

# 5,885±SF Historic Office Building

(including finished basement)

3201 Washington Ave

St. Louis, MO 63103

ALSO  
AVAILABLE

For Sale

Asking Price:  
**\$750,000.00**

## Features:

- Prime Midtown Location
- Parking: Off-street parking available
- Outdoor Amenities: New outdoor patio with bar and men's/women's restrooms
- Renovated: 2016
- Fully built-out office space across all levels plus finished basement adaptable for work, events
- Outdoor patio with bar and restrooms — ideal for events, client entertainment, or tenant amenities

## Contact

Peder Hulse  
phulse@hillikercorp.com  
314-800-5224

Patrick McKay  
ptmckay@hillikercorp.com  
314-781-0001

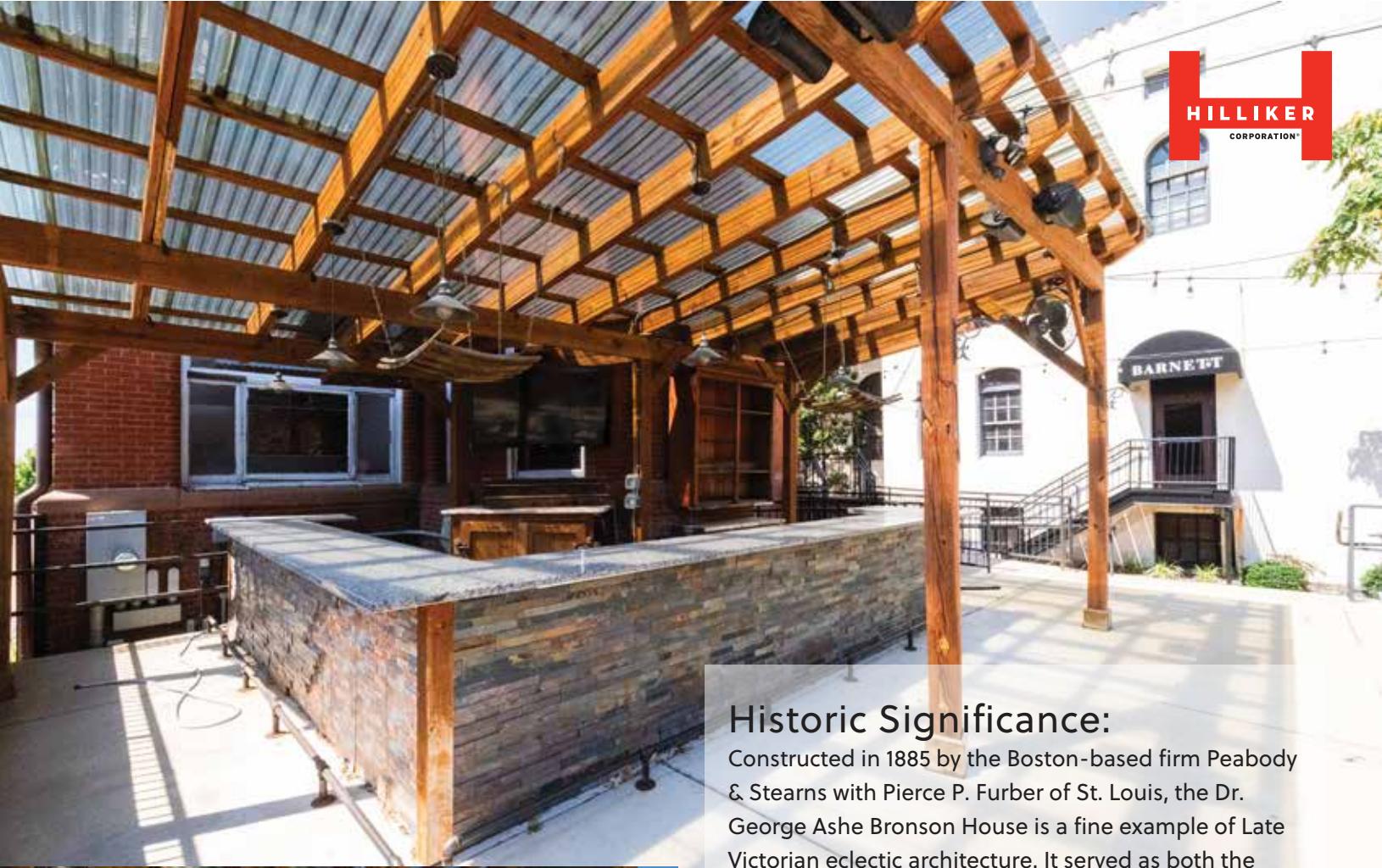


Hilliker Corporation | [www.hillikercorp.com](http://www.hillikercorp.com) | **314-781-0001**  
1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

Individual Membership in the Society of Industrial and Office Realtors.





