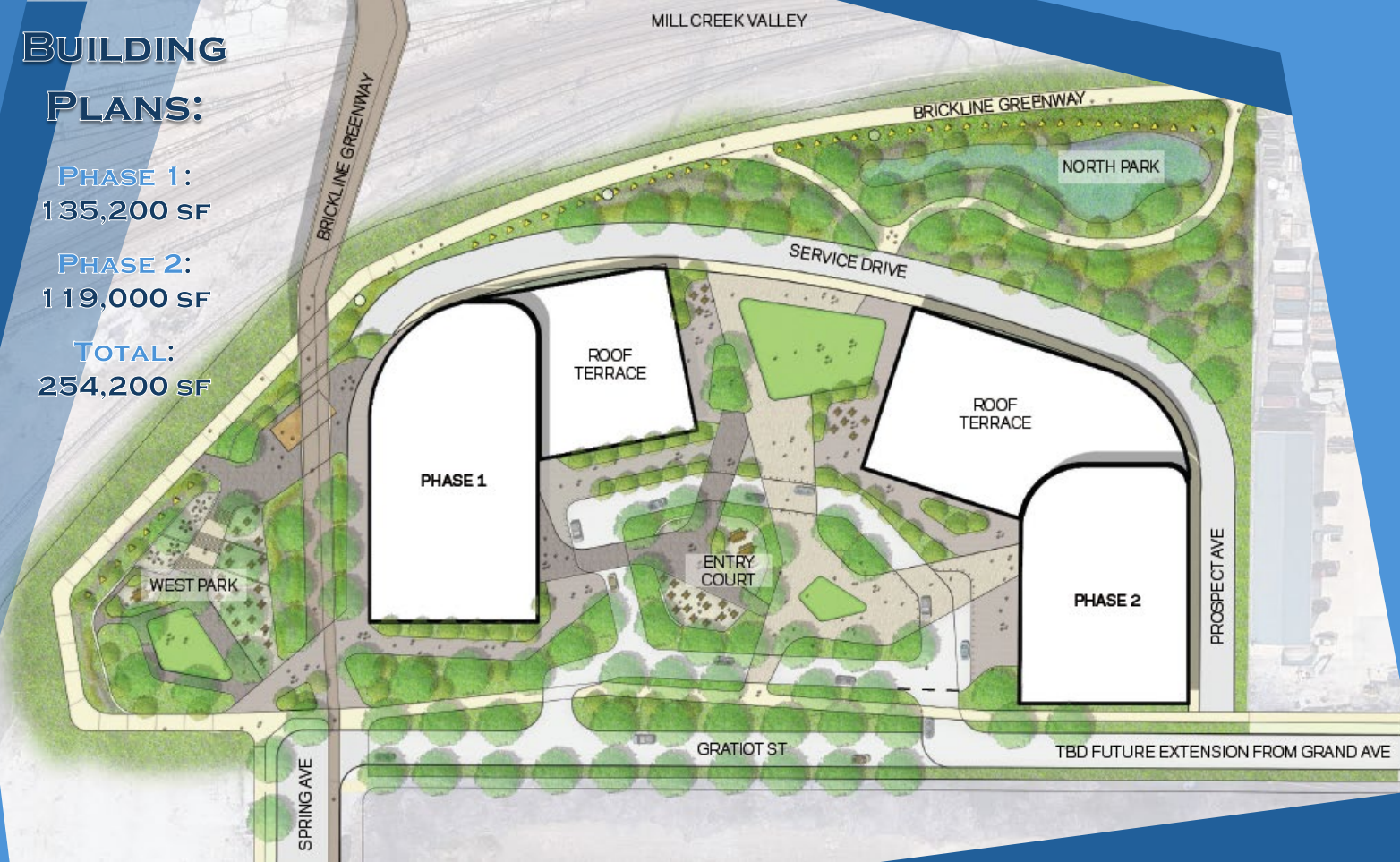
BUILDING

PLANS:

