

# SPACE AVAILABLE RETAIL/RESTAURANT 5,477 SF

**METROPOLITAN FLATS**  
COME LIVE WITH US  
metroflatsstl.com  
314.367.2400  
DISCOVER THE NEW METRO  
Debuting Summer 2019



**METROPOLITAN FLATS**

LEASED BY:

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OWNED BY:

 **ALTUS**





# Everything in Reach

**Metropolitan Flats**, NESTLED ON A BUSTLING AND HISTORIC CORNER in the heart of the Central West End, OFFERS YOU THE BEST OF ST. LOUIS, with location and convenience AT THE FOREFRONT.

Metropolitan Flats is located at the highly trafficked signalized intersection of Forest Park Parkway and Euclid Avenue. The CWE is an eclectic neighborhood designed with pedestrian-scaled amenities and attractions from sidewalk cafés to local boutiques and spas to national chains such as Whole Foods, Lululemon, Shake Shack, and more.

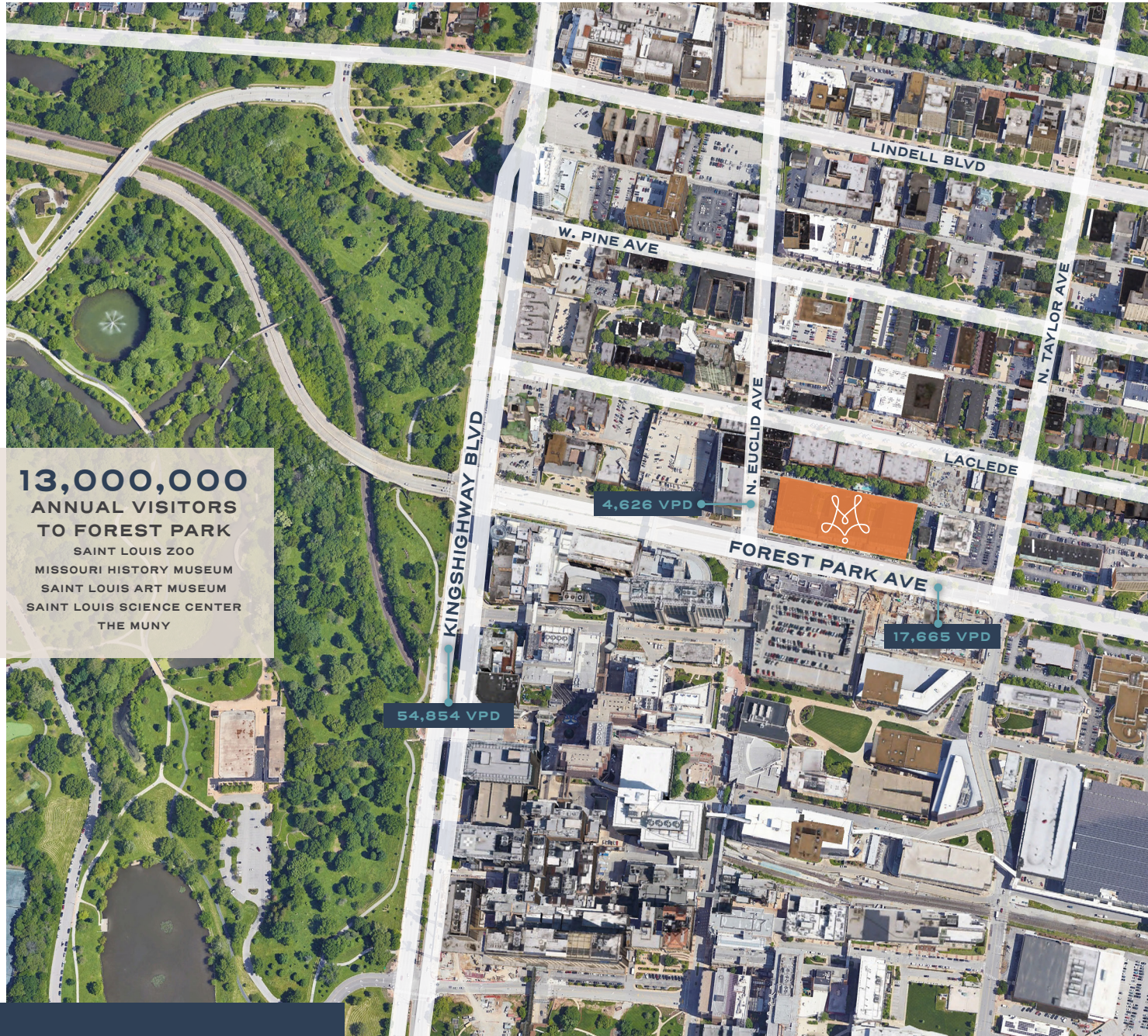
- 5,477** SQUARE FEET RESTAURANT/RETAIL SPACE
- 1,500** SQUARE FEET OUTDOOR PATIO SPACE
- 212** RESIDENTIAL UNITS IN BUILDING
- 95%+** APARTMENT BUILDING OCCUPANCY



