

Cardinals Nation

AT&T ROOFTOP



MIDWEST



Edward Jones OAK & HOLL 1 4 Edward Jones

BALLPARK



VILLAGE



Mercy Official Medical Provider of the St. Louis Cardinals

36 VOLQUEZ WL 1-1 ERA 1.97

POWERADE

Scottrade



375'

BUSCH STADIUM

Ameren FOCUSED ENERGY. For Us

HALL OF FAME Edward Jones



Budweiser





Hilton

ONE CARDINAL

Cardinals Nation

ONE CARDINAL

Budweiser

WORLD CHAMPIONS

<p>KNOW</p> <p>SAINT SANTIAGA</p> <p>2 2 2</p>	<p>FREE</p> <p>FOOD</p>
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<p>STIFEL</p> <p>BUILDING ST. LOUIS</p> <p>BROWN &amp; CROUPPEN</p>
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Cardinals

Cardinals

100

# The New Spirit of St. Louis



FIRST PHASE ENTERTAINMENT

# The Heart of St. Louis Sports

The St. Louis Cardinals and The Cordish Companies have teamed up. The idea? To spearhead the revitalization of downtown St. Louis. The result? Ballpark Village—the premier sports-anchored destination in the Midwest, and the place to be for Cardinals fans and for year-round fun.

**\$100M**  
INVESTMENT

**6M**  
VISITORS ANNUALLY

**150K**  
SQ-FT RETAIL, DINING, &  
ENTERTAINMENT DISTRICT

**720**  
SURFACE PARKING  
SPACES

**200+**  
EVENTS EACH YEAR

**\$50M**  
IN ANNUAL SALES

## DINING & ENTERTAINMENT VENUES

THE BARN AT PBR | BUDWEISER BREW HOUSE | CARDINALS HALL OF FAME AND MUSEUM | CARDINALS NATION | EL BIRDOS CANTINA | BALLY SPORTS LIVE! | BALLY SPORTS MIDWEST STUDIO | HOWL AT THE MOON | THE LOUNGE | NEW ERA ATHLETIC | PBR ST. LOUIS | THE SKYBOX | TENGO SED







WHAT'S NEW

# We Built the Neighborhood



We put the village in Ballpark Village. This new phase of development not only makes Ballpark Village a complete neighborhood, it creates one of the most electrifying streets in all of professional sports—Cardinal Way. It's where you'll find luxury apartments, a variety of retailers, a Live! by Loews luxury boutique hotel, premier office space, and additional parking.

**\$260M**

INVESTMENT

**175K**

SQ FT OF RETAIL SPACE, DINING,  
AND ENTERTAINMENT

**900**

GARAGE PARKING SPACES

**297**

LUXURY RESIDENCES AT  
ONE CARDINAL WAY

**125K**

SQ FT OF CLASS A  
OFFICE SPACE

**216**

ROOMS AT LIVE! BY LOEWS  
LUXURY BOUTIQUE HOTEL





# Our Outstanding Lineup



ENTERTAINMENT

The Midwest's premier sports-anchored destination and highly anticipated neighborhood.



APARTMENTS

Luxury living like never before in the heart of downtown St. Louis, with stunning stadium views.



OFFICES

Convenient, efficient, and fully amenitized Class A office space—the first downtown in 30 years.



HOTEL

Luxury boutique hotel for sports fans, families, visitors, and businesses.



FITNESS

State-of-the-art fitness center and health club with unparalleled offerings.

Together

ONE CARDINAL WAY APARTMENTS

# LUXURY LIVING LIKE NEVER BEFORE

ONE CARDINAL  
*Way*

Now Leasing

ONE CARDINAL



## Step Up to a Life in Full Swing

Those looking to call the most thrilling slice of St. Louis home can do so at One Cardinal Way. It's an invitation to live every day like part of the Cardinals family—and an opportunity not found anywhere else.

