

1717 Olive Street
St. Louis, MO 63103

THE
VICTOR

RETAIL

SMITH
BROTHERS

RETAIL | RESTAURANT
FOR LEASE



TOWER
REAL ESTATE GROUP






THE VICTOR

The Victor is a heroic building made anew with restaurant, retail, 384 apartments and endless amenities.

This \$119M redevelopment of the former Butler Brothers Building is a short kick from CITYPARK Stadium, the Aquarium, City Museum and all the city has to offer.

It's the place to work and play. To eat and drink. To gather and cheer. To embrace your city and live victoriously.

CITYPARK Opening Day Fun Facts

-  50,000 + People Visited Surrounding Restaurants / Bars
-  22,500 + People at Game
-  426% Average Restaurant Customer Increase



TOWER
REAL ESTATE GROUP



- 6,137 SF Retail Space
- 7,685 SF Restaurant Space
- Exterior Street Level Seating Available
- First Generation Customizable Space
- Delivered White-Box
- Front Door is steps from CITYPARK: St. Louis City SC Stadium

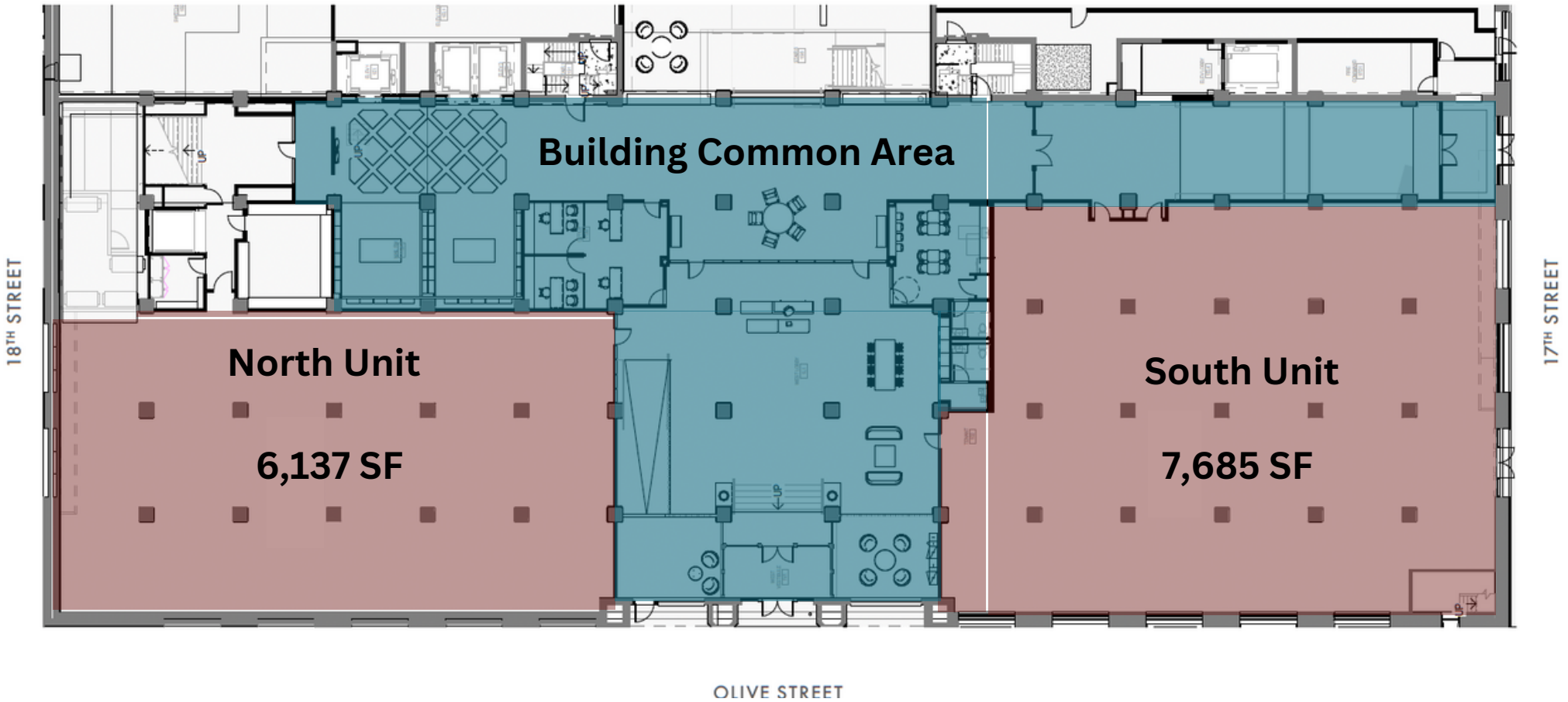
Offered At
\$24.00/SF NNN



TOWER
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Floor Plan



CUSTOMIZABLE SPACE

Can Be Divided
Street and Interior Gallery Entrances





27,700 +

employees work in the area on a daily basis

24,000+

proposed visitors to the CITYPARK Stadium

1,894

residential units currently occupied and being built

BLOCKS

from the MLS CITYPARK Stadium, Union Station, Enterprise Center, Midtown Alley and other Developments in the area



