



RARE CENTRAL CORRIDOR OFFICE ASSET ACROSS FROM MLS STADIUM IDEAL FOR INVESTMENT OR REDEVELOPMENT



UNION STATION
ST. LOUIS



Energizer
Park

308
—N—
21ST

ST. LOUIS, MO 63103



TABLE OF CONTENTS

- 01.....Offering Summary
- 02.....Executive Summary
- 03.....Development Potential
- 04.....Maps
- 05.....Property Photos
- 06.....Location Summary
- 07.....Notable Developments



Confidentiality Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Salient Realty Group, LLC and should not be made available to any other person or entity without the written consent of Salient Realty Group, LLC. This Marketing Brochure has been prepared to provide a summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Salient Realty Group, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's, Lead Based Paint, asbestos, other environmental contaminants, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Salient Realty Group, LLC has not verified, and will not verify, any of the information contained herein, nor has Salient Realty Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. It is the sole responsibility of potential buyers to take appropriate measures to verify all of the information set forth herein.





308
N
21ST

01

OFFERING SUMMARY

01 OFFERING SUMMARY

HIGHLIGHTS



7 STORY

Updated
Office Tower



Owner User
Office / Retail
Opportunity



Single Story Building
Included
- *Great Retail, Bar &
Restaurant Potential*



+/- .80 AC LOT

Large Lot with
New Construction
Potential



Prime for
Redevelopment
- in an Opportunity
Zone - *Also Eligible
for Historic Tax
Credits*



81 Space
Parking Lot



Directly Across from
Energizer Park
(New MLS Stadium)

Sale Price - Market Pricing

(contact broker for more info)



Single Story Building





02

EXECUTIVE SUMMARY



02 EXECUTIVE SUMMARY

Salient Realty Group is pleased to exclusively offer this office investment or redevelopment opportunity for sale. An incredibly rare opportunity to purchase a historic office building with an **0.80 AC gated parking lot** in the central corridor of the City of St. Louis. The property location is irreplaceable being directly across Olive Street from the new **MLS Stadium (Energizer Park)** and is nearby to the new **NGA facility (3,000+ Federal Employees)**. In addition, an incredible amount of development activity is taking place all around the property in the **Downtown West area**.

While the property is currently operating as an office building, it offers multiple opportunities for development/redevelopment strategies –Office Updates, Hotel, Multifamily, and Mixed-Use are all **viable options**. This is also a great owner-user opportunity for companies looking for a new headquarters in a dynamic location.

The existing buildings total approximately **45,200 SF**. Included in the 45,200 SF is **a single-story 8,500 SF building** on Olive Street with a separate entrance. This single-story building is perfectly suited to be redeveloped into a bar/restaurant to serve the crowds entering and exiting the MLS Stadium.

308 E 21 ST



02 BUILDING INFO



PRODUCT TYPE

OFFICE OR DEVELOPMENT
OPPORTUNITY



ZONING

I (CENTRAL BUSINESS DISTRICT)



SUBMARKET

DOWNTOWN WEST



LAND AREA

+/- 1.17 AC (TOTAL LAND AREA)
+/- 0.80 AC (PARKING LOT)