## Historic Significance:

Constructed in 1885 by the Boston-based firm Peabody & Stearns with Pierce P. Furber of St. Louis, the Dr. George Ashe Bronson House is a fine example of Late Victorian eclectic architecture. It served as both the residence and dental office of Dr. George A. Bronson, a pioneering dentist and inventor. The property became known for its "Oasis" Japanese Garden, created in 1908 with the assistance of Shiro Miyake, a Washington University dental student who arrived in St. Louis for the 1904 World's Fair. This garden is recognized as one of the city's earliest authentic Japanese gardens.

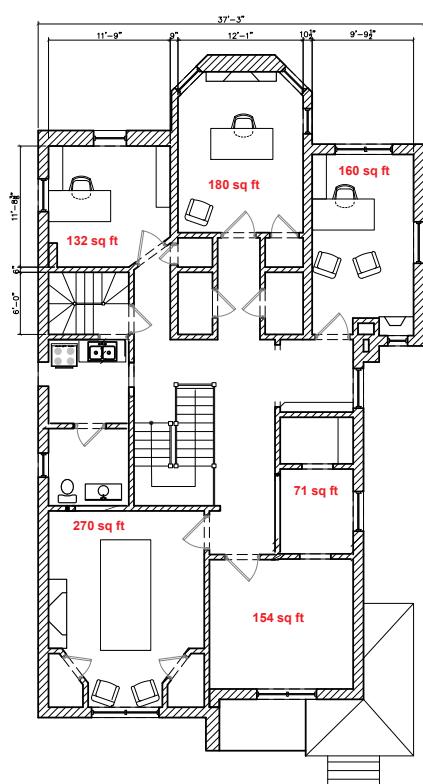
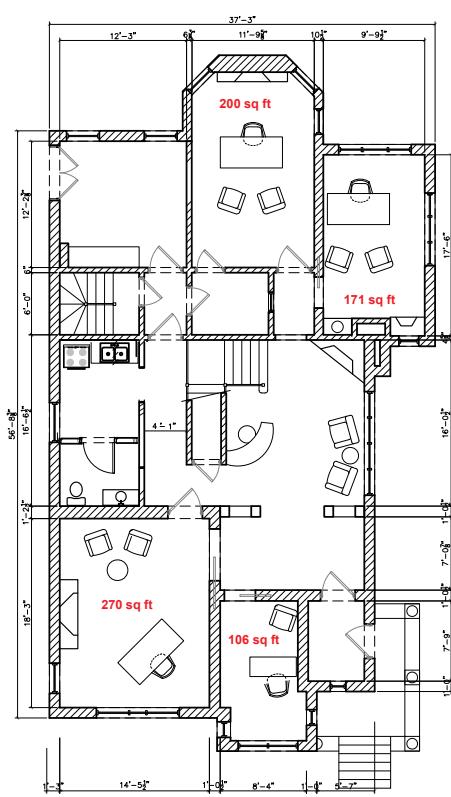
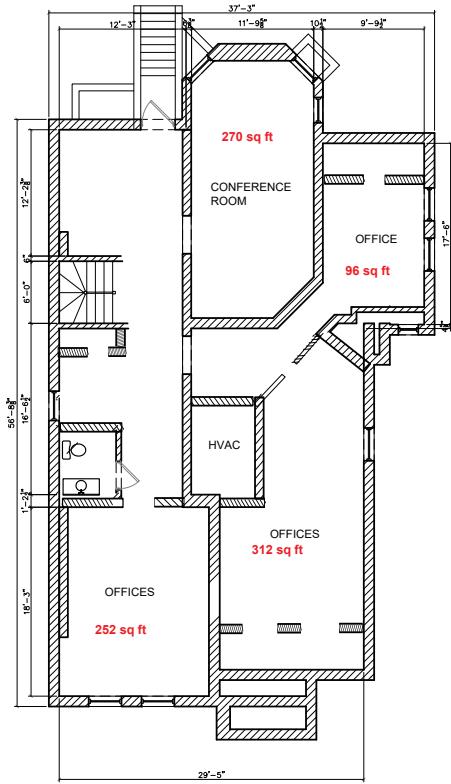
*Following a meticulous restoration, the property received the Landmarks Association's "**Most Enhanced**" Award. It is listed on the National Register of Historic Places.*



# Floor Plans

## 3201 Washington Ave

5073 Total Sq Ft consisting of basement, 1st & 2nd floors



1674 Total Sq Ft (approx 700 sq ft of common area)

1717 Total Sq Ft (approx 970 sq ft of common area)

1682 Total Sq Ft (approx 715 sq ft of common area)



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# 24,980±SF Event Venue (The Barnett)

and Office Property on 1.14 Acres

3207 Washington Ave

St. Louis, MO 63103



**For Sale**

Sale Price:  
**\$2,745,000.00**

## Features:

- 2nd Floor - Private Offices
- 1st Floor - Event Space
- Lower Level - Private Offices & Event Space
- Renovated: 2013
- **Includes 68 Parking Spaces - fenced & gated lots**
- Additional Parcels Included:  
3208-3210 Samuel Shepard Dr.  
3206 Samuel Shepard Dr.  
3201 Samuel Shepard Dr.
- Prime Midtown Location



