

# 275 ON THE PARK



SCAN HERE!



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**245 UNION BOULEVARD  
ST. LOUIS, MO 63108**

**8,263 S.F. | CONTACT BROKER FOR PRICING**



### PROPERTY INFORMATION



2 SCHAE CAFE in HISTORIC CONGRESS BUILDING



HISTORIC BUILDING: SENATE



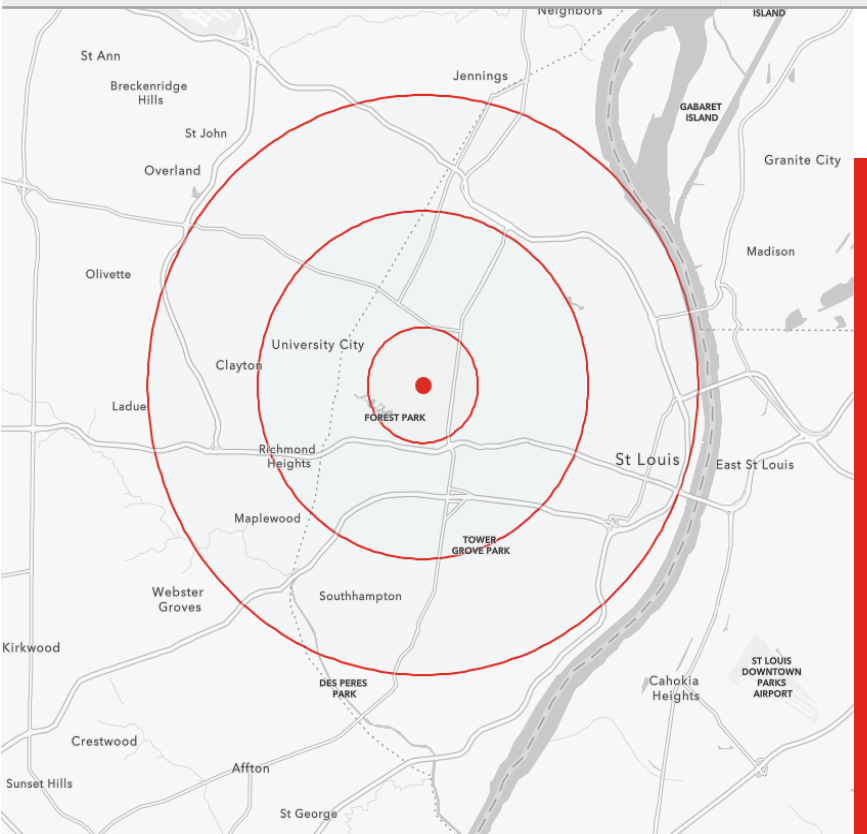
THE ANNEX AT 275



HISTORIC BUILDING: WESTMORELAND

- **8,263 SQUARE FOOT FORMER RESTAURANT SPACE AVAILABLE!**
- **BENEFIT FROM 500+ RESIDENTIAL UNITS ONSITE**
- **WALKABLE LOCATION STEPS FROM FOREST PARK**
- **JOIN GODAR GROUNDS CAFE — OPENING APRIL 2023**
- **275 ON THE PARK FEATURES 3 HISTORIC FORMER HIGH-RISE HOTELS (THE WESTERMORELAND, CONGRESS, AND SENATE)**
- **NEW OWNERSHIP DELIVERING A \$20M+ REDEVELOPMENT TO MODERNIZE BUILDING(S)**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,646	139,425	373,299
HOUSEHOLDS	9,424	65,428	177,342
AVERAGE HH INCOME	\$103,160	\$87,595	\$87,166