The first of several developments that will help elevate Ballpark Village from dining and entertainment destination to full-fledged neighborhood, these high-rise residences will help give rise to a local population that can live, work, and play—all in the same area.



ONE CARDINAL WAY APARTMENTS



29

STORY HIGH-RISE  
APARTMENT TOWER

297

LUXURY RESIDENCES

VIEWS OF BUSCH STADIUM,  
GATEWAY ARCH, AND DOWNTOWN

ROOFTOP POOL AND OTHER  
EXHILARATING AMENITIES



THE PWC PENNANT BUILDING OFFICES

# IN THE HEART OF THE LINEUP

*The* PwC  
PENNANT  
BUILDING



THE PWC PENNANT BUILDING OFFICES

# The Ultimate in Office Space

Presenting The PwC Pennant Building, the premier new offices at Ballpark Village. The first new Class A office construction downtown in 30 years, The PwC Pennant Building offers the ultimate in convenient, efficient, fully amenitized office space—for businesses that want to be in the heart of the order at the home of the Cardinals.

NEW CONSTRUCTION  
AT BALLPARK VILLAGE

125,000 SQ FT OF  
CLASS A OFFICE SPACE

RETAIL ON GROUND FLOOR  
ADJACENT TO DEDICATED LOBBY



ADJACENT LIVE! BY LOEWS  
LUXURY BOUTIQUE HOTEL WITH  
RESTAURANT AND BAR

SPORTS & SOCIAL, GENESIS HEALTH  
CLUB, AND BUSCH II  
PLAZA NEXT DOOR

BALCONIES ON FLOORS 8-11

VIEWS OF BUSCH STADIUM,  
GATEWAY ARCH, AND DOWNTOWN  
ON FLOORS 8-11

GARAGE ON SITE (2.8/1,000  
PARKING RATIO); ADDITIONAL PARKING  
IN SURFACE LOTS AND STADIUM WEST  
GARAGE

FLEXIBLE, COLUMN-FREE  
FLOOR PLATES

8,000 SQ FT OF AMENITY AND  
RETAIL IN BUILDING

SIGNAGE OPPORTUNITIES  
(ON-BUILDING AND MONUMENT)

DINING & LIFESTYLE SERVICES

FROM LOCAL  
FAVORITES TO THE  
WORLD FAMOUS





**DINING & LIFESTYLE SERVICES**

Boasting exciting venues and retail options from some of the best-known and most-desired brands, Ballpark Village accommodates a wide variety of dining, shopping, and lifestyle needs. So whether you're on a spending spree, in the mood for world-class dining, or simply in need of some everyday items, options are always close at hand.

Plus, with street-level retail available on the ground floor of One Cardinal Way, the PwC Pennant Building, and Live! by Loews luxury hotel, you'll never have to go far for high-end selections and services.

**175K**

SQ FT OF RETAIL, DINING, AND ENTERTAINMENT

**9K**

SQ-FT SPORTS & SOCIAL NEXT TO BUSCH II INFIELD

**6M**

BALLPARK VILLAGE VISITORS ANNUALLY

**75K**

SQ FT OF ADDITIONAL RETAIL SPACE IN EXPANSION

**31K**

SQ-FT GENESIS HEALTH CLUB ON 2<sup>ND</sup> AND 3<sup>RD</sup> FLOORS OF THE MARKETPLACE



LIVE! BY LOEWS HOTEL

DYNAMIC  
HOSPITALITY,  
INCREDIBLE  
EXPERIENCES

Live!  
BY  
LOEWS  
ST. LOUIS, MO



# The New Standard of Sensational

From one of the most exciting and respected names in hospitality, Live! by Loews – St. Louis, MO, offers a truly unique experience to Ballpark Village residents and guests.

Located across the street from Busch Stadium, this luxury boutique hotel is a celebration of the city's rich history and a sensational destination for sports fans, families, and visitors alike—not to mention an excellent location for business meetings and special events.

