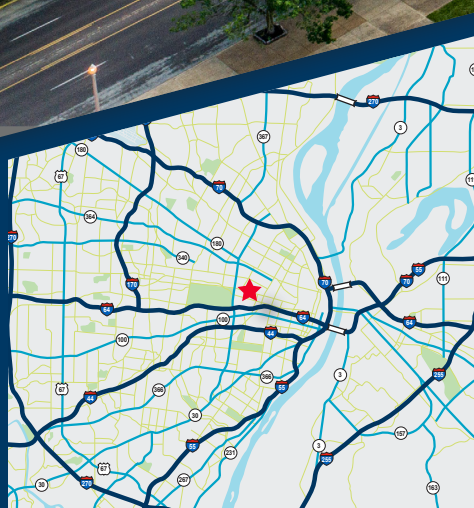




SUBJECT
PROPERTY



FOR SALE

4494 LINDELL BLVD, ST. LOUIS, MO 63108

REDEVELOPMENT HIGHLIGHTS



EXISTING OFFICE BUILDING COMPRISED OF APPROXIMATELY 33,000 SQUARE FEET. ORIGINALLY CONSTRUCTED IN 1964, THE ADDITION WAS ADDED IN 1977



ZONED E AND IDEAL FOR MULTI-FAMILY REDEVELOPMENT



.83 ACRES OF PREMIER LAND OR 36,245 SF



LOCATED IN THE HEART OF THE COSMOPOLITAN CENTRAL WEST END NEIGHBORHOOD



\$3,500,000 OR \$96.57/SF

JOHN WARREN

Senior Director

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john.warren@cushwake.com



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com



PREMIER
LOCATION

SUBJECT
PROPERTY

DOWNTOWN
ST. LOUIS



5 MIN WALK... CENTRAL WEST END BUSINESS DISTRICT
20 MIN WALK..... CORTEX INNOVATION DISTRICT
13 MIN WALK..... CWE METROLINK TRAIN STATION
9 MIN WALK..... FOREST PARK

CENTRAL CORRIDOR GROWTH

4494 Lindell is located in the flourishing Central Corridor and in particular, the historic Central West End, which includes premier medical centers, and abundant cultural and recreational assets. The site is close to the Missouri Botanical Garden and Forest Park, and the region's innovation and technology hub, the 200-acre Cortex district. A total of \$701 million has been invested in the area since 2013 with another \$947 million planned by 2023.

MULTI-FAMILY BY THE NUMBERS

Multifamily Growth:

- Inventory Growth Since 2010: 30.9%
- Absorption since 2010: +/- 2,403 units
- Under Construction in CWE: 256 Units

\$987/mo

CENTRAL WEST END
AVERAGE RENT FOR A STUDIO APARTMENT
5.1% INCREASE YOY

\$1,318/mo

CENTRAL WEST END
AVERAGE RENT FOR A 1 BEDROOM APARTMENT
6.1% INCREASE YOY

\$1,653/mo

CENTRAL WEST END
AVERAGE RENT FOR A 2 BEDROOM APARTMENT
6.6% INCREASE YOY

\$2,090/mo

CENTRAL WEST END
AVERAGE RENT FOR A 3 BEDROOM APARTMENT
5.0% INCREASE YOY