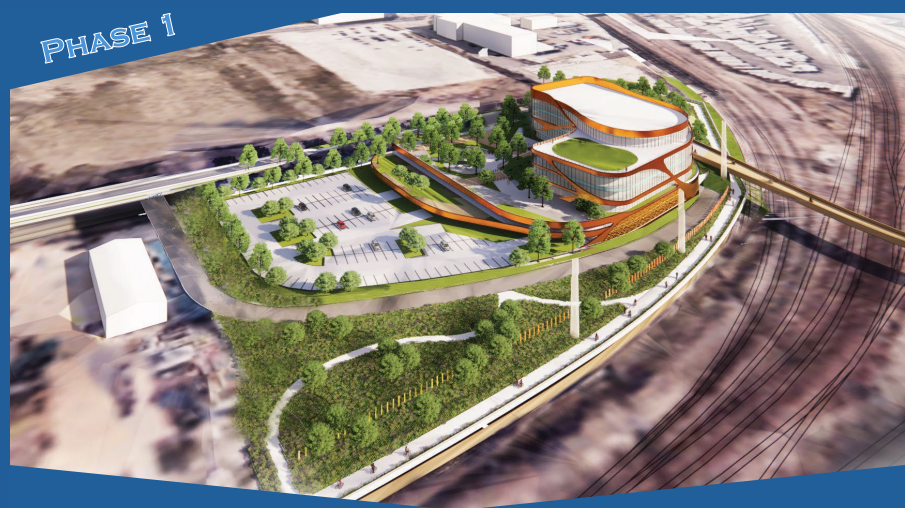
PHASE 1:
135,200 SF

PHASE 2:
119,000 SF

TOTAL:
254,200 SF



- UP TO 950 PARKING SPACES AVAILABLE (3.5/1000 AVERAGE)
- ARCHITECTURAL DESIGN FLEXIBILITY
- SITE POTENTIALLY EXPANDABLE



SITE LOCATION AND NEARBY DEVELOPMENT:



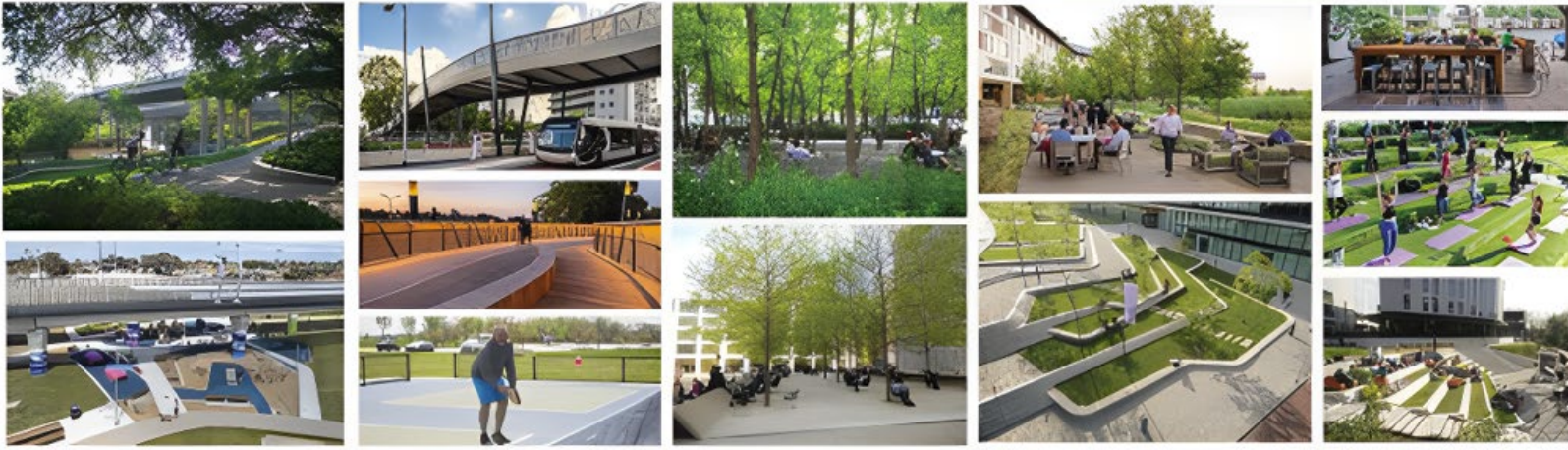
- INTERSECTION OF GRAND AND CHOUTEAU
- VISIBLE FROM I-40/64
- WALKABLE TO GRAND METROLINK STATION
- PROMINENT HIGHWAY SIGNAGE AVAILABLE



THE NEW BRICKLINE GREENWAY WILL ENTER THE SITE FROM THE EAST, LOOPING AROUND TO THE WESTERN PARK, AND CONNECT TO THE GRAND AVE METROLINK STATION

OPEN SPACE INCLUDES THREE AREAS:

- A TERRACED WESTERN PARK WITH VIEWS OF MILL CREEK VALLEY, CORTEX, AND THE BJC/WUSM CAMPUS



- A CENTRAL ENTRY COURT LINKING THE BUILDINGS WITH LANDSCAPED GATHERING SPACES AND VEHICLE ACCESS



- A NORTHERN PARK FEATURING A HEALING LANDSCAPE STRATEGY.



FOR MORE INFO CONTACT:

HANY ABOUNADER

President | Third Man Development

C. (314) 503-4269

E. hany@thirdmandevelopment.com

www.thirdmandevelopment.com

