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1



McKELVEY
PROPERTIES

301

MEMORIAL

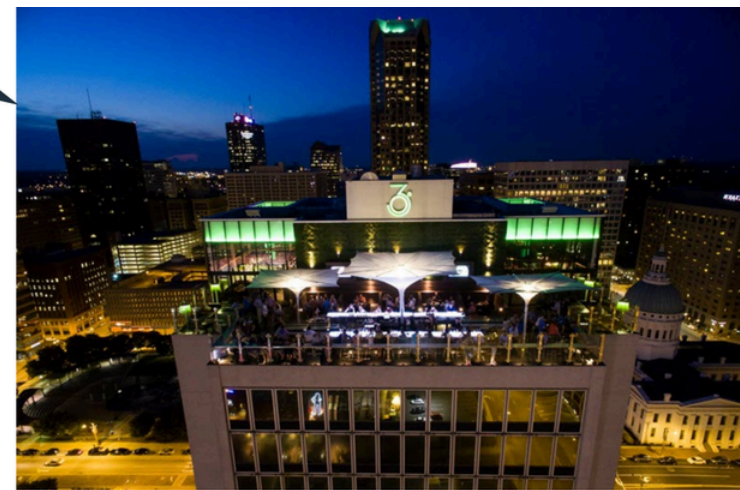
301 Memorial Dr is centrally located downtown, offering easy access to the heart of the city. Its prime location places it near major attractions, businesses, and cultural landmarks such as the Gateway Arch, Busch Stadium, and the St. Louis Riverfront. With convenient access to public transportation and key highways, it's an ideal spot for both work and leisure in the vibrant downtown area.