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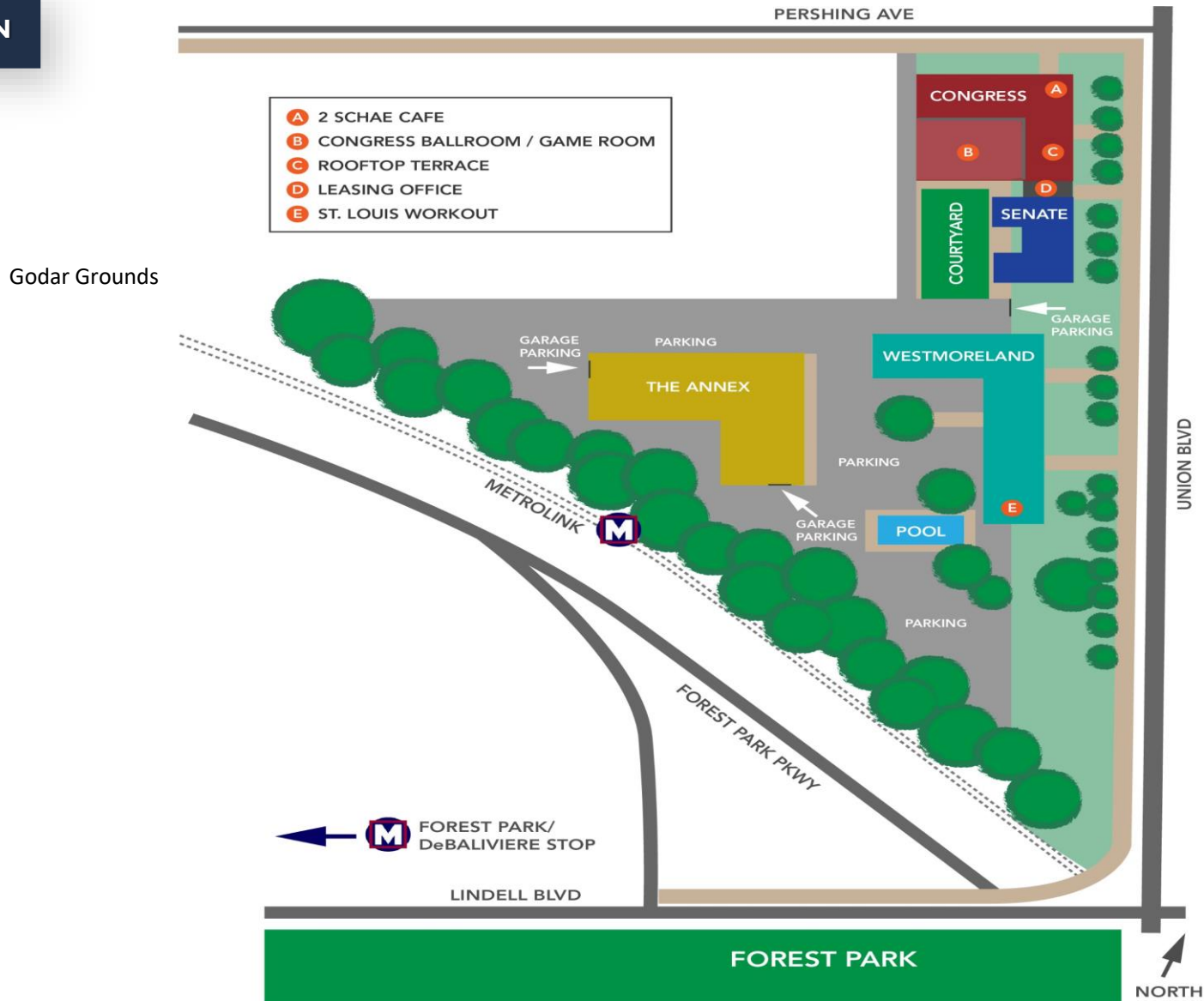


