

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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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.





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



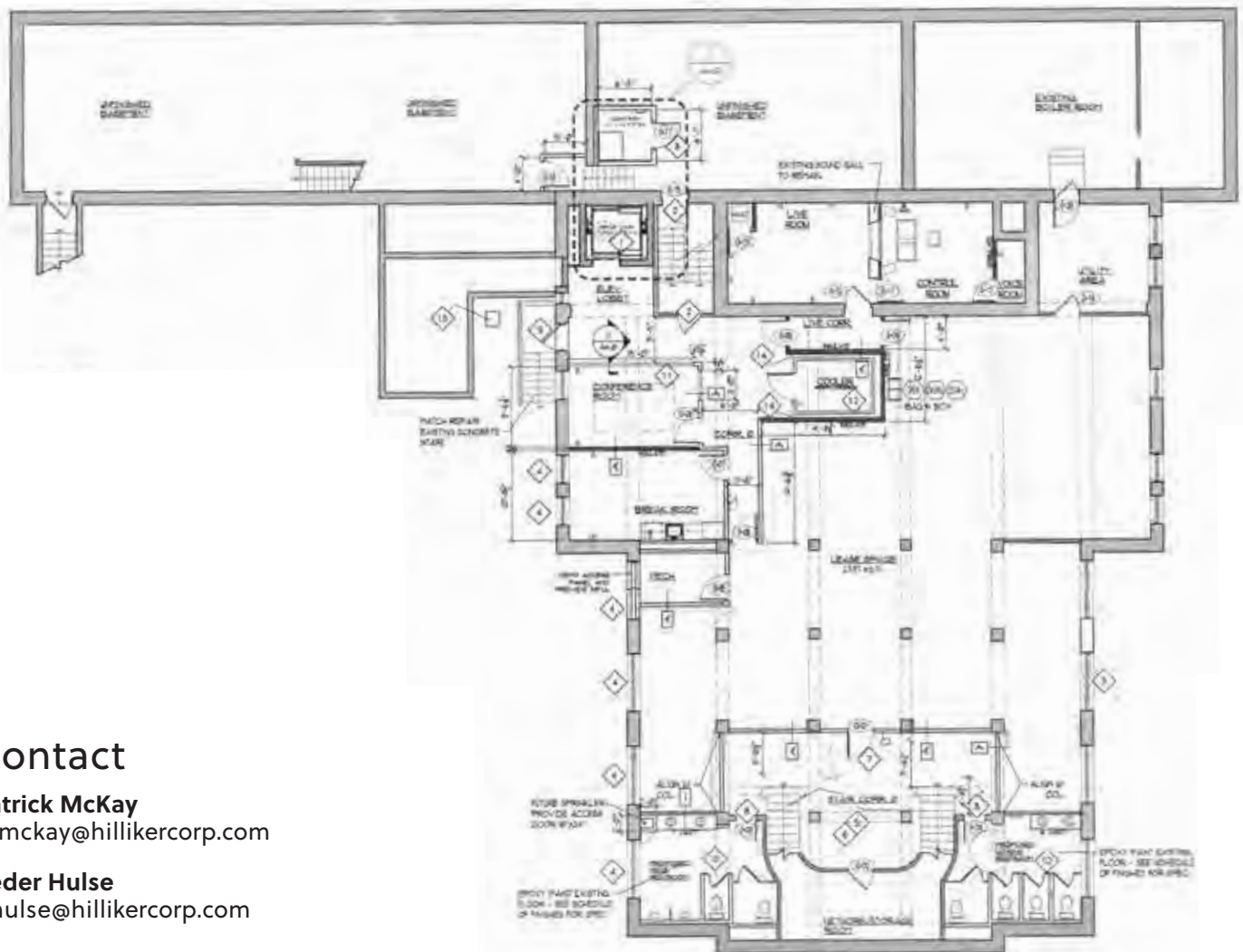
Historic Significance:

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

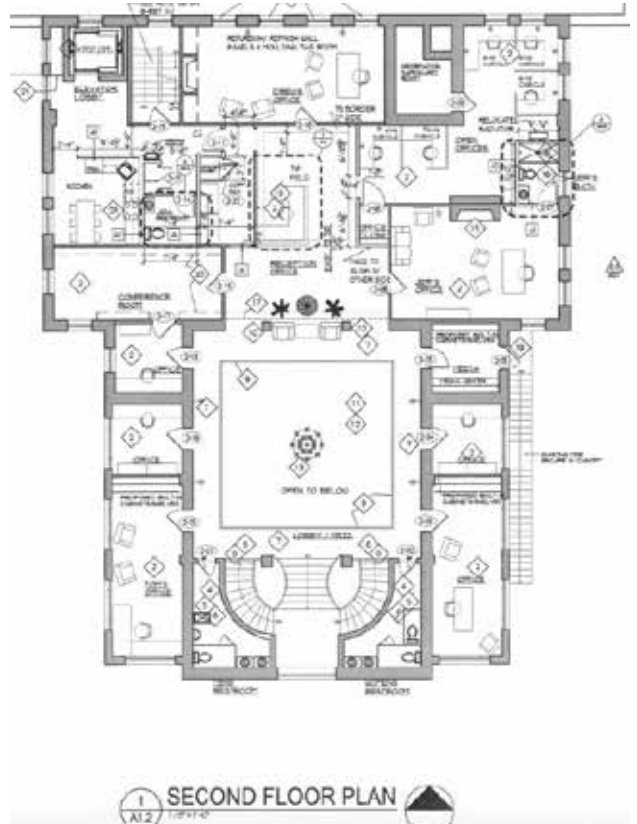
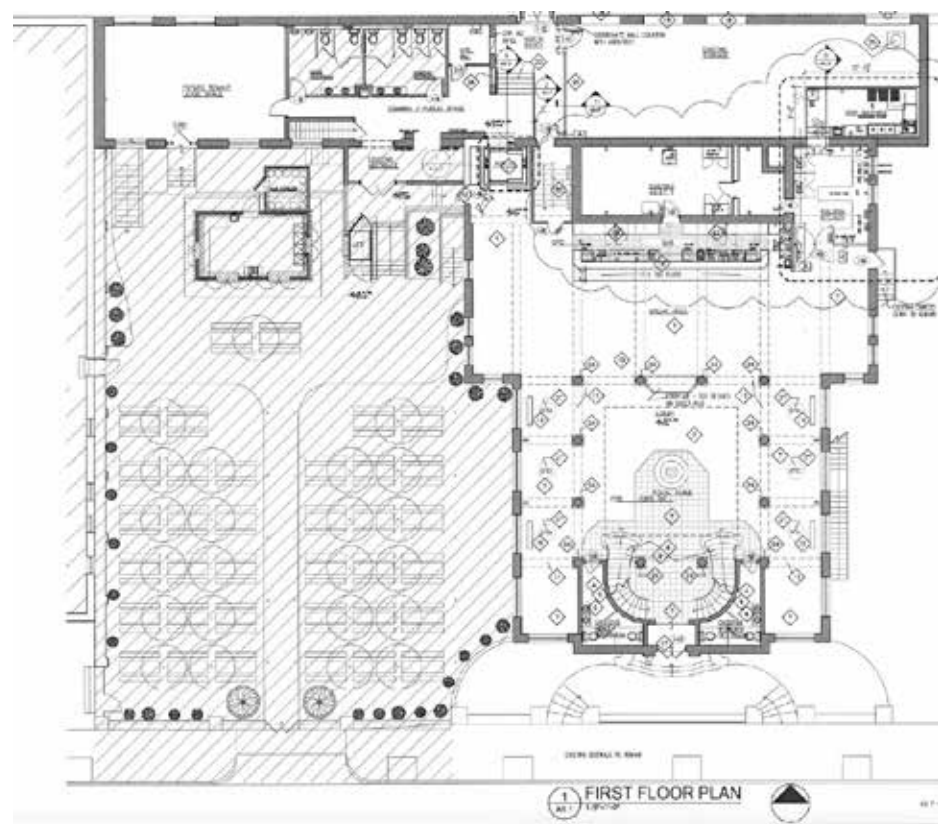


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1st and 2nd Level Floor Plans

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