

# THE MARQUETTE BUILDING CONDOS



SCAN HERE!



**BEN CHERRY, COIM**

Phone: 314.647.6611 ext.115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

**EDDIE CHERRY**

Phone: 314.647.6611 ext.113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**MARK CLARKSON**

Phone: 314.647.6611 ext.126  
[MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)

**CALEB ANTHONIS**

Phone: 314.647.6611 ext.126  
[Calber@ManorRealEstate.com](mailto:Calber@ManorRealEstate.com)

**300-314 N. BROADWAY**

**ST. LOUIS, MO 63102**

**10,817-44,240 S.F. | \$750,000 (\$16.95/S.F.)**



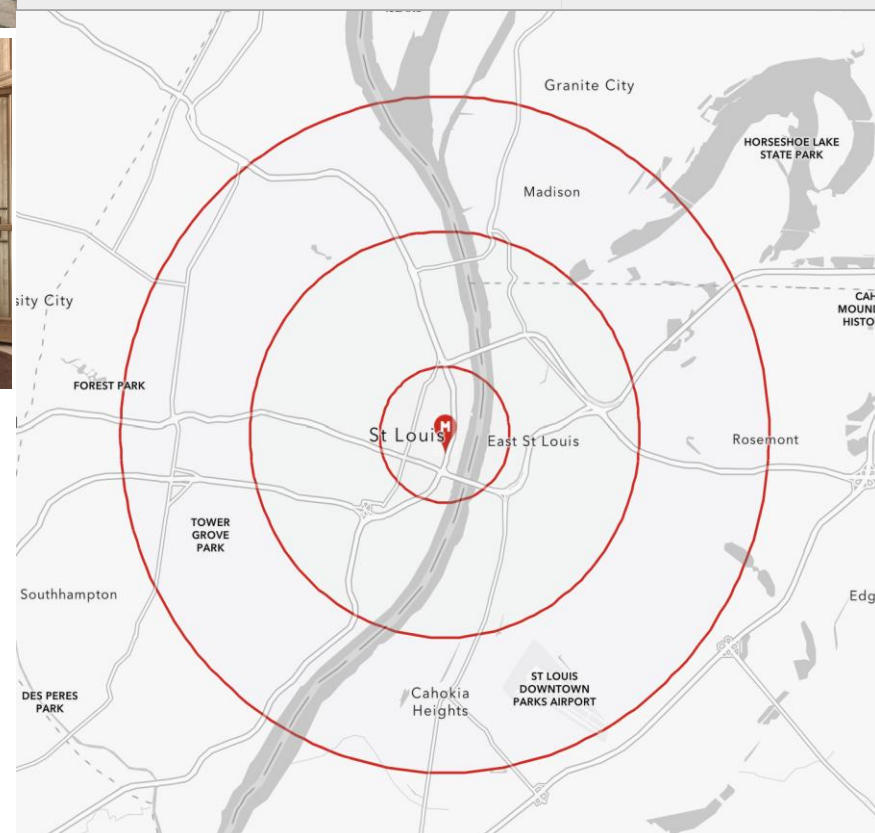
### GENERAL OVERVIEW



- 4 FULL FLOOR COMMERCIAL CONDOS AVAILABLE FOR SALE (EITHER AS PACKAGE OR INDIVIDUALLY)
- LOCATED WITHIN THE HISTORIC MARQUETTE BUILDING IN DOWNTOWN ST. LOUIS
- IDEAL REDEVELOPMENT OPPORTUNITY FOR MULTI-FAMILY, OFFICE AND/OR STREET-LEVEL RETAIL
- PROPERTY IS ON THE NATIONAL REGISTRY OF HISTORIC PLACES
- 2<sup>ND</sup> FLOOR FEATURES TURN-KEY OFFICE SPACE
- 3<sup>RD</sup> & 4<sup>TH</sup> FLOOR WERE FORMERLY THE DOWNTOWN YMCA

### DEMOGRAPHICS

|                   |  | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|--|----------|----------|----------|
| POPULATION        |  | 12,198   | 69,356   | 199,798  |
| HOUSEHOLDS        |  | 7,316    | 33,334   | 94,647   |
| AVERAGE HH INCOME |  | \$89,229 | \$73,755 | \$71,935 |



SCAN HERE!