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### SITE PLAN



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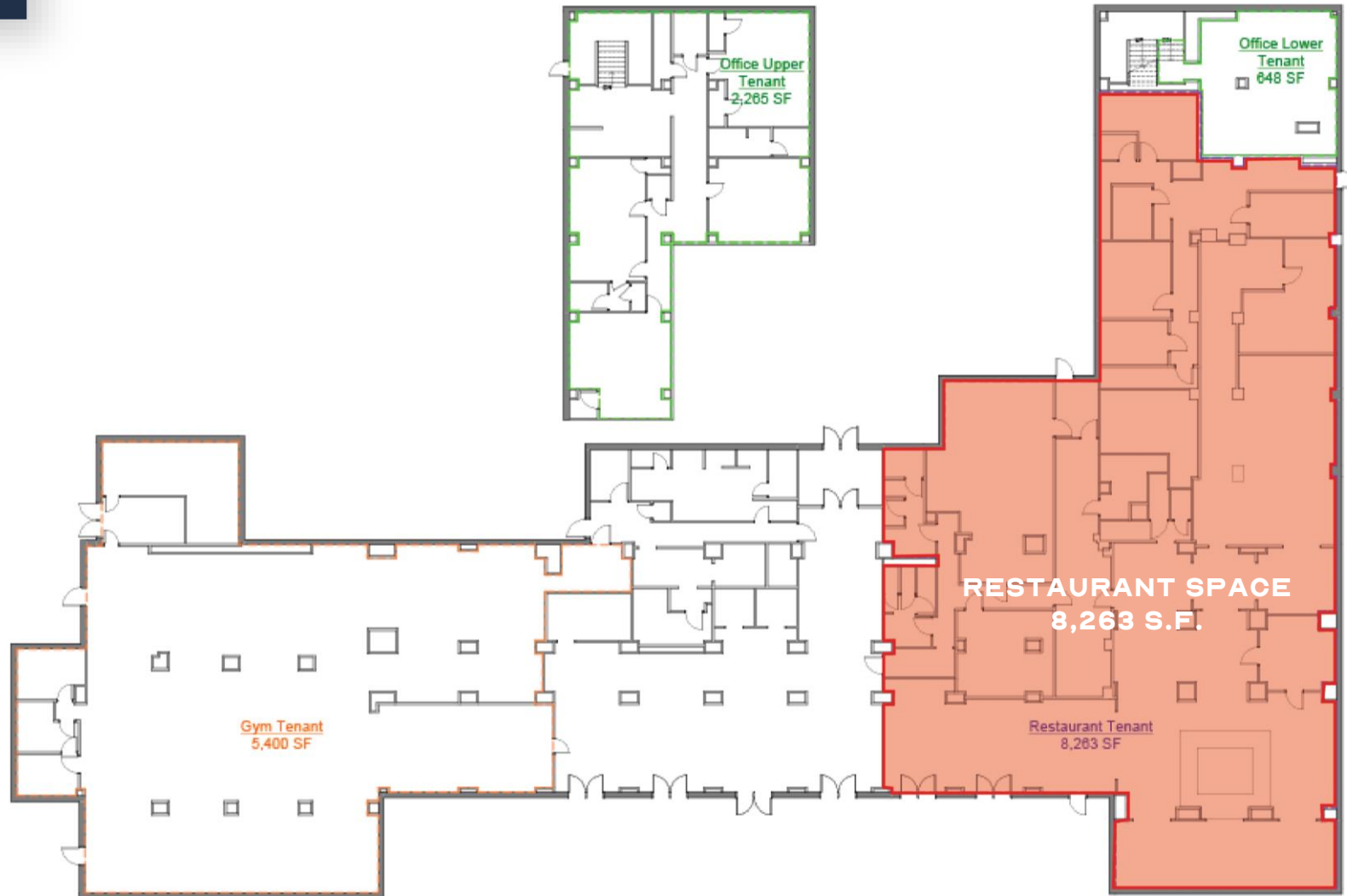
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**FLOOR PLAN**