BUILDING AREA

+/- 45,200 SF



CONSTRUCTION

BRICK/MASONRY

DEVELOPMENT POTENTIAL

03



PROPOSED DEVELOPMENT OPPORTUNITY

15+ STORY HIGH RISE
WITH 2 STORY GARAGE PARKING





EXCEPTIONAL MLS STADIUM VIEWS
& GARAGE PARKING

13
Story

HIGH-RISE
POTENTIAL

2
Story

GARAGE
PARKING

For informational purposes only
and subject to city approvals



308 N 21 ST

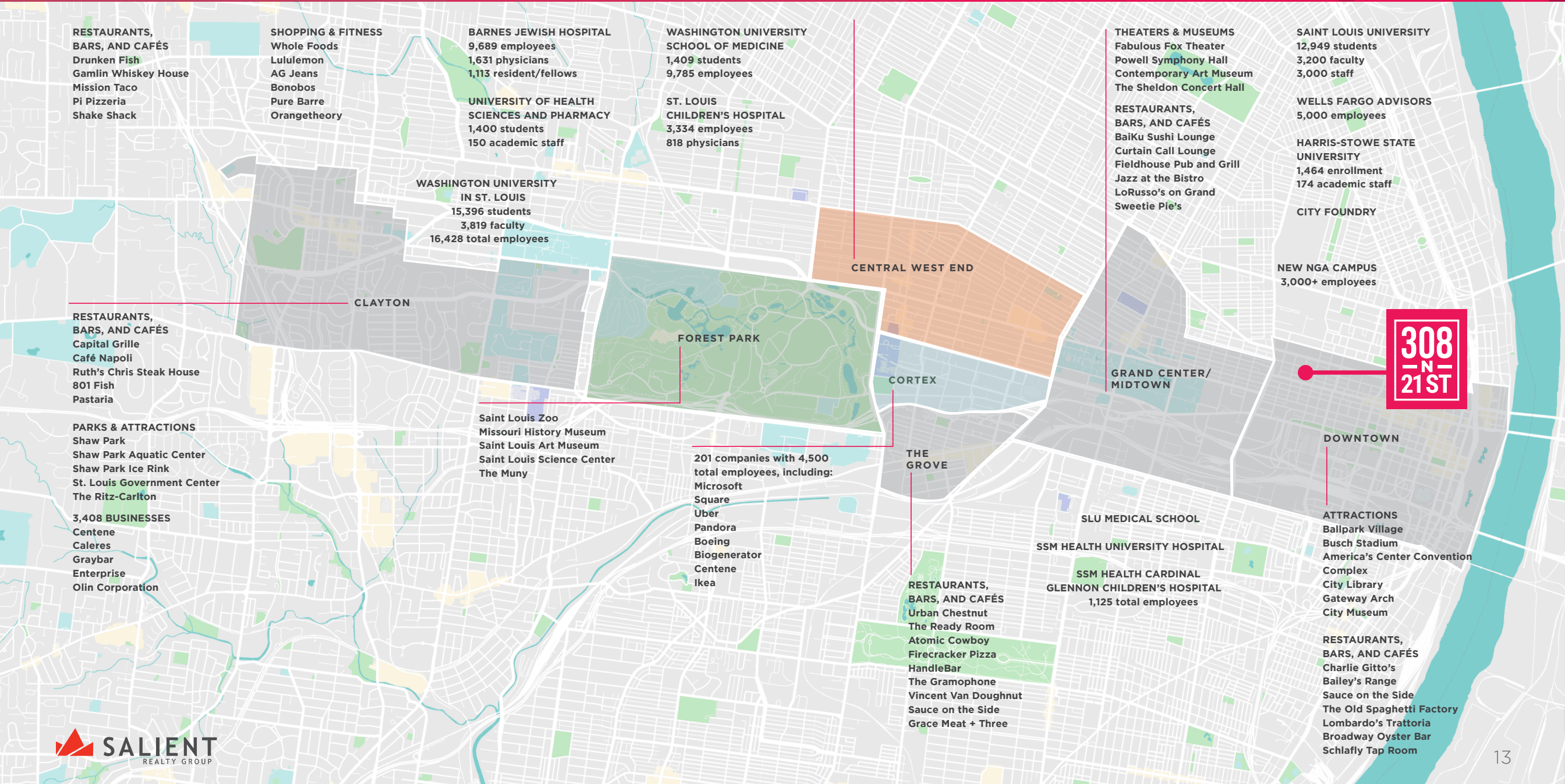
UNOBSTRUCTED VIEWS OF