METROPOLITAN FLATS



# Central West End



**13,000,000**  
ANNUAL VISITORS  
TO FOREST PARK  
SAINT LOUIS ZOO  
MISSOURI HISTORY MUSEUM  
SAINT LOUIS ART MUSEUM  
SAINT LOUIS SCIENCE CENTER  
THE MUNY

## AREA DEMOGRAPHICS WITHIN THREE MILES:

**144,439**  
POPULATION

**34.20**  
MEDIAN AGE

**211,588**  
DAYTIME POPULATION  
ONE MILE: 53,169  
FIVE MILES: 498,254

**141,324**  
DAYTIME WORKFORCE

**69,368**  
HOUSEHOLDS

**\$82,158**  
AVG. HOUSEHOLD INCOME

**\$52,090**  
MEDIAN HOUSEHOLD INCOME

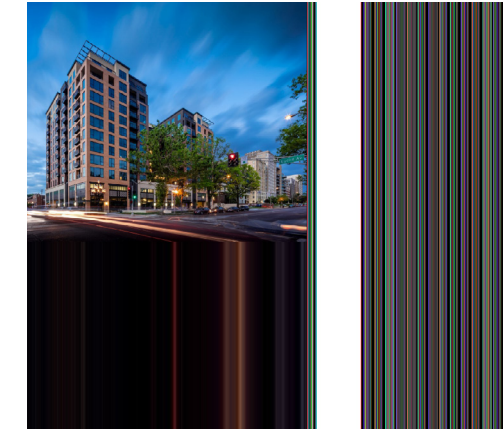
## NEIGHBORING ESTABLISHMENTS INCLUDE:



LOCATED WEST OF DOWNTOWN ST. LOUIS, THE CENTRAL WEST END OR "THE CWE," AS LOCALS OFTEN CALL IT, COMPRISES 112 CITY BLOCKS NESTLED BETWEEN ST. LOUIS' CROWN JEWEL, FOREST PARK AND THE ST. LOUIS UNIVERSITY CAMPUS.

Locals and tourists alike flock to the neighborhood's mixed-use district along Euclid Avenue. Tree-lined sidewalks, and a dense clustering of statues and other public art add to the CWE's pedestrian-scaled amenities and attractions.

The neighborhood's medical campus, BJC Healthcare and Washington University School of Medicine, combined with the University of Health Sciences and Pharmacy in St. Louis and the Cortex Innovation District, form one of the largest regional centers of employment and are national leaders in medical research and tech startups.