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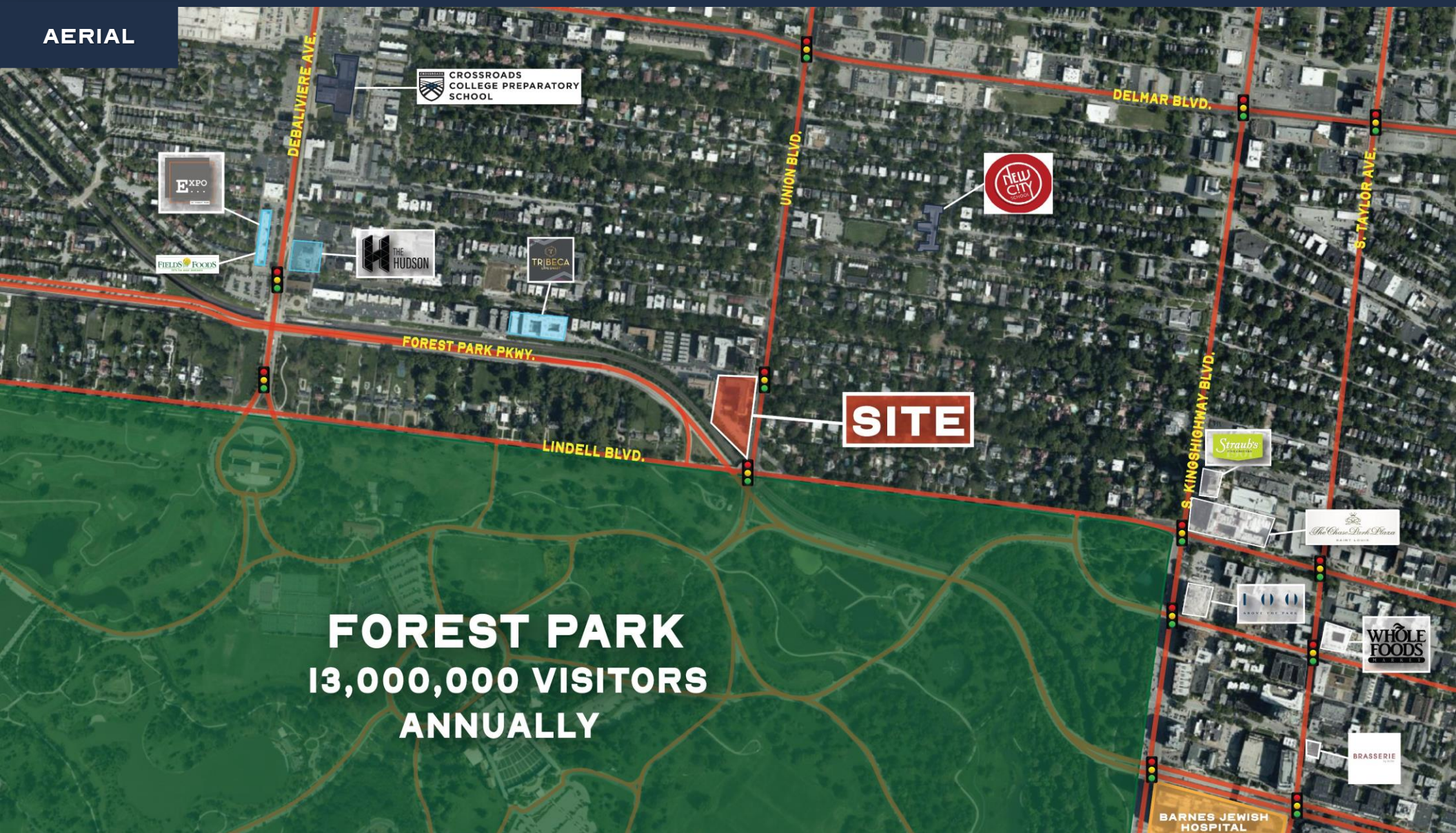
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AERIAL



**FOREST PARK**  
**13,000,000 VISITORS**  
**ANNUALLY**

**SITE**

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