Location



HOTELS



RETAIL



RESIDENTIAL

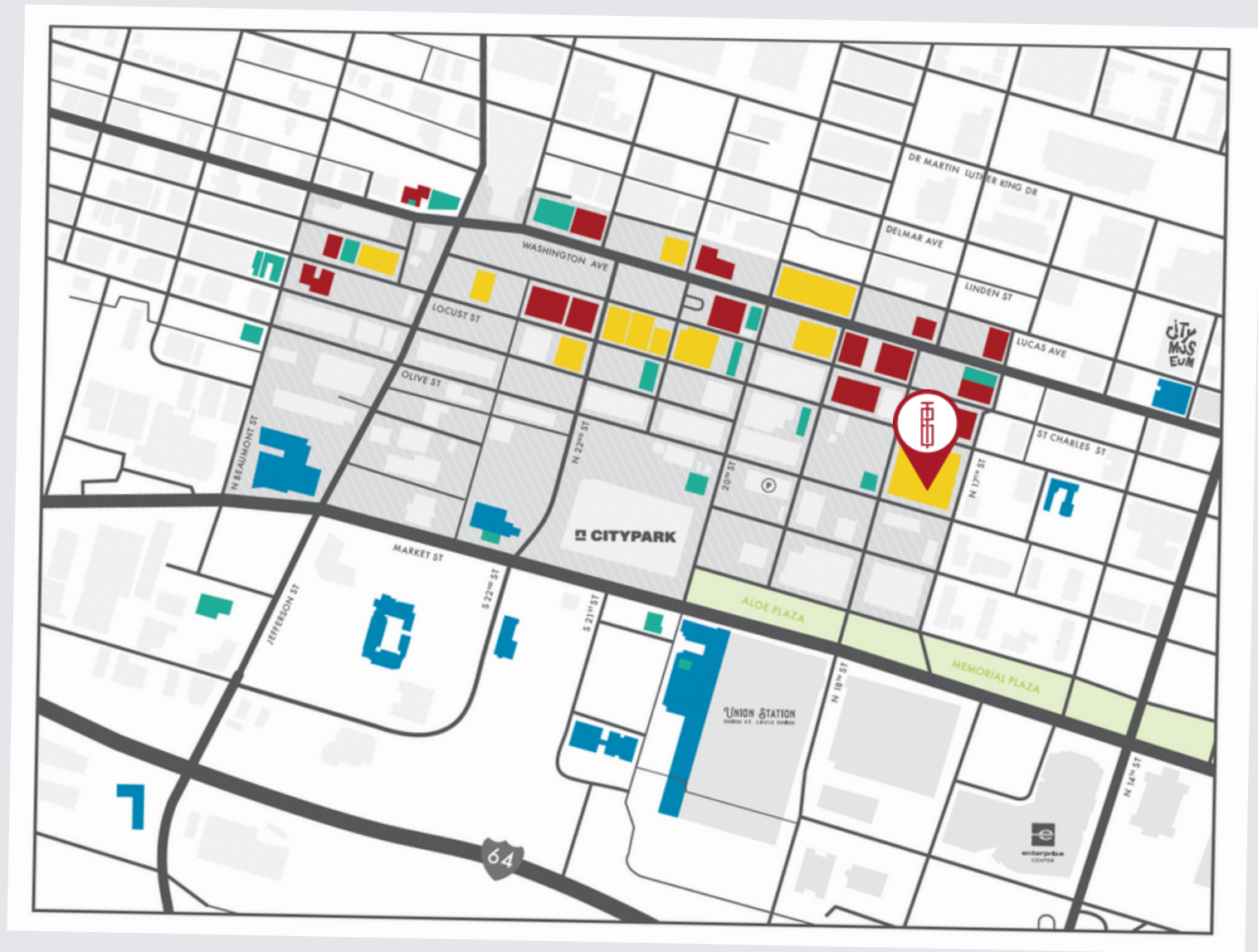


AVAILABLE PROPERTIES



THE VICTOR

1717 Olive



CONTACT BROKERS FOR MORE INFO

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CITY COMMONS AMENITIES | HOTELS

