HILAND
COMMERCIAL

333 S. 18th St.
St. Louis, MO 63103

POST OFFICE ANNEX

Rare Owner/User Purchase Opportunity

PROPERTY HIGHLIGHTS

Rare owner/user purchase opportunity located in the Downtown West submarket

Three-story, ~30,000 sf office building, PLUS two additional lower levels below grade

Excellent location and easy access to I-64/40, I-44 and I-55

Building Signage available with exposure to Union Station, which receives over $2M+ visitors per year

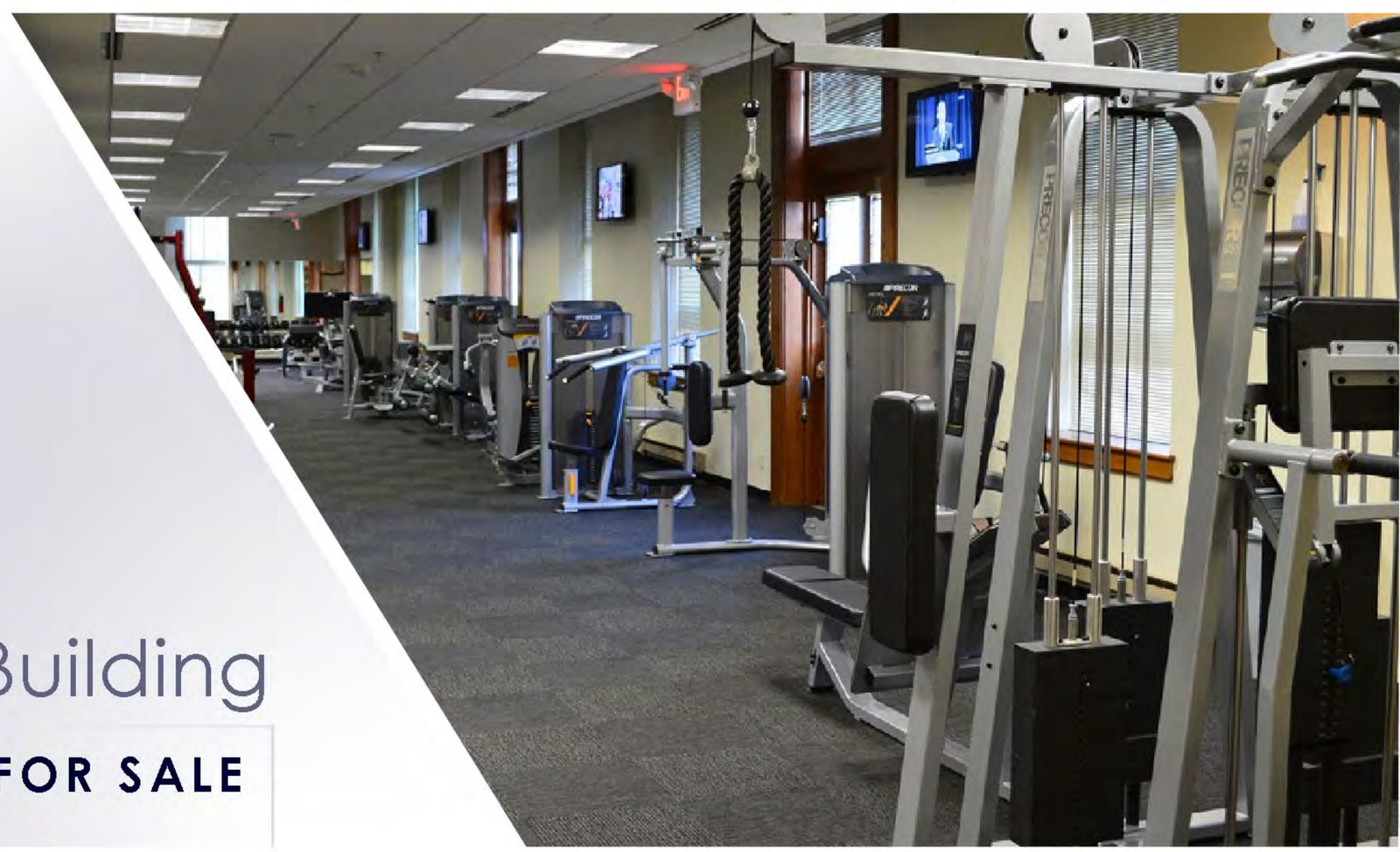
Ample surface parking on-site

New fitness facility built out on first floor

Restaurants and other retail amenities nearby at Union Station St. Louis including St. Louis Aquarium, The St. Louis Ferris Wheel, The Pitch Athletic Club & Tavern, Soda Fountain, The Train Shed, 1894 Cafe & Landry's Seafood House

Strong co-tenants in the office park including Build-A-Bear Corporate Headquarters and Horner & Shifrin