THE MLS STADIUM

DEVELOPMENT
POTENTIAL
ON
INCLUDED
PARKING LOT

RETAIL | BAR/RESTAURANT
with Rooftop Potential



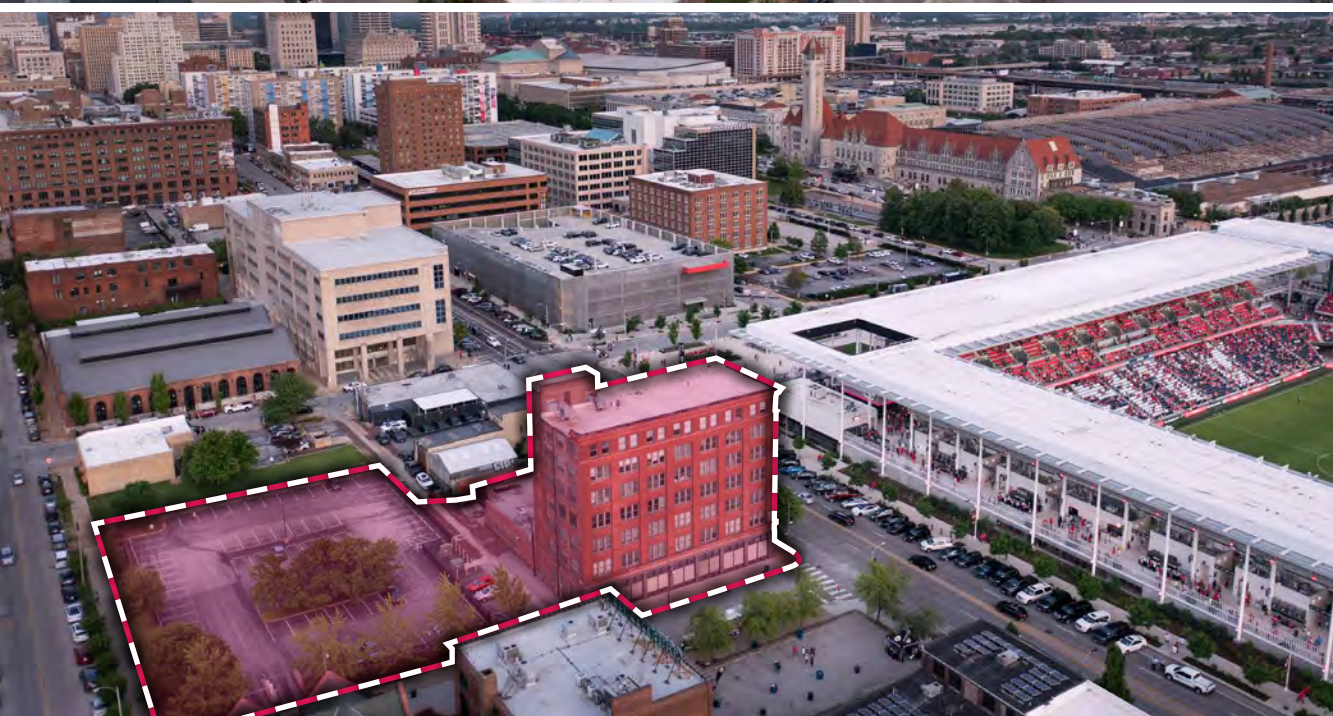
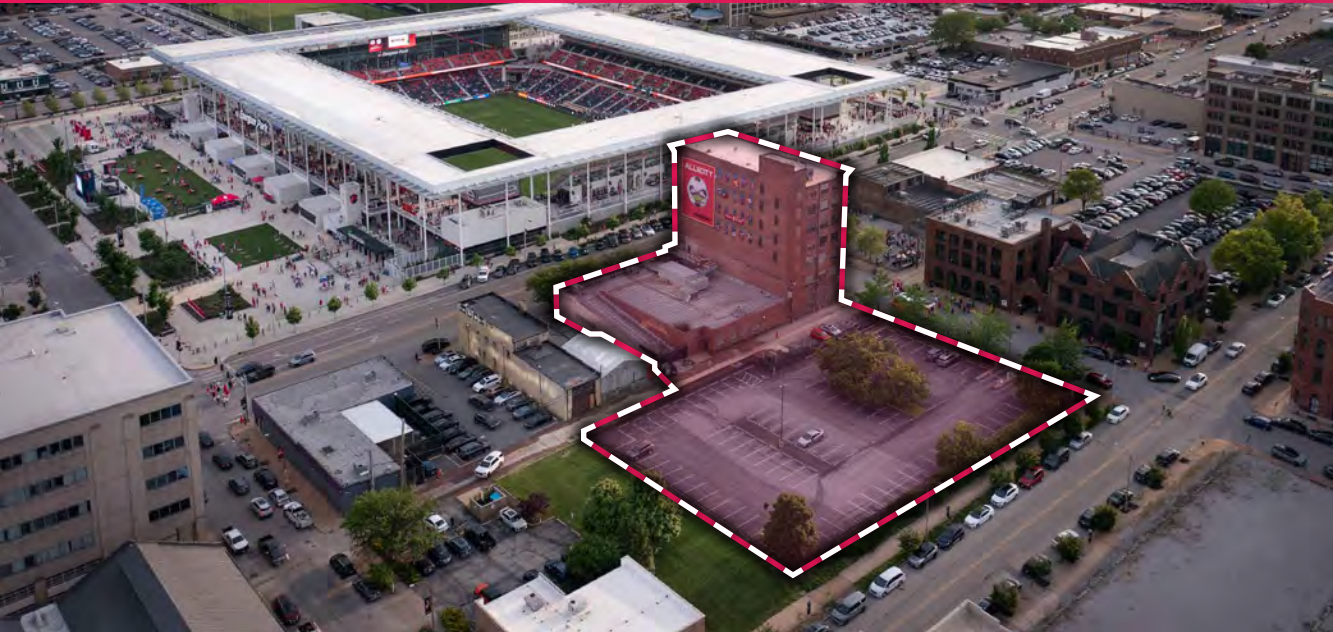
04 AREA MAP