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*Notable features include a sculptural entry surround, a large quatrefoil window with a stained-glass Spanish conquistador, and an interior atrium with Southwest motifs.*



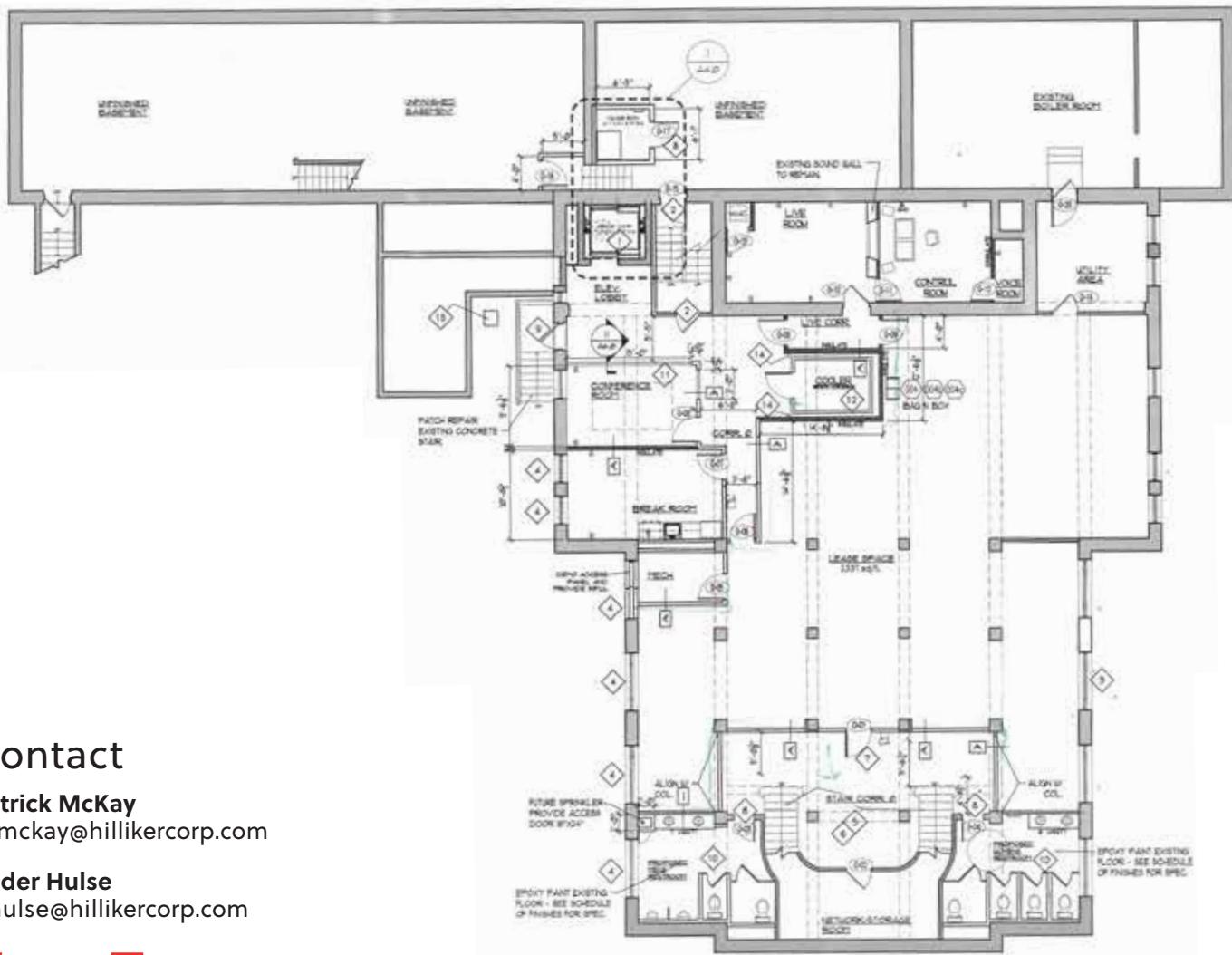
## Historic Significance:

Built in 1921 with additions in 1948, the Central States Life Insurance Company Building was designed by the Tom P. Barnett Company, with the later addition by Frederick Dunn. The Mission / Spanish Colonial Revival style, rare in St. Louis, makes the building stand out architecturally. Originally constructed as the headquarters for Central States Life Insurance, it later housed the C.V. Mosby Company, a major medical publisher, and the Community Music School, furthering its role as a cultural and commercial landmark.