**BEN CHERRY, COIM**

Phone: 314.647.6611 ext.115  
Ben@ManorRealEstate.com

**EDDIE CHERRY**

Phone: 314.647.6611 ext.113  
Eddie@ManorRealEstate.com

**MARK CLARKSON**

Phone: 314.647.6611 ext.126  
MClarkson@ManorRealEstate.com

**CALEB ANTHONIS**

Phone: 314.647.6611 ext.126  
Calber@ManorRealEstate.com

**300-314 N. BROADWAY**

**ST. LOUIS, MO 63102**

**10,817 S.F. | \$200,000 (\$18.48/S.F.)**



### 1<sup>ST</sup> FLOOR



- 3 STREET-LEVEL SUITES AVAILABLE INCLUDING SUITE 100 WHICH IS 351 USEABLE SF (OCCUPIED BY BROADWAY SHOE REPAIR)
- SUITE 101 WHICH IS 5,902 S.F. AND SUITE 102 WHICH IS 3,507 S.F. (SHELL CONDITION)
- SUITE 101 IS LOCATED AT THE INTERSECTION OF BROADWAY AND OLIVE AND ST. AND HAS TALL CEILINGS, WOOD TRIM, AND 3 (GLASS) PRIVATE OFFICES WITH A CONFERENCE ROOM.



SCAN HERE!



**BEN CHERRY, COIM**

Phone: 314.647.6611 ext.115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

**EDDIE CHERRY**

Phone: 314.647.6611 ext.113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**MARK CLARKSON**

Phone: 314.647.6611 ext.126  
[MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)

**CALEB ANTHONIS**

Phone: 314.647.6611 ext.126  
[Calber@ManorRealEstate.com](mailto:Calber@ManorRealEstate.com)

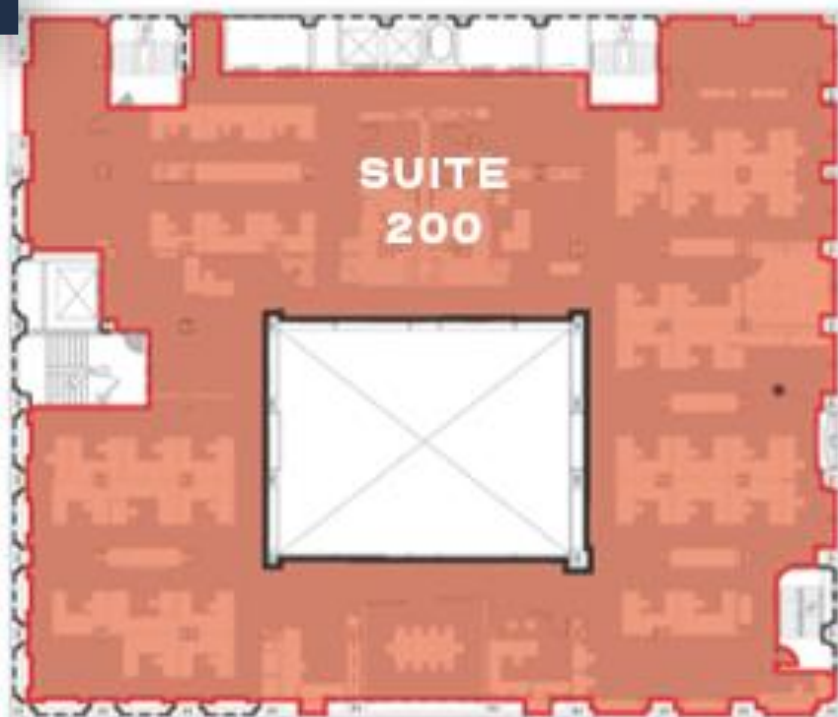
**300-314 N. BROADWAY**

**ST. LOUIS, MO 63102**

**10,817 S.F. | \$200,000 (\$18.48/S.F.)**



### 2<sup>ND</sup> FLOOR



- TURN-KEY OFFICE SPACE
- ALL FURNITURE, FIXTURES AND EQUIPMENT INCLUDED
- MODERN FINISHES THROUGHOUT WITH EXPOSED CEILING
- FORMERLY OCCUPIED BY A DESIGN STUDIO



SCAN HERE!



**BEN CHERRY, COIM**

Phone: 314.647.6611 ext.115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

**EDDIE CHERRY**

Phone: 314.647.6611 ext.113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**MARK CLARKSON**

Phone: 314.647.6611 ext.126  
[MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)