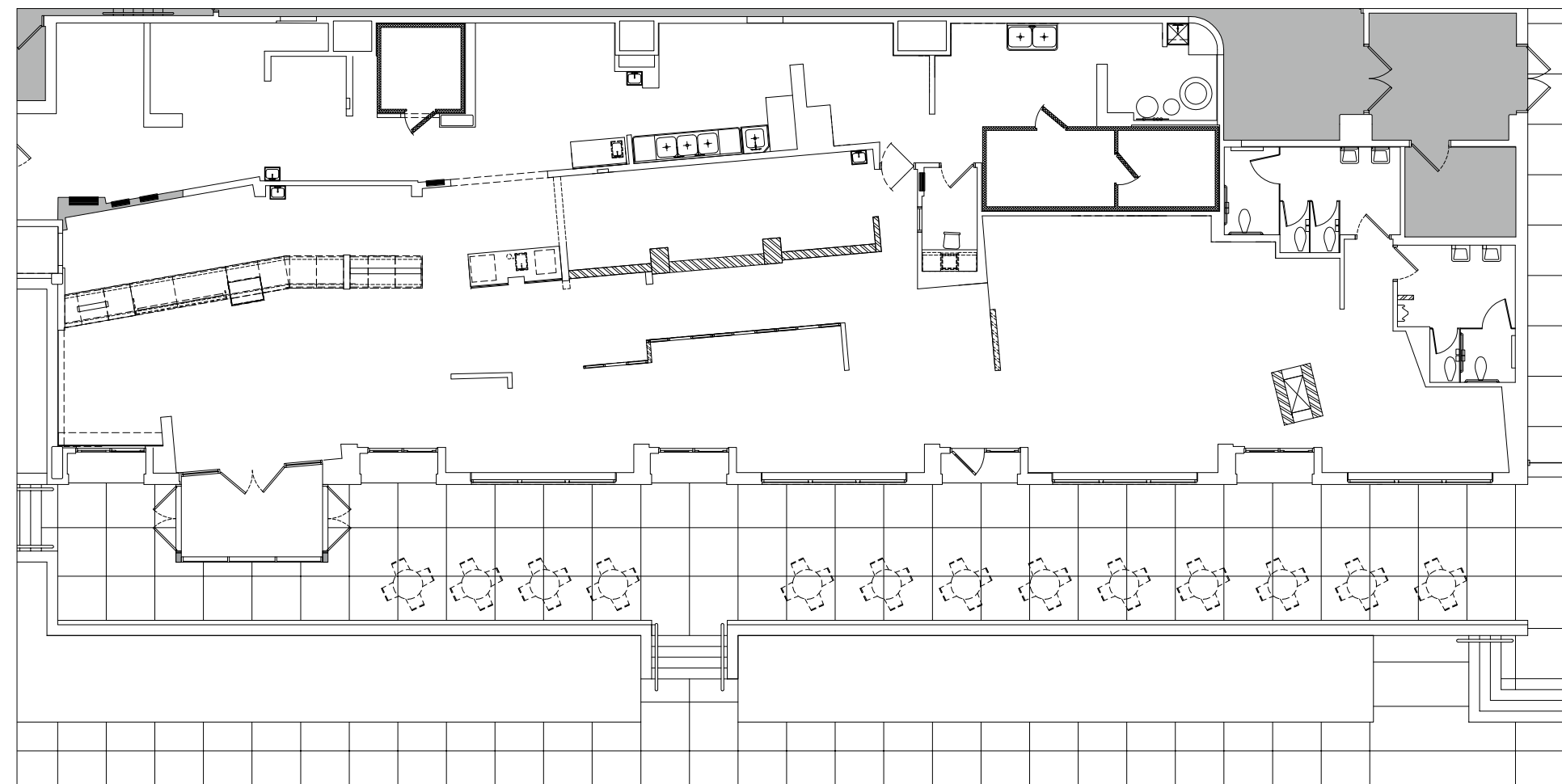




METROPOLITAN FLATS

# Floor Plan

AS BUILT | 5,477 SF



## Locally distinct, distinctly local

IDEALLY SUITED FOR BOTH RESTAURANT AND RETAIL

A destination within a destination, the corner of Euclid and Forest Park Avenues is ideal for a boutique shopping or dining experience in the heart of St. Louis' premier neighborhood, the Central West End. Street and garage parking offers convenient customer access and nearby neighbors combine to draw a strong customer base.