*The property is listed on the National Register of Historic Places.*

## Current Features & Tenancy:

- 1** Main event space accommodates 200 guests for seated dinner or 335 guests for cocktail-style mixer
- 2** Beer garden and annex leased to Urban Chestnut Brewing Company
- 3** Flexible mix of event areas, private offices, and meeting rooms
- 4** Multiple parcels provide expansion or redevelopment potential

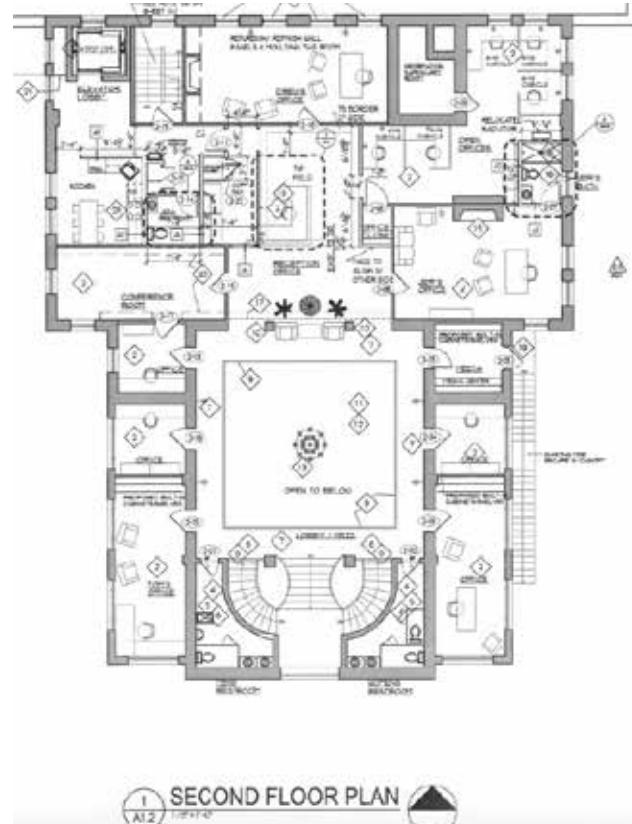
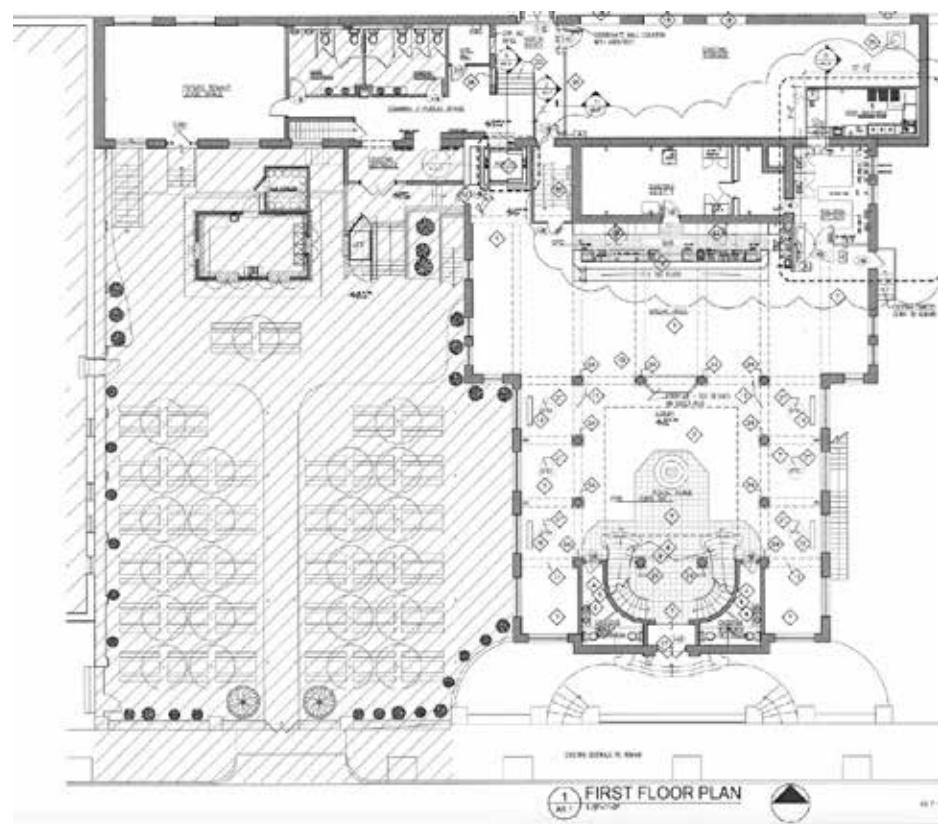


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## 1st and 2nd Level Floor Plans

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