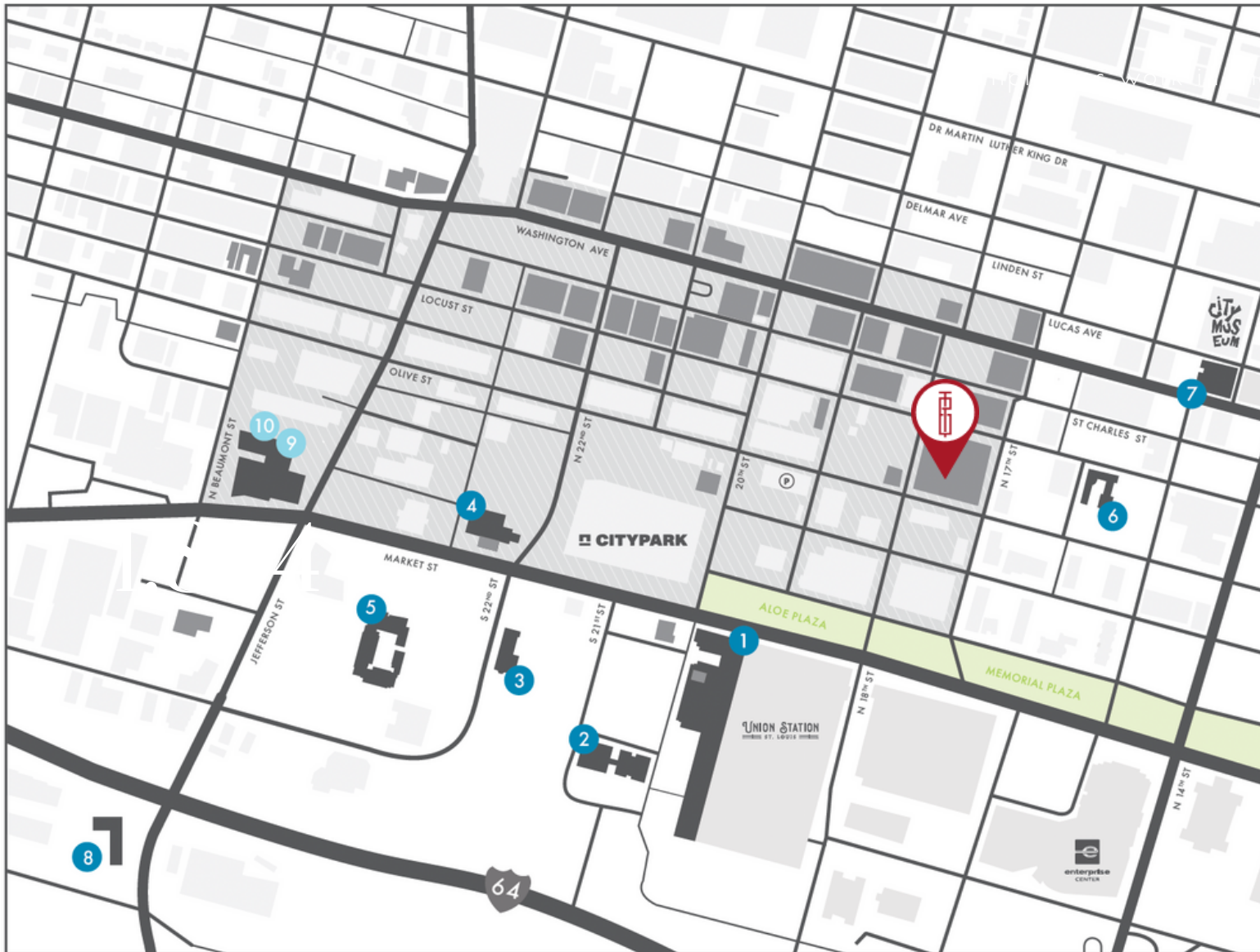


HOTELS

- 1 **UNION STATION, CURIO**
1820 Market | 539 rooms
- 2 **DRURY INN**
South 20th Street | 176 rooms
- 3 **FAIRFIELD INN & SUITES**
2144 Market | 137 Room
- 4 **PEAR TREE INN**
2211 Market | 237 rooms
- 5 **COURTYARD BY MARRIOTT**
2340 Market | 151 rooms
- 6 **21C**
1528 Locust | 173 rooms
- 7 **LAST HOTEL**
1501 Washington Ave. | 142 rooms
- 8 **RESIDENCE INN**
525 S Jefferson | 188 rooms

PROPOSED

- 9 **KIMPTON**
2601 Market | 170 rooms
- 10 **EXTENDED STAY**
2601 Market | 129 rooms



CITY COMMONS AMENITIES | RETAIL



RETAIL

- 1 **FIELDS FOODS**
1705 Washington | Grocery
- 2 **BRICK RIVER CIDER**
2000 Washington | Brewery
- 3 **HAWTHORN**
2231 Washington | Event
- 4 **SKRATCH**
2605 Washington Ave | Restaurant
- 5 **LATTE LOUNGE**
2617 Washington | Coffee
- 6 **WHITE KNIGHT DINER**
1801 Olive | Restaurant
- 7 **LONDON TEA ROOM**
1900 Locust | Tea
- 8 **THE PEPPER LOUNGE**
2005 Locust | Bar
- 9 **SCHLAFLY TAP ROOM**
2100 Locust | Brewery
- 10 **BEFFA'S LOUNGE**
2700 Olive | Bar/Restaurant
- 11 **ANITA CAFÉ AND BAR**
2700-2710 Locust | Bar/Restaurant
- 12 **KAIN TAYO**
2700 Locust | Bar/Restaurant
- 13 **STARBUCKS**
201 S Jefferson | Coffee
- 14 **SYBERG'S**
2211 Market | Bar/Restaurant
- 15 **MAGGIE O'BRIEN'S**
2000 Market | Bar/Restaurant
- 16 **THE PITCH**
2 S 20th Street | Bar/Restaurant