04 VACINTY MAP



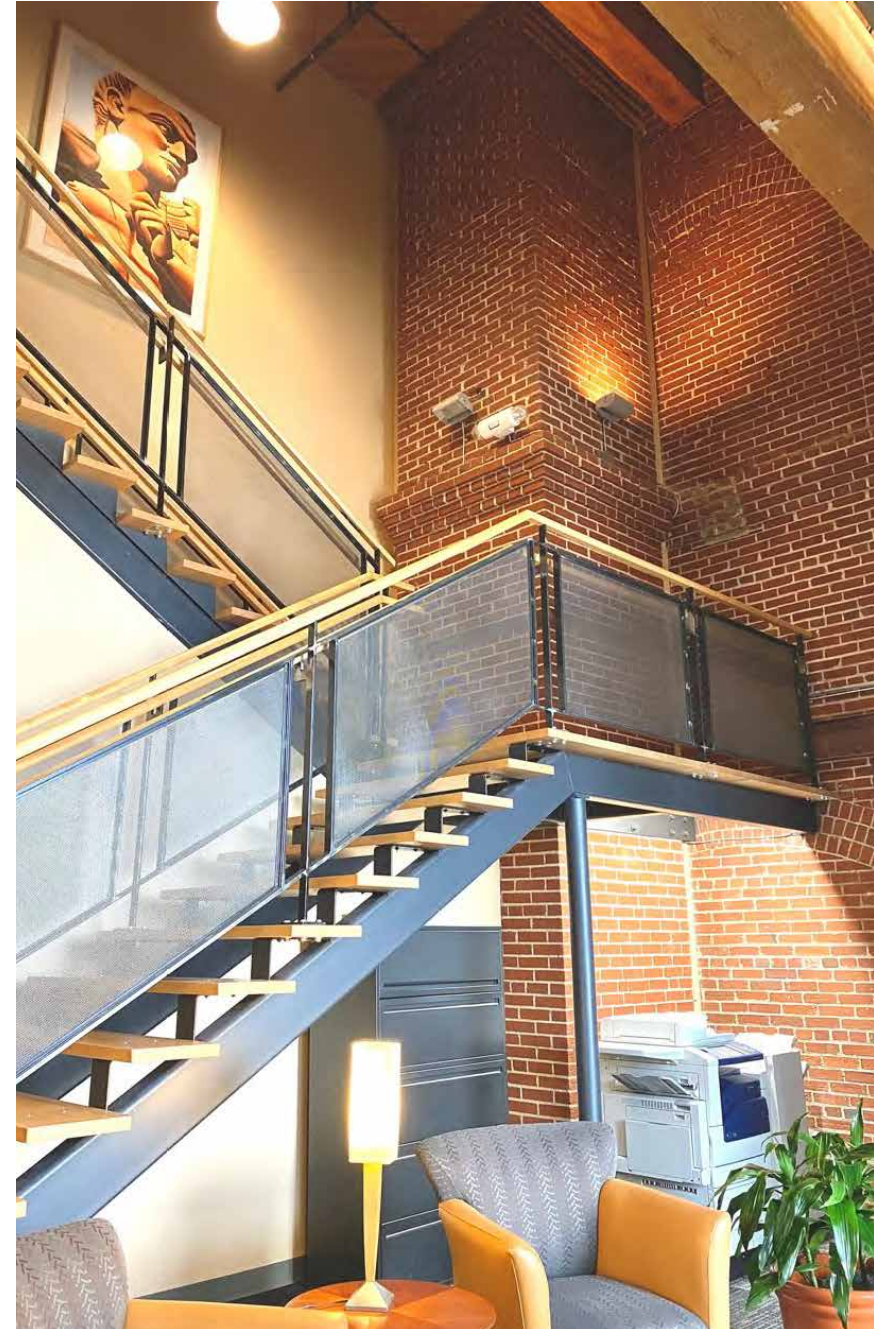
05 PROPERTY AERIAL PHOTOS



05 PROPERTY EXTERIOR PHOTOS



05 PROPERTY INTERIOR PHOTOS





06

LOCATION SUMMARY

06 LOCATION SUMMARY

DOWNTOWN WEST has seen an explosion of activity in the past few years. Most notably, Energizer Park, the new Major League Soccer Stadium is directly across Olive Street.

This has been a major draw for development and for new businesses flocking to the area. Even before the stadium was announced, many businesses decided to move into the area, such as Twain Financial Partners, who redeveloped the property at 20th and Washington Avenue as their new headquarters.

Multiple apartment redevelopments have been successfully completed – Monogram on Washington, Adler Annex, the Lofts at the HUPP, the Beatrice, and multiple others.

Development/redevelopment opportunities have become increasingly rare in the area. In addition to all of this, just to the North of the neighborhood is the new headquarters for the National Geospatial Agency. This Federal project is underway and has a projected cost of \$1.75 Billion. The Agency currently has 3,000+ high paying jobs and that number is expected to increase over the next few years.



