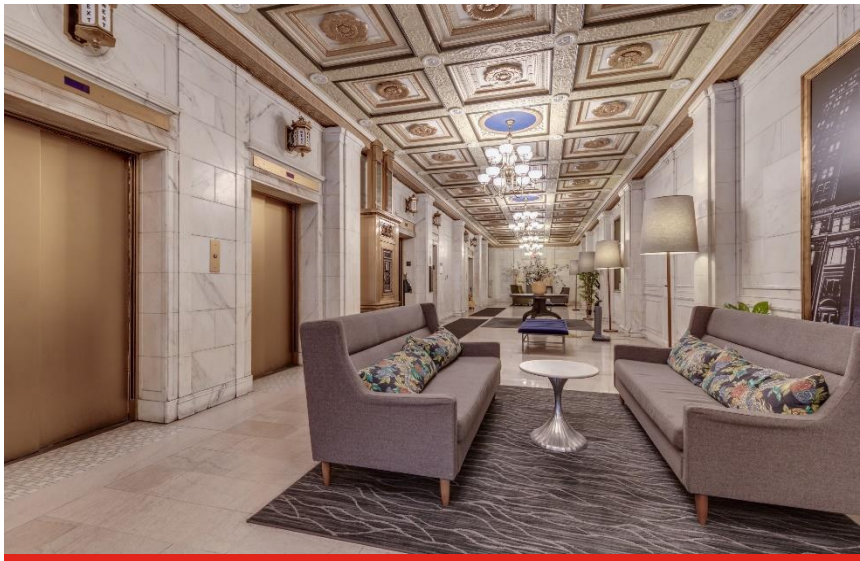
FOR **LEASE**

300-314 North Broadway | St. Louis, MO 63102

THE MARQUETTE BUILDING

3,537 S.F. - 20,364 S.F. Available

CONTACT BROKER FOR PRICING



SCAN HERE!

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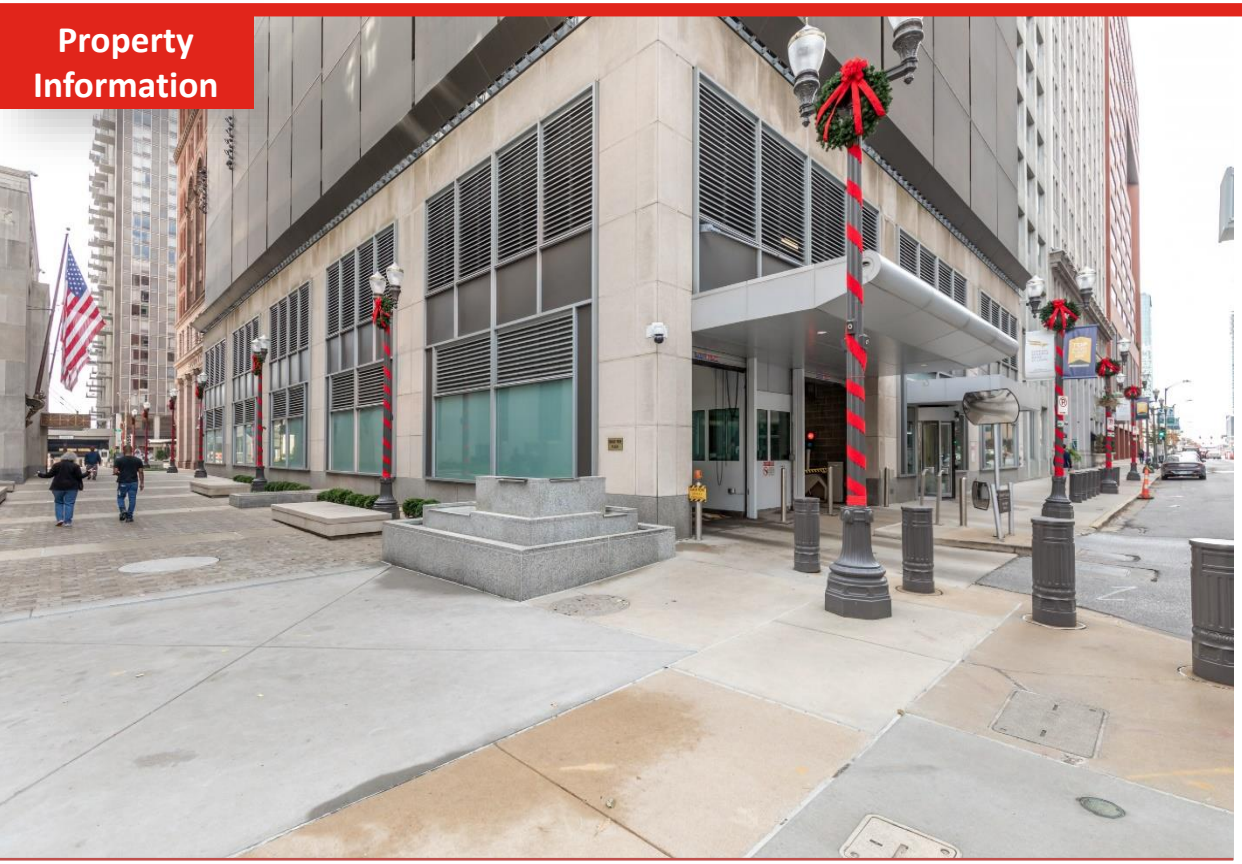
Property Information