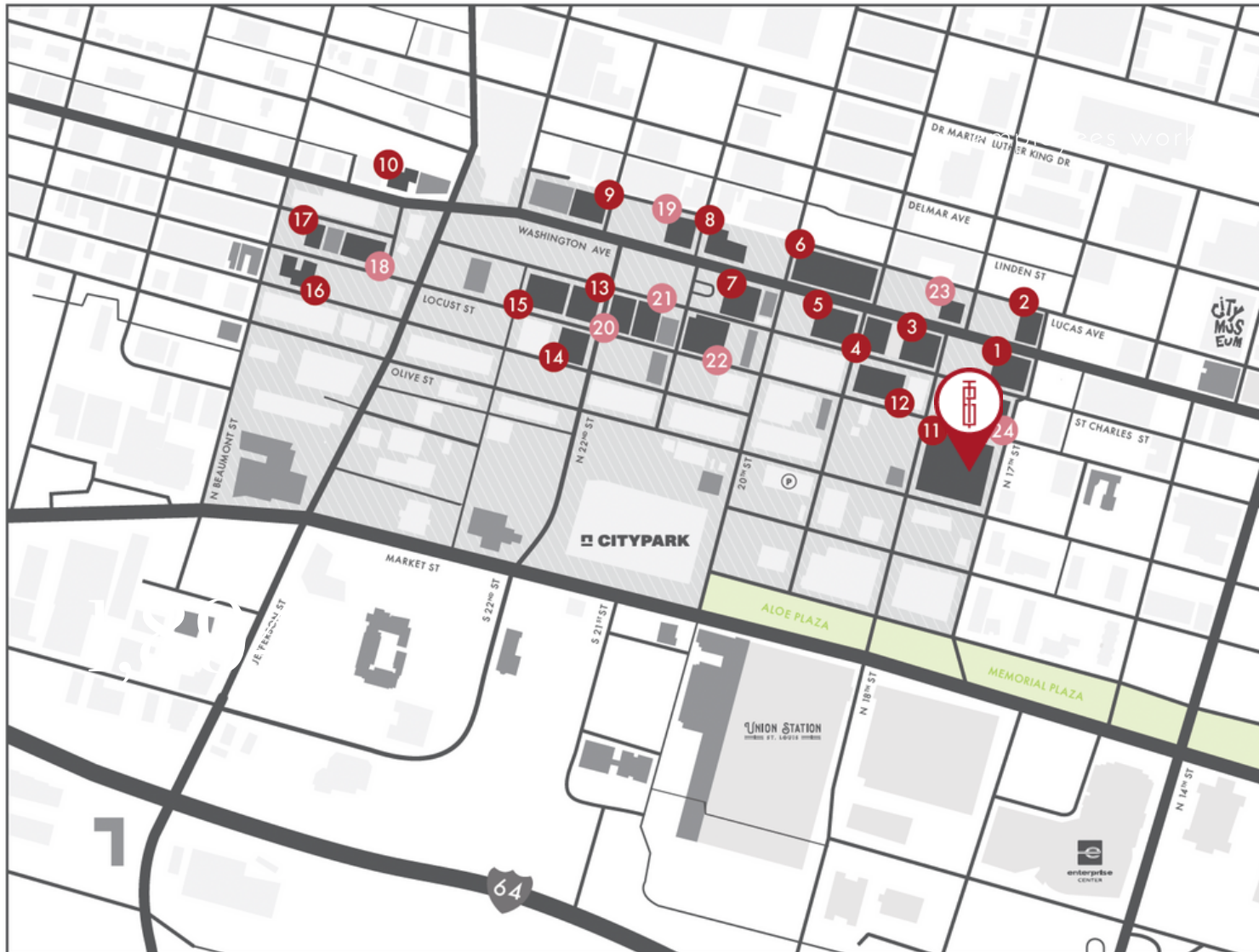
COMING SOON

- 17 **VIOLA DISPENSARY**
2000 Olive | Retail
- 18 **RICK'S**
2639 Locust | Bar/Restaurant
- 19 **VIDERIA WINE BAR**
2700 Locust | Bar
- 20 **NEXUS CULTURAL CUISINE**
2700 Locust | Bar/Restaurant
- 21 **BLUE JAY BREWING**
2710 Locust | Brewery

CITY COMMONS AMENITIES | RESIDENTIAL



RESIDENTIAL



- 1 **MONOGRAM**
1706 Washington | 168 units
- 2 **KING BEE**
1709 Washington | 36 units
- 3 **MULLIGAN PRINTING**
1800 Washington | 71 units
- 4 **1818 WASHINGTON**
1818-30 Washington | 39 units
- 5 **THE BEATRICE**
1900 Washington | 36 units
- 6 **TUDOR BUILDING**
1901-1933 Washington | 64 units
- 7 **SPORTING NEW LOFTS**
2020 Washington | 103 units
- 8 **ADLER LOFTS**
2034 Lucas | 30 units
- 9 **MOTOR LOFTS**
2201 Washington | 90 units
- 10 **GW LOFTS**
2601-2637 Washington | 59 units
- 11 **THE VICTOR**
1717 Olive | 384 units
- 12 **LOFTS AT THE HUPP**
1815 Locust | 70 units
- 13 **THE PACKARD**
2201 Locust | 33 units
- 14 **THE 22 APARTMENTS**
2200 Locust | 27 units
- 15 **LOCUST STREET LOFTS**
2223 Locust | 95 units
- 16 **MALONE**
2650 Locust | 72 units
- 17 **THE ELLIOT**
2647 Locust | 8 units

PROPOSED

- 18 **COOPER**
2621 Locust | 221 units
- 19 **2100 WASHINGTON**
2100 Washington | 110 units
- 20 **2125 LOCUST**
2125 Locust | 60 units
- 21 **2109-2113 LOCUST**
2109-2113 Locust | 42 units
- 22 **2011-2033 LOCUST**
2011-2033 Locust | 279 units
- 23 **1801 WASHINGTON**
1801 Washington | 183 units
- 24 **1701 LOCUST**
1701 Locust | 57 units