

FOR SALE
PRIME RETAIL BUILDING WITH TWO SPACES

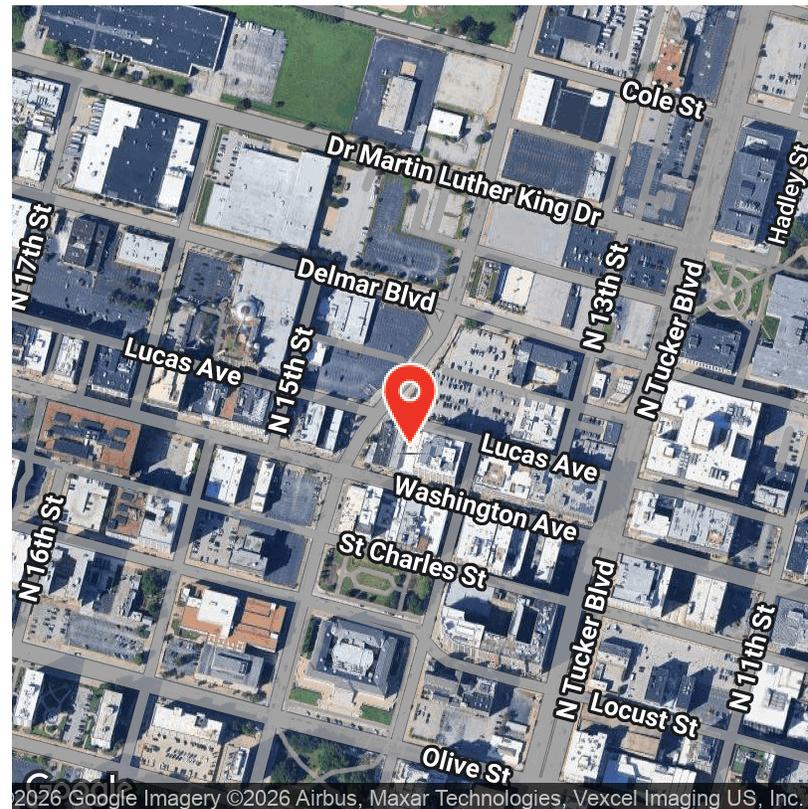


PROPERTY HIGHLIGHTS

- Investment or Owner-User
- Prime Retail Location on Wash Ave
- Located Very Close to a Number of Large Developments
- Highly Walkable w/ Great Density - Apartments, Condos, Offices, Hotels & Restaurants, etc

OFFERING SUMMARY

Sale Price:	\$650,000
Price Per SF	\$92.85/SF
Number of Units:	2
Building Size:	7,000 SF



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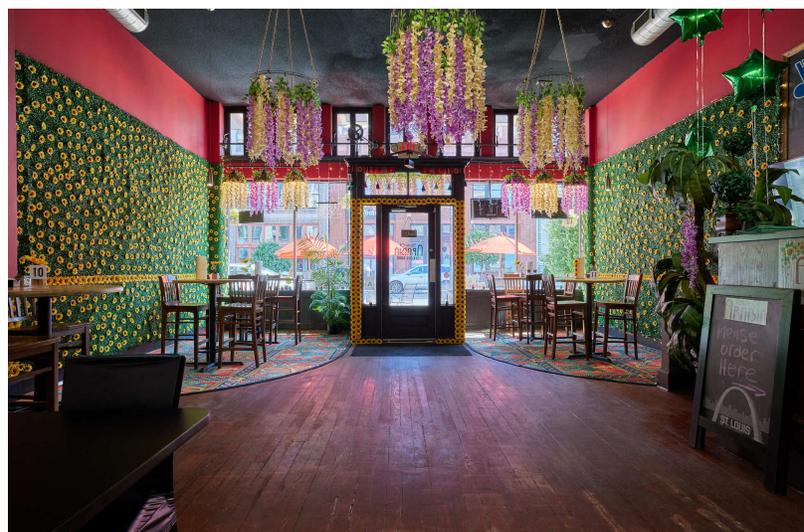
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LOCATION DESCRIPTION

Located at 14th Street and Washington Ave, in the heart of the Loft District & surrounded by boutique hotels, high end loft apartments, retail, restaurants & bars. Multiple public parking lots in the immediate area with one lot immediately adjacent.

DOWNTOWN ST. LOUIS

The property is in the Downtown St. Louis submarket which contains the metro's largest office employment base, which helps attract developers and renter demand to the area. Two Fortune 500 companies are headquartered here, Ameren Corporation and Peabody Energy. Wells Fargo Advisors, a subsidiary of Wells Fargo formerly known as Wachovia Securities, is located downtown as well. Additional major employers include the St. Louis Post-Dispatch, U.S. Bank, and Bryan Cave LLP. Saint Louis University is on the outskirts of the neighborhood and, in addition to its more than 13,000 students, is one of the metro's largest employers.