1 | HEART OF THE CITY





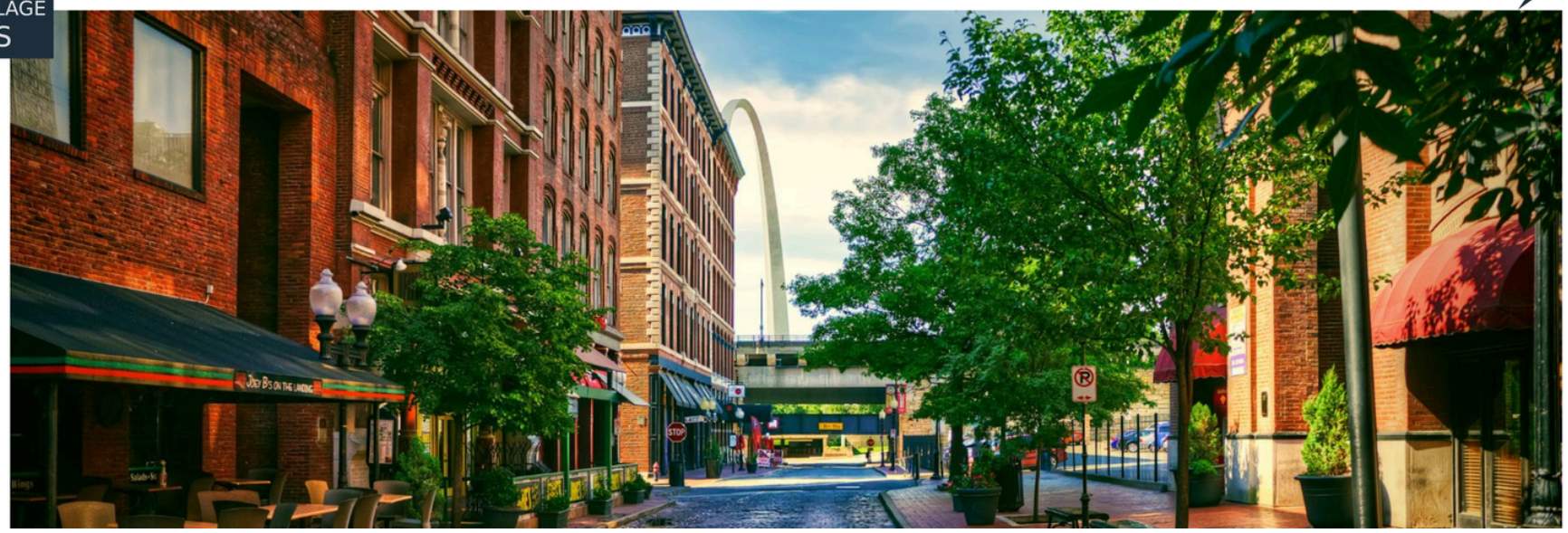
360 ROOFTOP
0.3 MILES

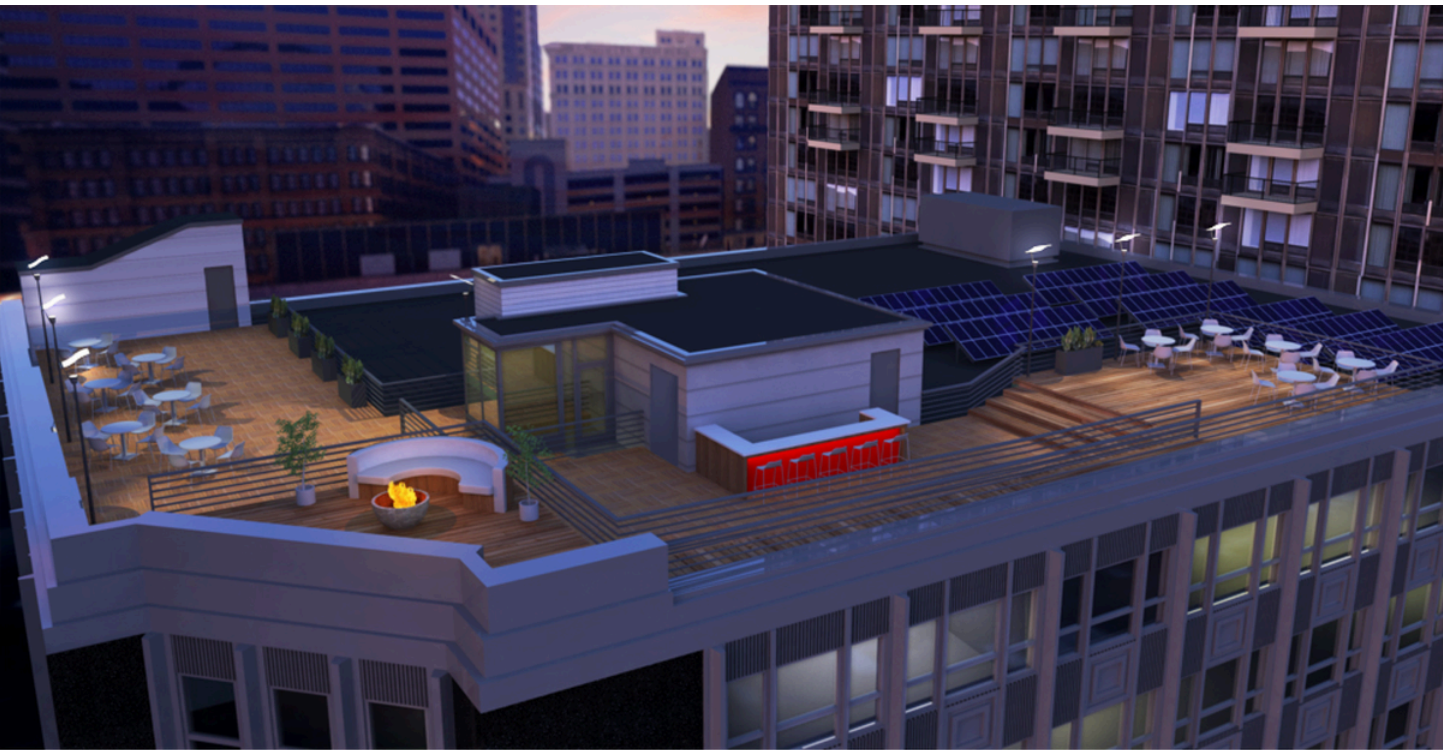


2 | WORK & PLAY

LACLEDE'S LANDING
0.4 MILES

BALLPARK VILLAGE
0.5 MILES





3 | WHERE WORK MEETS COMFORT

Unwind in style at the planned rooftop bar, where breathtaking views meet vibrant energy. This sophisticated space will offer the perfect setting for after-work drinks, social gatherings, and relaxing evenings under the stars.

Enjoy the contemporary basement common area—a vibrant space designed for both work and relaxation. With comfortable seating, modern amenities, and a welcoming atmosphere, it's the perfect place to connect, collaborate, or unwind.