With a raised siteline, entrances are elevated above Forest Park Avenue and visibility for your brand is unmatched. An open patio and a wall of windows provides the perfect spot for patio dining.

**22,291**  
TRAFFIC COUNT  
AT EUCLID AND  
FOREST PARK

**25,000**  
DAILY POPULATION  
OF WASH U/BJC  
MEDICAL CAMPUS

**55,000**  
RESIDENTS  
WITHIN  
ONE MILE

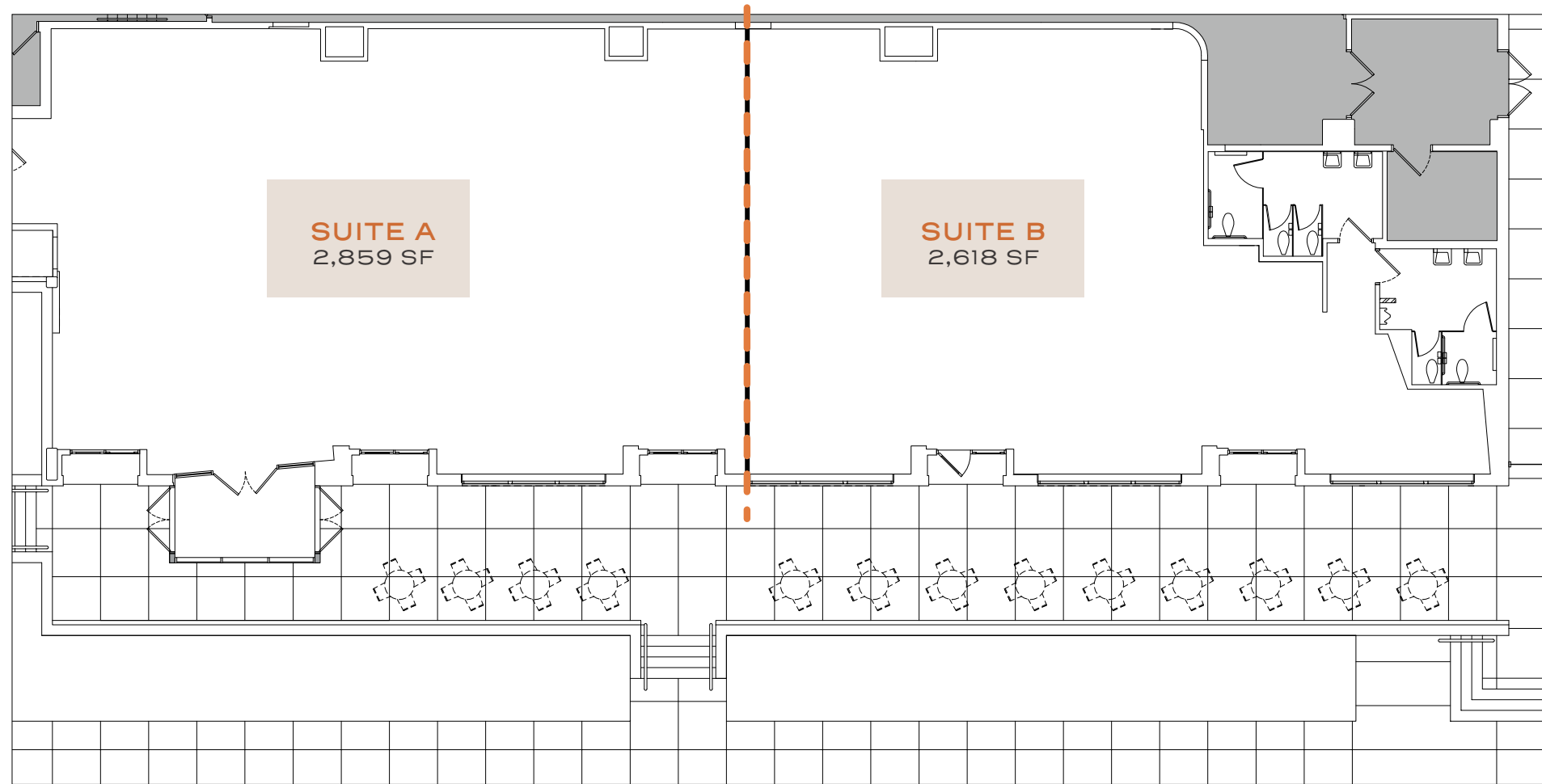


CLICK FOR VIRTUAL TOUR



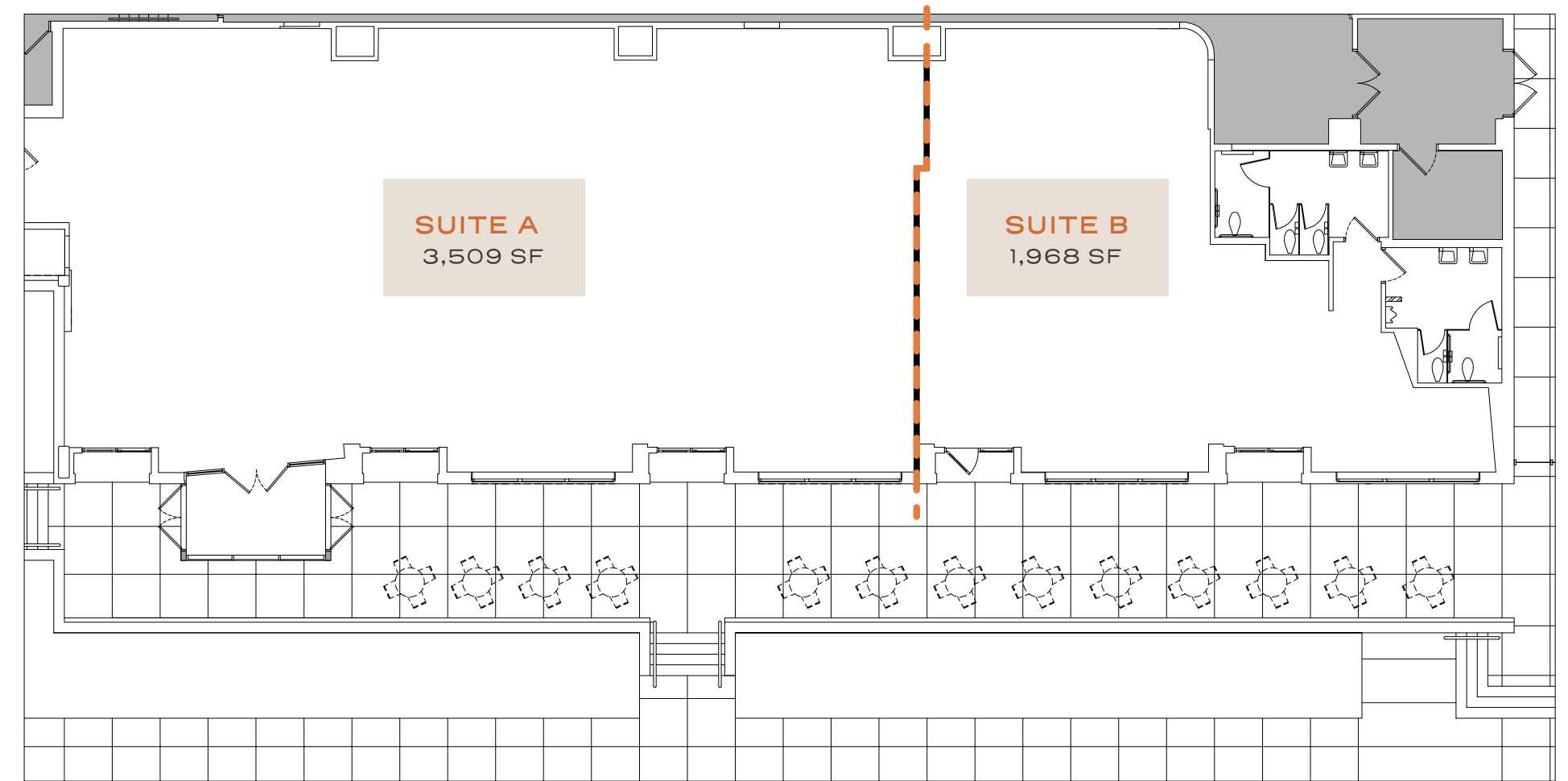
# Demising Plan

## OPTION 1



# Demising Plan

## OPTION 2



METROPOLITAN FLATS

# St. Louis Metro Central Corridor



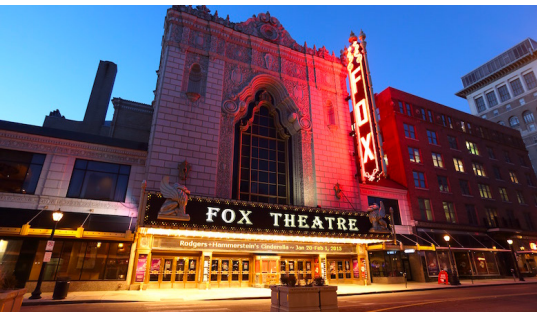
## CORTEX

Founded in 2002, the 200-acre Cortex is the Midwest's premier innovation hub of bioscience and technology research, development, and commercialization, serving as the anchor of St. Louis' growing ecosystem for over 250 innovative startup programs and established companies. The Cortex is surrounded by nationally ranked universities, medical centers, and abundant cultural and recreational assets. New and rehabilitated spaces total \$550 million of investment and have generated 4,200 technology-related jobs. When fully implemented, the Cortex master plan projects \$2.3 billion of construction, over 4.5 million square feet of mixed-use development, and 15,000 permanent technology-related jobs.