NEW MLS STADIUM



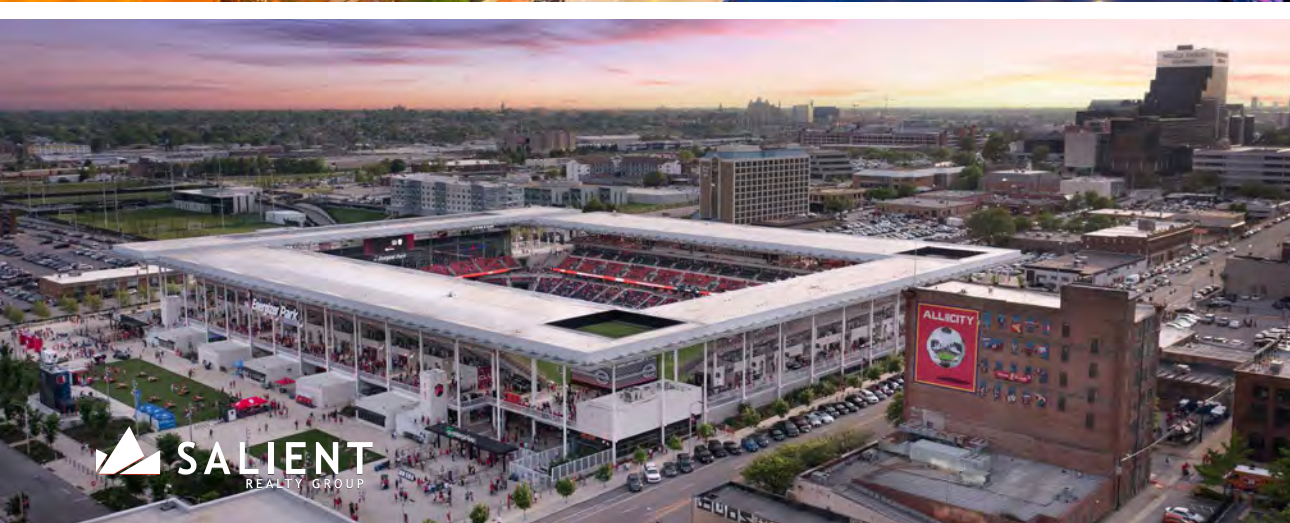
NEW NGA FACILITY



06 DOWNTOWN STL

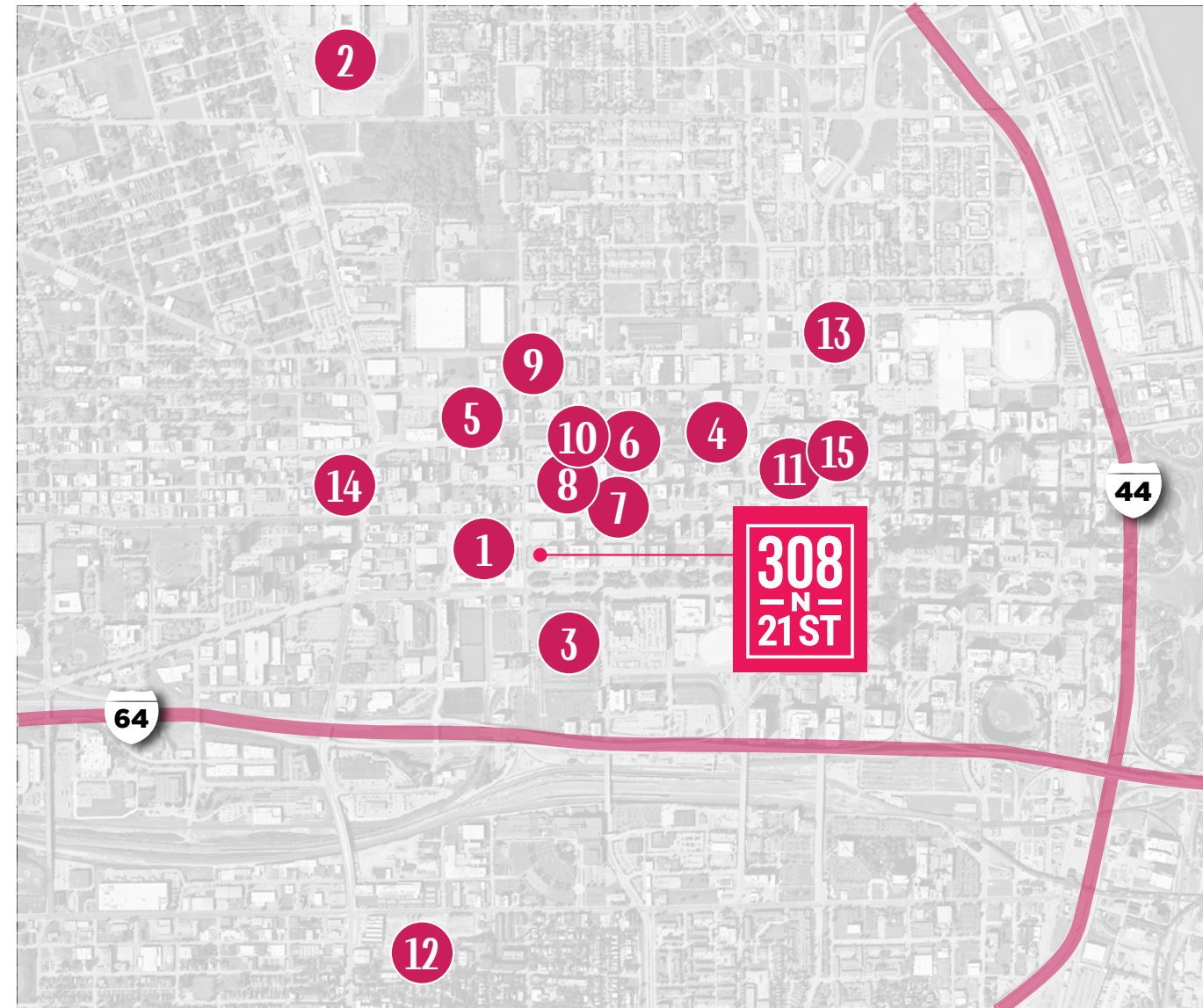


DOWNTOWN WEST is located in the Downtown St. Louis submarket which contains the metro's largest office employment base, which helps attract developers and renter demand to the area. Two Fortune 500 companies are headquartered here, Ameren Corporation and Peabody Energy. Wells Fargo Advisors, a subsidiary 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.



07 NOTABLE DEVELOPMENTS IN THE AREA

	DEVELOPMENT	NOTES	STAGE	COST
1	MLS STADIUM	New MLS Stadium for St. Louis City SC	Complete	\$457,800,000
2	NGA - NATIONAL GEOSPATIAL AGENCY	New facility for NGA	Under Construction	\$1,750,000,000
3	UNION STATION AQUARIUM/PARK	New aquarium/site refresh/entertainment park	Complete	\$160,000,000
4	LAST HOTEL - WASH AVE	Boutique hotel redevelopment	Complete	\$60,000,000
5	ADLER ANNEX - REBRAND/RENOVATION	65 unit multifamily renovation and rebranding	Complete	Unknown
6	MONOGRAM ON WASHINGTON	138 unit multifamily redevelopment	Complete	\$36,000,000
7	BUTLER BROTHERS BUILDING - 17TH & OLIVE	700,000+ SF redevelopment planned	Complete	Unknown
8	LOFTS AT THE HUPP - LOCUST	70 apartments - redevelopment	Complete	\$24,700,000
9	THE BEATRICE	36 apartments and retail spaces - redevelopment	Complete	\$8,000,000
10	1801 WASHINGTON	Mixed use new construction development. 184 apts	Proposed	\$32,000,000
11	HILTON HOTEL @ THE SHELL BUILDING	191 room, dual branded hotel, redevelopment	Complete	\$43,200,000
12	THE EDGE DISTRICT - 2200 LASALLE	128 apartments on 12 acre site - only phase I	Under Construction	\$25,000,000