301 MEMORIAL



4

FLOORPLAN

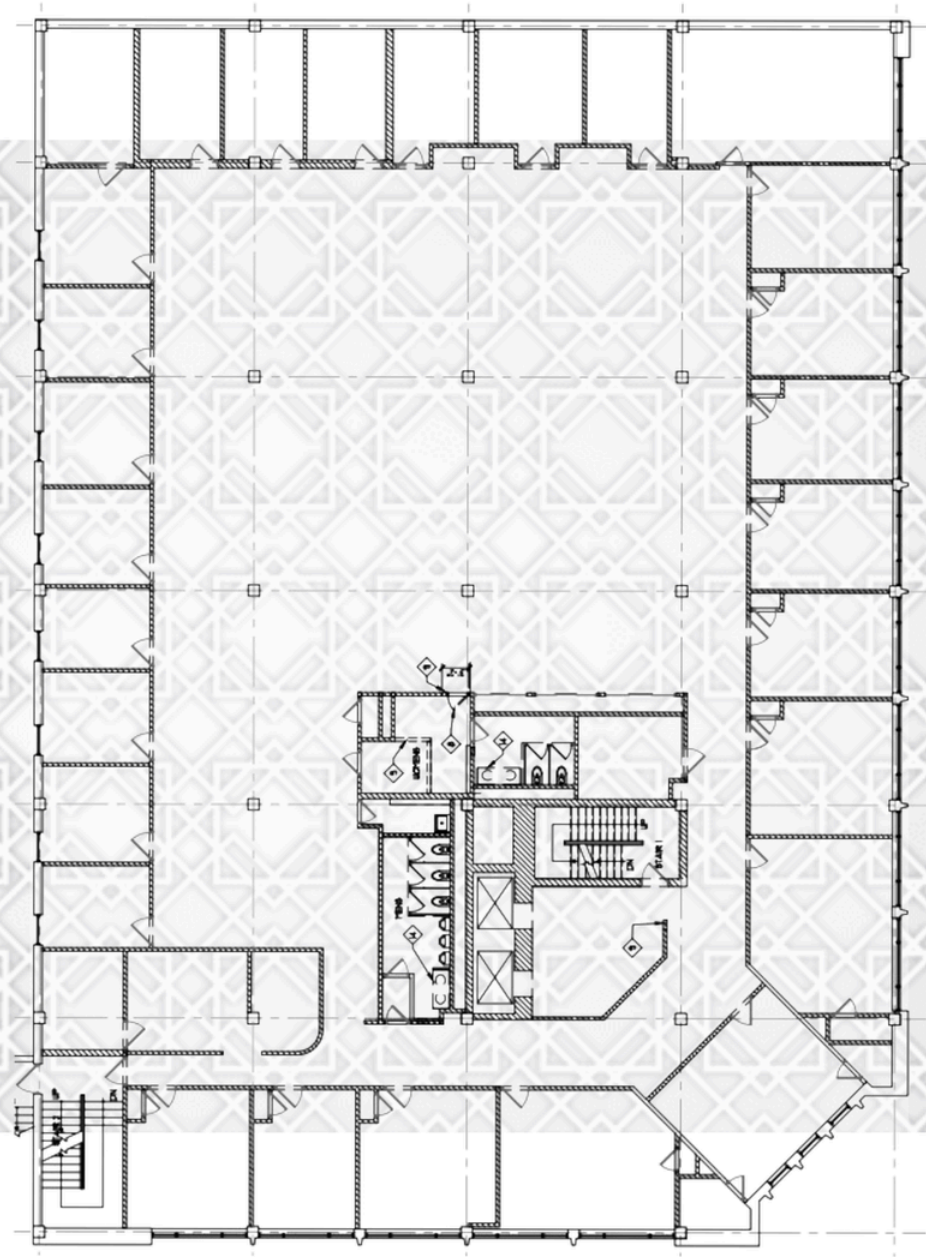
2ND FLOOR SFT : 13,270

ASKING RATE : \$18.50 F/S

TENANT IMPROVEMENT : NEGOTIABLE

DIVISIBLE : YES

PARKING : ATTACHED GARAGE



301 MEMORIAL



301 MEMORIAL DR
SAINT LOUIS, MO 63102

EXCLUSIVELY LISTED:

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