WASHINGTON AVENUE

Washington Avenue has become one of St. Louis' most popular districts. This downtown corridor is highly walkable and full of thousands of apartments & condos, office lofts, boutiques, hotels, restaurants, and night clubs.

The district is iconic in the St. Louis area and draws visitors, residents, and businesses from all over the City and County alike. One of the most notable developments just a couple blocks away is the completion of Square's new Downtown Office building - as many as 1,400 employees will be at the new location just a couple blocks North of Washington Avenue.

The ever growing Start Up community in St. Louis is highly concentrated in and around Washington Avenue. The T-REX facility houses many small start ups in it's co-working environment on Washington Ave. As many of these start ups out grow their co-working spaces they look for new & permanent locations in the immediate area.



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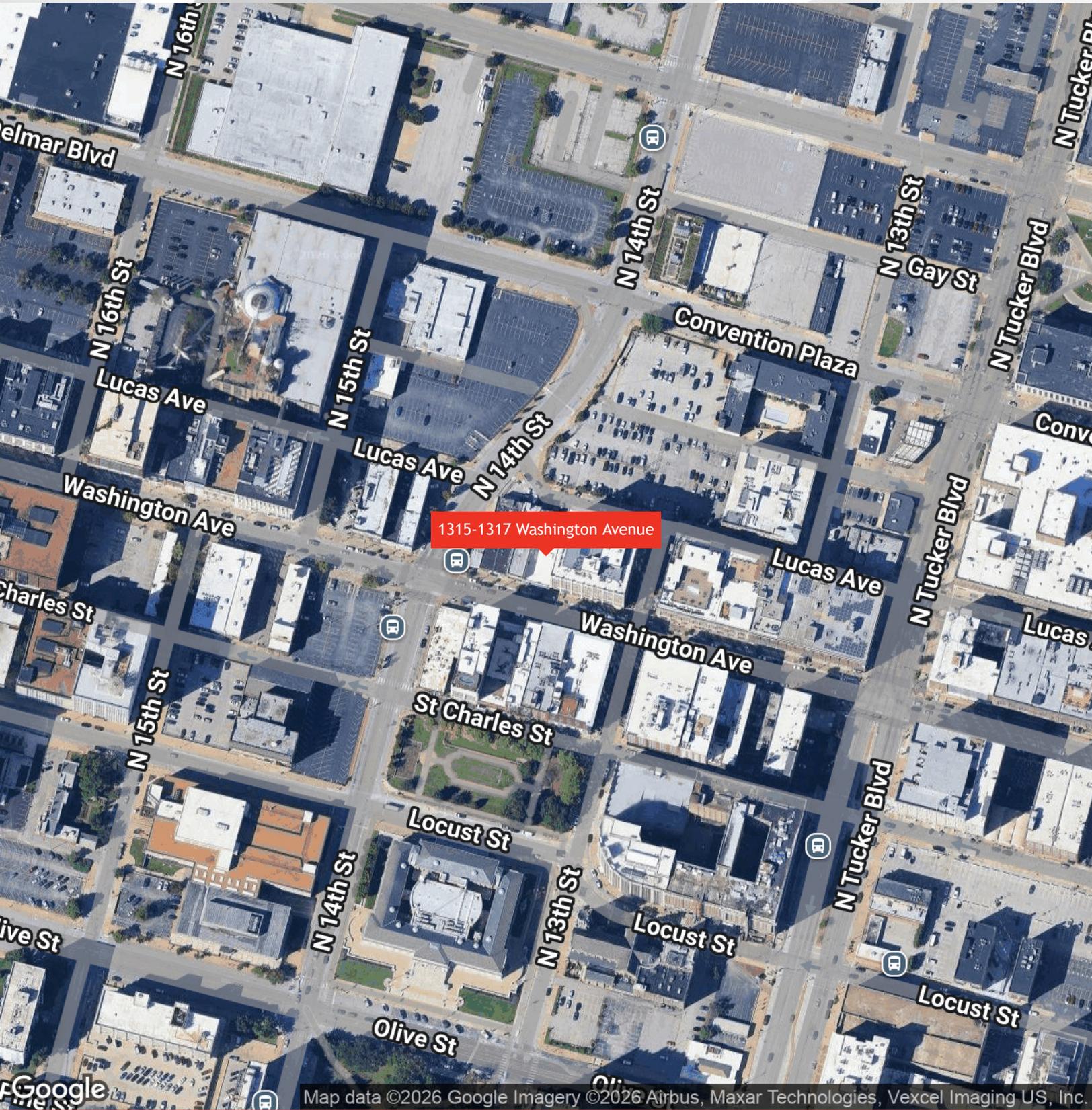
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