13	SQUARE REGIONAL HEADQUARTERS	Square's new offices - redevelopment	Complete	\$70,000,000
14	JEFFERSON CONNECTOR	Connection Downtown and Midtown - mixed use site	Under Construction	\$70,000,000
15	JEFFERSON ARMS REDEVELOPMENT	239 Apts, 198 room hotel, 20,000 SF retail	Under Construction	\$104,000,000
TOTAL				\$2,840,700,000





308 N 21ST

ST. LOUIS, MO 63103

Design & Renderings By:



CONTACT INFORMATION



GAREN LAFSER

President & Designated Broker

(d) 314.374.3687 | (o) 314.200.5352

glafser@salientrealtygroup.com



Tyler Alms

Associate

(d) 314.803.3170 | (o) 314.200.5352

talms@salientrealtygroup.com

CONFIDENTIALITY

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Salient Realty Group, LLC and should not be made available to any other person or entity without the written consent of Salient Realty Group, LLC. This Marketing Brochure has been prepared to provide a summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Salient Realty Group, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's, Lead Based Paint, asbestos, other environmental contaminants, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Salient Realty Group, LLC has not verified, and will not verify, any of the information contained herein, nor has Salient Realty Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. It is the sole responsibility of potential buyers to take appropriate measures to verify all of the information set forth herein.



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. Buyer to verify all information