216

LUXURY GUESTROOMS

19

SUITES

17K

SQ FT OF MEETING AND  
SPECIAL EVENT SPACE

VIEWS OF BUSCH  
STADIUM, GATEWAY ARCH,  
AND DOWNTOWN

PREMIER FOOD  
AND BEVERAGE

PRIVATE DINING OPTIONS

IMPRESSIVE DIGITAL  
AV EXPERIENCE

24-HOUR VALET SERVICES





DOWNTOWN ST. LOUIS

# CITY ON THE UPSWING



DOWNTOWN ST. LOUIS

## A Historic New Chapter

We are proud to have been selected by the Gateway Arch Park Foundation to develop a transformational \$670 million mixed-use development adjacent to the iconic Gateway Arch in downtown St. Louis.





**DOWNTOWN ST. LOUIS**

**CULTURE AND ENTERTAINMENT**

- CHAIFETZ ARENA
- THE CITY MUSEUM
- CONTEMPORARY ART MUSEUM
- EUGENE FIELD HOUSE MUSEUM
- FOREST PARK
- FOX THEATRE
- MX MOVIES
- THE MUNY
- PEABODY OPERA HOUSE
- SCOTTRADE CENTER
- ST. LOUIS ART MUSEUM
- ST. LOUIS HISTORY MUSEUM
- AMERICA'S CENTER AND THE DOME



**HOTELS AND CONVENTION CENTERS**

- CITY PLACE HOTEL
- COURTYARD BY MARRIOTT DOWNTOWN WEST
- DRURY PLAZA HOTEL AT THE ARCH
- EMBASSY SUITES BY HILTON DOWNTOWN
- FOUR SEASONS HOTEL
- HAMPTON INN DOWNTOWN
- HILTON AT THE BALLPARK
- HYATT REGENCY AT THE ARCH
- LIVE! BY LOEWS ST. LOUIS
- LUMIÈRE PLACE CASINO AND HOTEL
- THE WESTIN

<span style="background-color: #e67e22; width: 15px; height: 10px; display: inline-block;"></span>	HOTEL
<span style="background-color: #3498db; width: 15px; height: 10px; display: inline-block;"></span>	RETAIL
<span style="background-color: #2ecc71; width: 15px; height: 10px; display: inline-block;"></span>	OFFICE
<span style="background-color: #9b59b6; width: 15px; height: 10px; display: inline-block;"></span>	FITNESS
<span style="background-color: #f1c40f; width: 15px; height: 10px; display: inline-block;"></span>	RESIDENTIAL

## DOWNTOWN ST. LOUIS

# A Winning Partnership

A shining example of the transformative power of partnership, Ballpark Village is the world-class result of teamwork at the highest level, between two family-owned companies—each with a winning record dating back more than a century.

## The St. Louis Cardinals

The St. Louis Cardinals franchise has been a member of the National League since 1892. Over the years, the Cardinals have won both a league-record 11 World Series championships and millions upon millions of passionate fans. The Cardinals' key owners, the DeWitt family, have a long history in St. Louis baseball as well. Family members have served the team in nearly every capacity, from batboy to office boy to part owner and CEO. They continue to drive the Cardinals' success in the 21st century.

## The Cordish Companies

The Cordish Companies traces its origins to 1910, when Louis Cordish began developing office and apartment complexes in the Baltimore–Washington area. Encompassing four generations of privately held family ownership spanning ten decades, the firm has grown into an international conglomerate that includes one of the leading gaming, entertainment, and real estate development companies in the United States. The Cordish Companies has earned the prestigious Urban Land Institute Award of Excellence an unprecedented seven times.



**BALLPARK**  
SAINT  LOUIS  
**VILLAGE**

**601 CLARK AVE, ST LOUIS, MO 63102**  
**STLBALLPARKVILLAGE.COM**  
**PHASE2.STLBALLPARKVILLAGE.COM**

ONE CARDINAL *Way*  
The PWC  
PENNANT  
BUILDING  
*Live!*  
BY  
LOEWS

 **THE  
CORDISH  
COMPANIES**