Sale Price: Contact Broker



~30,000 SF Office Building

FOR SALE

RARE
OPPORTUNITY

8+
RESTAURANTS

11+
ATTRACTIONS

B+
CLASS BUILDING

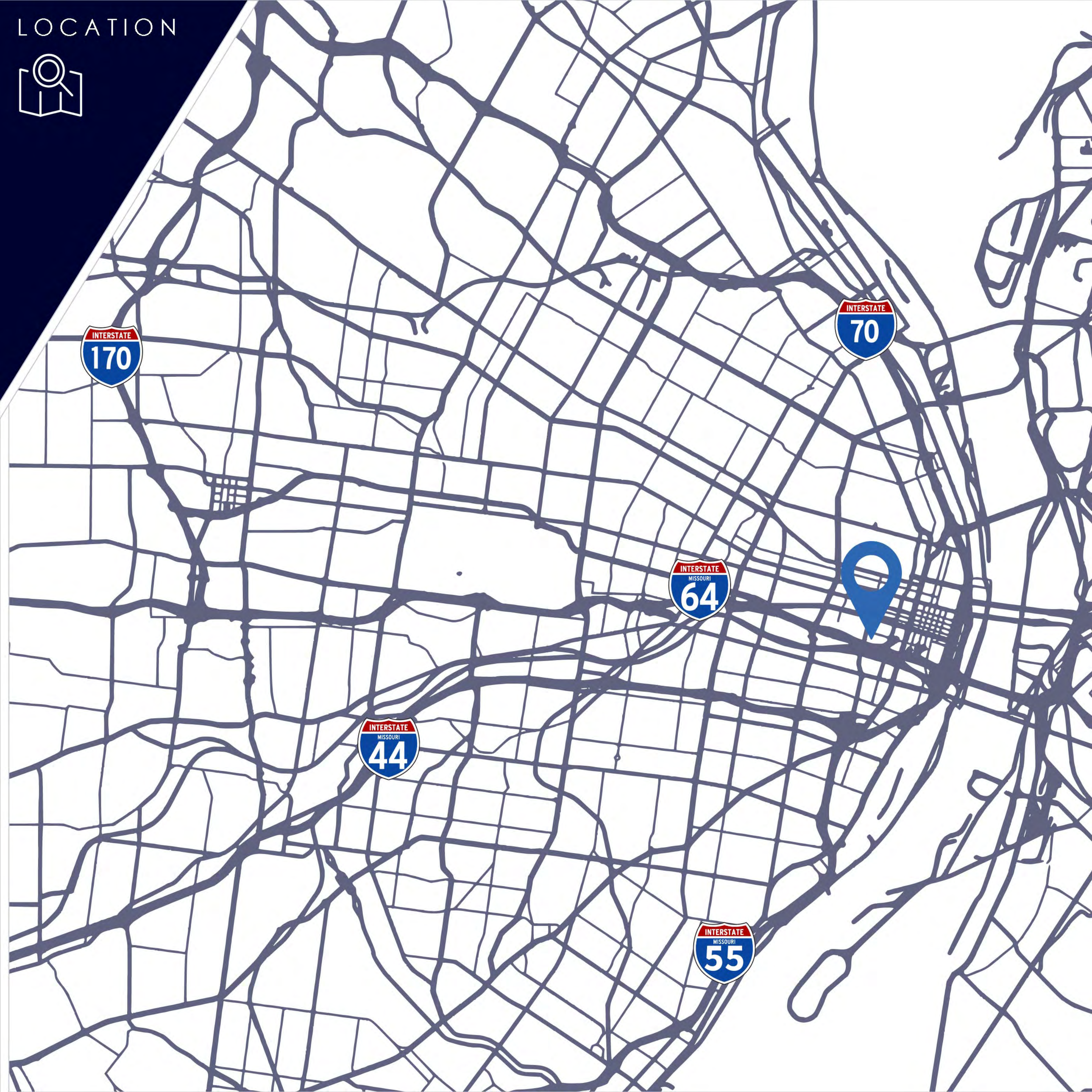
SIGNAGE
OPPORTUNITY

30,000
SF ON 3 FLOORS

2
LOWER LEVELS

usbank
POST
OFFICE
ANNEX

LOCATION


INTERSTATE
170
INTERSTATE
70
INTERSTATE
MISSOURI
64
INTERSTATE
MISSOURI
44
INTERSTATE
MISSOURI
55

Small Batch
WHISKEY & FARE
AGH RESTAURANT
The Fountain
ON LOCUST
BUSKE LOGISTICS
STORE SPACE
DIGITAL PRODUCTS INTERNATIONAL
PAPPY'S SMOKEHOUSE
The Latte Lounge
HG EATERY
BREAKFAST | LUNCH
IMO'S PIZZA
CITY MUSEUM
SAINT LOUIS UNIVERSITY
EST. 1818
S-STOWE UNIVERSITY
ESOURCE CENTER
CITY SC
ST. LOUIS AQUARIUM
THE ST. LOUIS WHEEL
ST. LOUIS ROPES COURSE
UNION STATION
SELFIE EXPRESS
A-MAZE-ING DISCOVERIES
Mini GOLF
UNION STATION
Carousel
UNION STATION
FIRE & LIGHT SHOW
at UNION STATION
Grand Hall LIGHT SHOW
THE PITCH
ATHLETIC CLUB & TAVERN
WESTPORT SODA FOUNTAIN EXPRESS
THE TRAIN SHED
1894 CAFE
Est. 2016
UNION STATION COOKIES & CUPCAKES
The Grand Hall
TACOS LANDRY'S SEAFOOD HOUSE
Concentra
WAREHOUSE of FIXTURES
FAIRFIELD INN Marriott
COURTYARD Marriott
SOLDIERS MEMORIAL
MISSOURI HISTORICAL SOCIETY
wesco
EMBASSY SUITES HOTELS
Hampton Inn
INTERSTATE 64
Residence Inn Marriott
ST. LOUIS UNION STATION HOTEL
ST. LOUIS AQUARIUM AT UNION STATION
enterprise CENTER
STIFEL THEATRE
Advance Auto Parts
SITE
AMTRAK
FedEx Ship Center
QT QuikTrip
Ameren
WHEELHOUSE
Clayton & Downtown
eleven eleven MISSISSIPPI
Lafayette Park
CLEMENTINE'S
NAUGHTY or NICE
CREAMERY
AERIAL

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