## FOREST PARK

Forest Park is a 1,293 acre public park with 30 miles of paths and trails located in western part of the city. Bounded by Skinker, Lindell, and Kingshighway Boulevards, the park is the heart of St. Louis and features a variety of attractions, including the Saint Louis Zoo, the Saint Louis Art Museum, The Muny Outdoor Theater, two public golf courses, the Missouri History Museum, and the Saint Louis Science Center. Forest Park has more than 15 million visitors per year and is home to several annual Saint Louis cultural or entertainment events. The park has been named #1 city park in the U.S. by readers of USA Today and is the sixth most visited urban park in the U.S.



## GRAND CENTER

The artistic hub of the city, Grand Center is home to galleries, museums, and theaters. Hear live music, see a Broadway show, or view a collection of contemporary art in Grand Center's premier theaters, numerous cultural events, and dozens of galleries and museums. Art and entertainment venues located in Grand Center include the Fox Theatre, Powell Symphony Hall, the Contemporary Art Museum Saint Louis, and Sheldon Concert Hall.



## WASHINGTON UNIVERSITY

Located in proximity to the Central West End, Washington University in Saint Louis is one of the country's premier private universities, with over 14,600 students, nearly equally split between undergraduate and graduate studies. The school boasts more than 3,400 academic staff, and is currently ranked 19th in the country by U.S. News and World Report. WashU provides a full range of academic programs and has graduate programs in Law, Medicine, Business, and Social Work. The University has a major presence in the city with its close affiliation to the burgeoning industries of biotechnology and plant sciences.



## BJC HEALTHCARE

BJC HealthCare is one of the largest nonprofit healthcare organizations in the United States and is the largest employer in the St. Louis MSA. Its flagship Barnes-Jewish Hospital is located directly across from Metropolitan Flats in the Central West End. BJC recently completed the first phase of an expansion to their CWE campus, adding over \$300 million in infrastructure investment to its 16-block area, which features a 30,000-person daytime population. BJC HealthCare is consistently recognized as one of the top employers in the St. Louis metro.