**CALEB ANTHONIS**

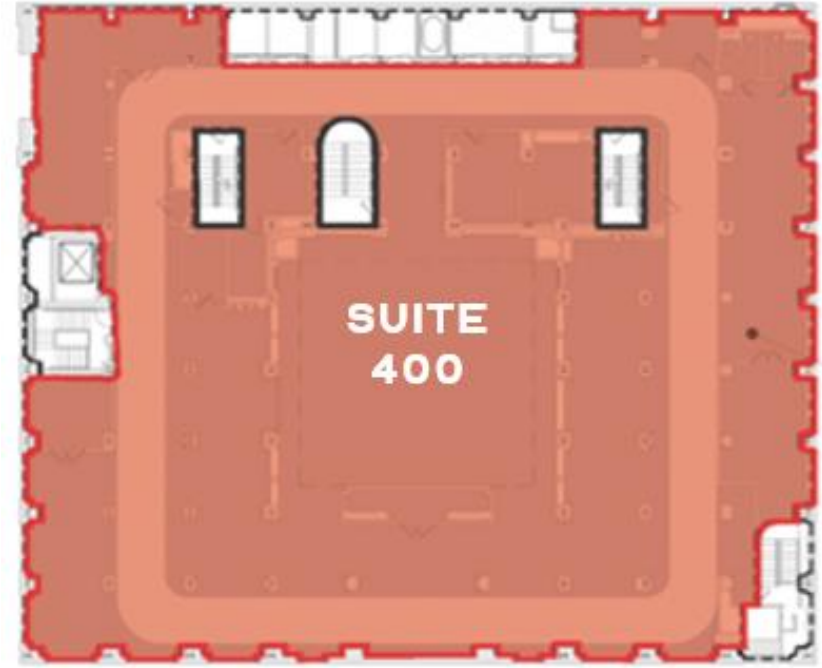
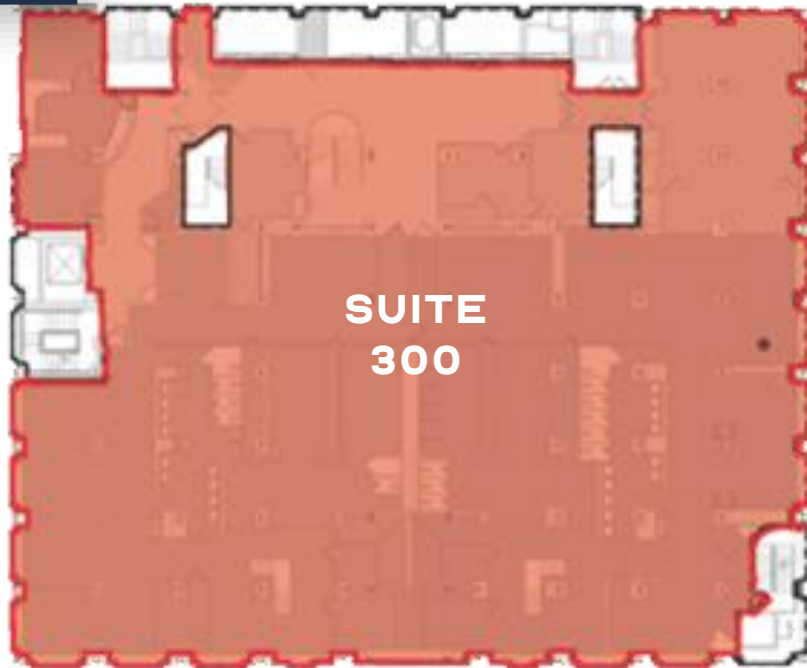
Phone: 314.647.6611 ext.126  
[Calber@ManorRealEstate.com](mailto:Calber@ManorRealEstate.com)

**300-314 N. BROADWAY**

**ST. LOUIS, MO 63102**

**11,141 S.F. | \$200,000 (\$17.95/S.F.)**

### 3RD & 4TH FLOOR



- TWO FULL FLOORS AVAILABLE WHICH WERE FORMERLY OCCUPIED BY THE YMCA
- IDEAL OPPORTUNITY TO RENOVATE EACH FLOOR INTO OFFICE, MULTI-FAMILY OR OTHER CREATIVE USES.

SCAN HERE!



**BEN CHERRY, COIM**

Phone: 314.647.6611 ext.115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

**EDDIE CHERRY**

Phone: 314.647.6611 ext.113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**MARK CLARKSON**

Phone: 314.647.6611 ext.126  
[MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)