Property Features

Parcel Size	15,456 Square Feet
Building Size	194,712 Square Feet
Number of Floors	19
Year Built	1914
Renovated	2007
Zoning	L – Jefferson Memorial District
Management	On-Site Property Management
Traffic Count	9,000 Vehicles Per Day
Type	4 Star Hi-Rise Apartments Condo

Property Overview

- The Marquette Building is full of historic charm with modern finishes and exquisite architectural Finishes throughout each space.
- Property is on the National Registry of Historic Places
- Plug and play space (all furniture is included)
- Most of the office spaces are creative and open layouts
- Adjacent parking garage for employees and visitors

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Site Plan

Site Plan Breakdown

Retail Space	
Suite 102	3,537 Square Feet
	NNN
	Raw space
	Needs finishes
Office Space	
Suite 101	5,902 Square Feet
	FSG
	Open Creative Space
	Street Access
	Former Accenture
Suite 200	10,925 Square Feet
	FSG
	Renovated Loft Space
	Exposed Ceiling
	Separate Entrance

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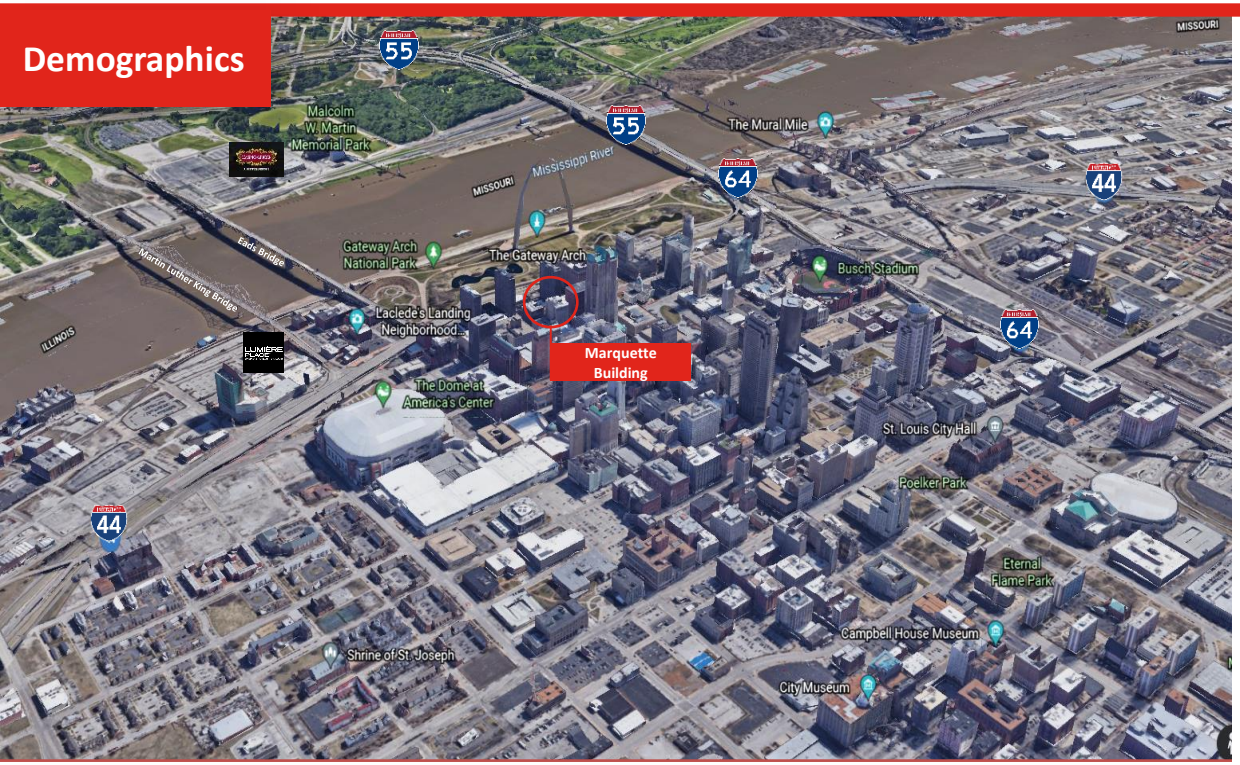
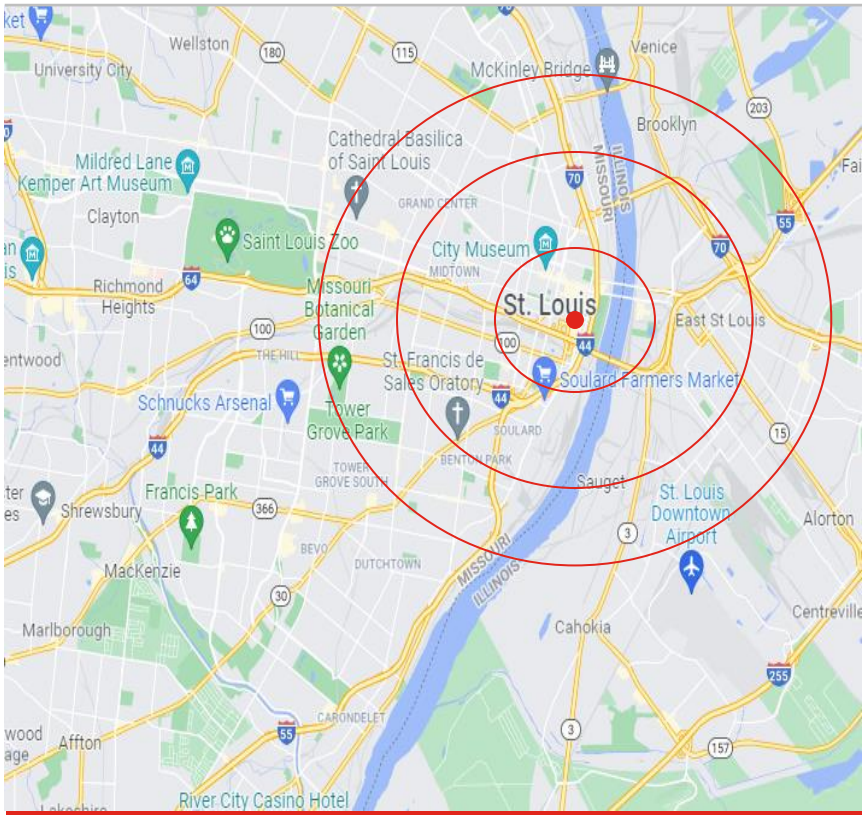
Demographics



Demographics	1 Mile	3 Miles	5 Miles
Population	17,200	89,225	233,823
Households	9,076	39,818	103,934
Average Household Income	$67,138	$63,166	$60,913
Median Household Income	$50,700	$42,245	$40,164



Location Overview

- The Maquette Building is in the heart of Downtown St. Louis CBD
- There are 2 Metro stops in walking distance to the building
- Has a walk score of 93
- In walking distance to America's Center, the Arch Grounds, Busch Stadium, Ballpark Village as well as many other Downtown amenities.
- Convenient Access to I-44, I-55, I-70, and I-64

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