## SAINT LOUIS UNIVERSITY/SSM HEALTH SLU HOSPITAL

Saint Louis University located in Midtown serves nearly 13,000 students. SLU is a major research institution and catalyst for urban renewal in the heart of the city. The University has funded more than \$850 million in campus improvements and expansions during the past 25 years and its annual economic impact on the region exceeds \$715 million. SSM Health Saint Louis University Hospital serves as the medical teaching hospital for Saint Louis University School of Medicine. In 2020, SSM Health opened a new \$550 million, 16-bed, 802,000 square foot replacement hospital and academic medical center. SSM Health is ranked as the fifth largest employer in the St. Louis region.



**RESTAURANTS, BARS, AND CAFÉS**  
 Drunken Fish  
 Gamlin Whiskey House  
 Mission Taco  
 Pi Pizzeria  
 Shake Shack

**SHOPPING & FITNESS**  
 Whole Foods  
 Lululemon  
 AG Jeans  
 Bonobos  
 Pure Barre  
 Orangetheory

**BARNES JEWISH HOSPITAL**  
 9,689 employees  
 1,631 physicians  
 1,113 resident/fellows

**UNIVERSITY OF HEALTH SCIENCES AND PHARMACY**  
 1,400 students  
 150 academic staff

**WASHINGTON UNIVERSITY SCHOOL OF MEDICINE**  
 1,409 students  
 9,785 employees

**ST. LOUIS CHILDREN'S HOSPITAL**  
 3,334 employees  
 818 physicians

**THEATERS & MUSEUMS**  
 Fabulous Fox Theater  
 Powell Symphony Hall  
 Contemporary Art Museum  
 The Sheldon Concert Hall

**RESTAURANTS, BARS, AND CAFÉS**  
 BaiKu Sushi Lounge  
 Curtain Call Lounge  
 Fieldhouse Pub and Grill  
 Jazz at the Bistro  
 LaRusso's on Grand  
 Sweetie Pie's

**SAINT LOUIS UNIVERSITY**  
 12,949 students  
 3,200 faculty  
 3,000 staff

**WELLS FARGO ADVISORS**  
 5,000 employees

**HARRIS-STOWE STATE UNIVERSITY**  
 1,464 enrollment  
 174 academic staff

**CITY FOUNDRY**

**WASHINGTON UNIVERSITY IN ST. LOUIS**  
 15,396 students  
 3,819 faculty  
 16,428 total employees

**CENTRAL WEST END**

**RESTAURANTS, BARS, AND CAFÉS**  
 Capital Grille  
 Café Napoli  
 Ruth's Chris Steak House  
 801 Fish  
 Pastaria

**PARKS & ATTRACTIONS**  
 Shaw Park  
 Shaw Park Aquatic Center  
 Shaw Park Ice Rink  
 St. Louis Government Center  
 The Ritz-Carlton

**3,408 BUSINESSES**  
 Centene  
 Caleres  
 Graybar  
 Enterprise  
 Olin Corporation

Saint Louis Zoo  
 Missouri History Museum  
 Saint Louis Art Museum  
 Saint Louis Science Center  
 The Muny

**201 companies with 4,500 total employees, including:**  
 Microsoft  
 Square  
 Uber  
 Pandora  
 Boeing  
 Biogenerator  
 Centene  
 Ikea

**THE GROVE**

**RESTAURANTS, BARS, AND CAFÉS**  
 Urban Chestnut  
 The Ready Room  
 Atomic Cowboy  
 Firecracker Pizza  
 HandleBar  
 The Gramophone  
 Vincent Van Doughnut  
 Sauce on the Side  
 Grace Meat + Three

**SLU MEDICAL SCHOOL**

**SSM HEALTH UNIVERSITY HOSPITAL**

**SSM HEALTH CARDINAL GLENNON CHILDREN'S HOSPITAL**  
 1,125 total employees

**ATTRACTIONS**  
 Ballpark Village  
 Busch Stadium  
 America's Center Convention Complex  
 City Library  
 Gateway Arch  
 City Museum

**RESTAURANTS, BARS, AND CAFÉS**  
 Charlie Gitto's  
 Bailey's Range  
 Sauce on the Side  
 The Old Spaghetti Factory  
 Lombardo's Trattoria  
 Broadway Oyster Bar  
 Schlafly Tap Room



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