**CALEB ANTHONIS**

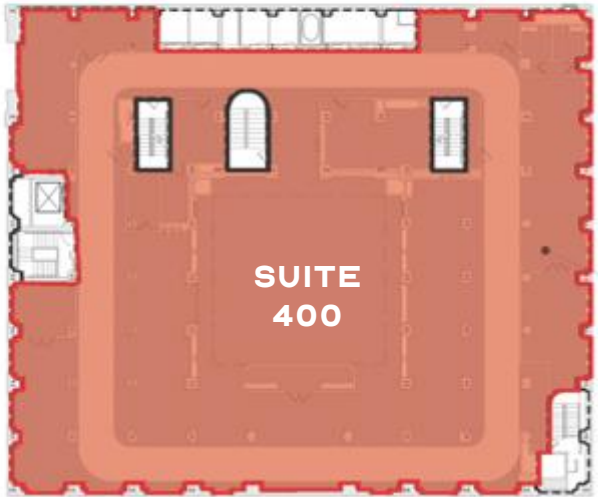
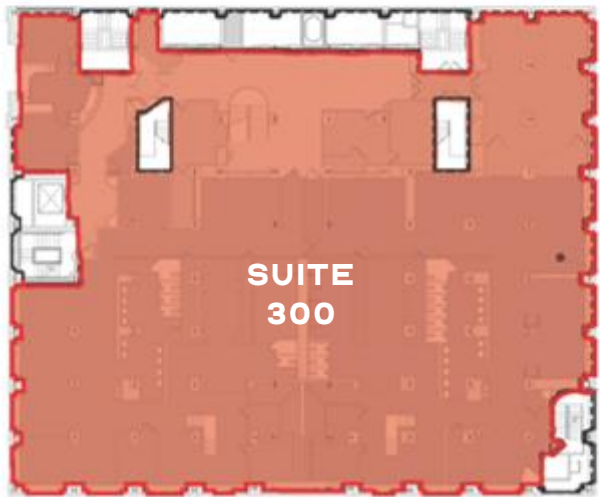
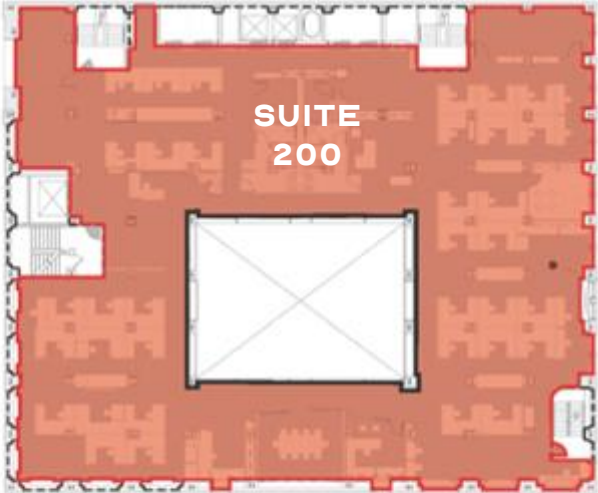
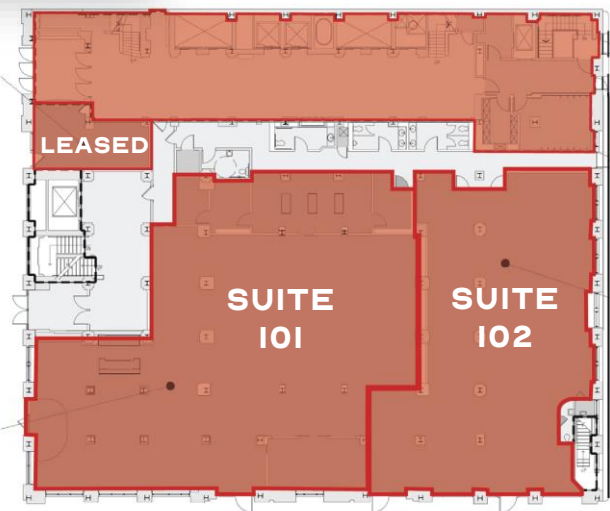
Phone: 314.647.6611 ext.126  
[Calber@ManorRealEstate.com](mailto:Calber@ManorRealEstate.com)

**300-314 N. BROADWAY**

**ST. LOUIS, MO 63102**

**11,141 S.F. | \$200,000 (\$17.95/S.F.)**

SITE PLAN



MARQUETTE BUILDING

| SUITE  | S.F.   | STATUS    |
|--------|--------|-----------|
| RETAIL |        |           |
| 100    | 3,771  | LEASED    |
| 101    | 1,156  | AVAILABLE |
| OFFICE |        |           |
| 102    | 3,537  | AVAILABLE |
| 200    | 10,925 | AVAILABLE |
| 300    | 13,041 | AVAILABLE |
| 400    | 13,376 | AVAILABLE |

SCAN HERE!



BEN CHERRY, COIM

Phone: 314.647.6611 ext.115  
Ben@ManorRealEstate.com

EDDIE CHERRY

Phone: 314.647.6611 ext.113  
Eddie@ManorRealEstate.com

MARK CLARKSON

Phone: 314.647.6611 ext.126  
MClarkson@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext.126  
Calber@ManorRealEstate.com

300-314 N. BROADWAY  
ST. LOUIS, MO 63102  
10,817-44,240 S.F. | \$750,000 (\$16.95/S.F.)



[illegible]

**10,817-44,240 S.F. | \$750,000 (\$16.95/S.F.)**

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.