

# Request for Proposals

486,942 SF GBA  
9 ACRE SITE IN THE CITY OF ST. LOUIS



**circa PROPERTIES**  
THE ART OF PARTNERSHIP



**Exclusively Listed:**

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# St. Alexis Medical Campus

## Flagship Redevelopment Opportunity

This historic medical campus at 3501 South Jefferson Avenue represents one of the most significant redevelopment opportunities in the St. Louis urban core. Spanning approximately 9 acres and featuring nearly 500,000 square feet of gross building area, the site is perfectly positioned for a high-impact adaptive reuse or mixed-use project.

The project's potential extends beyond the existing medical buildings to include a diverse assemblage of townhouses, condominiums, multifamily lots, and vacant industrial lots, offering a versatile canvas for adaptive reuse or ground-up expansion. Because the property is eligible for both state and federal Historic Tax Credits, it is uniquely positioned for a large-scale, financially viable transformation into a flagship mixed-use destination. This expansive urban site offers a rare chance to revitalize a significant portion of the St. Louis City landscape through high-impact redevelopment.

## Investment Highlights:

- **Layered incentives:** Located in an **Opportunity Zone** and eligible for State and Federal Historic Tax Credits
- **Three main buildings:** Hospital, medical offices, and nursing school.
- **Additional Adjacent Properties:** 6 industrial lots and 1 multifamily lot included in the assemblage
- **Extensive parking:** Three surface lots and two levels of underground parking.



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# Property Photos



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# ZONING & LAND AREA

<b>3457 Texas</b>	6,136	B - Two Family Residential
<b>2614 Potomac</b>	21,945	G - Local Commercial
<b>3503 Texas</b>	168,842	G - Local Commercial
<b>3514 Texas</b>	4,778	G - Local Commercial
<b>3516 Texas</b>	24,412	G - Local Commercial
<b>3540 Texas</b>	100,630	G - Local Commercial
<b>3501 S Jefferson</b>	21,038	G - Local Commercial
<b>3519 S Jefferson</b>	19,618	G - Local Commercial
<b>3601 S Jefferson</b>	5,625	J - Industrial
<b>3607 S Jefferson</b>	2,812	J - Industrial
<b>3609 S Jefferson</b>	3,037	J - Industrial
<b>3611 S Jefferson</b>	5,400	J - Industrial
<b>3617 S Jefferson</b>	3,712	J - Industrial

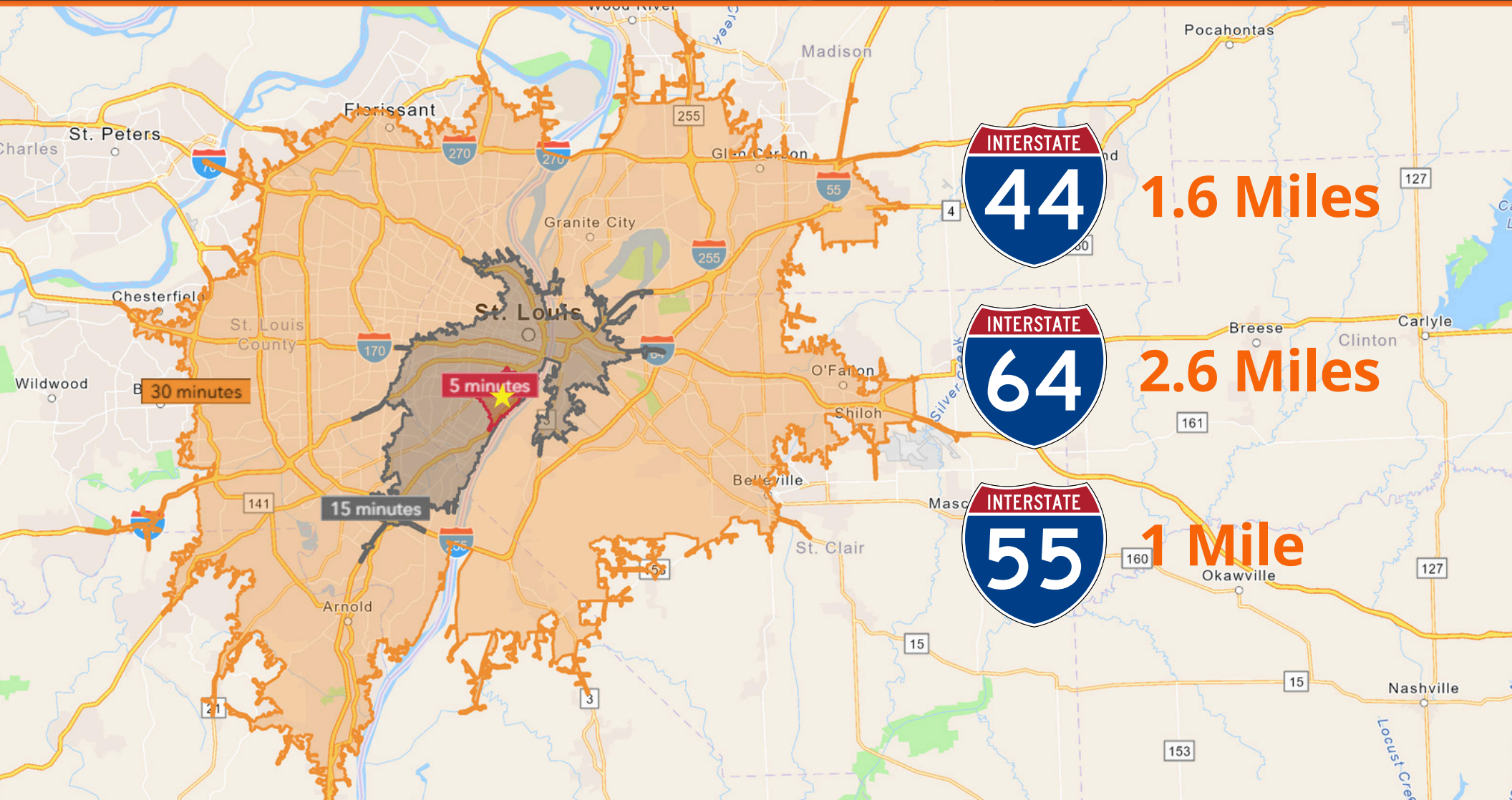


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**3501 South Jefferson Ave.**  
Saint Louis, MO 63118

# DRIVE TIME & DISTANCE INFO



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# 3501

South Jefferson  
Saint Louis, MO

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