



**DOWNTOWN WEST  
RESTAURANT SPACE**

SCAN HERE!



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**1818-32 WASHINGTON AVE.**

**ST. LOUIS, MO 63102**

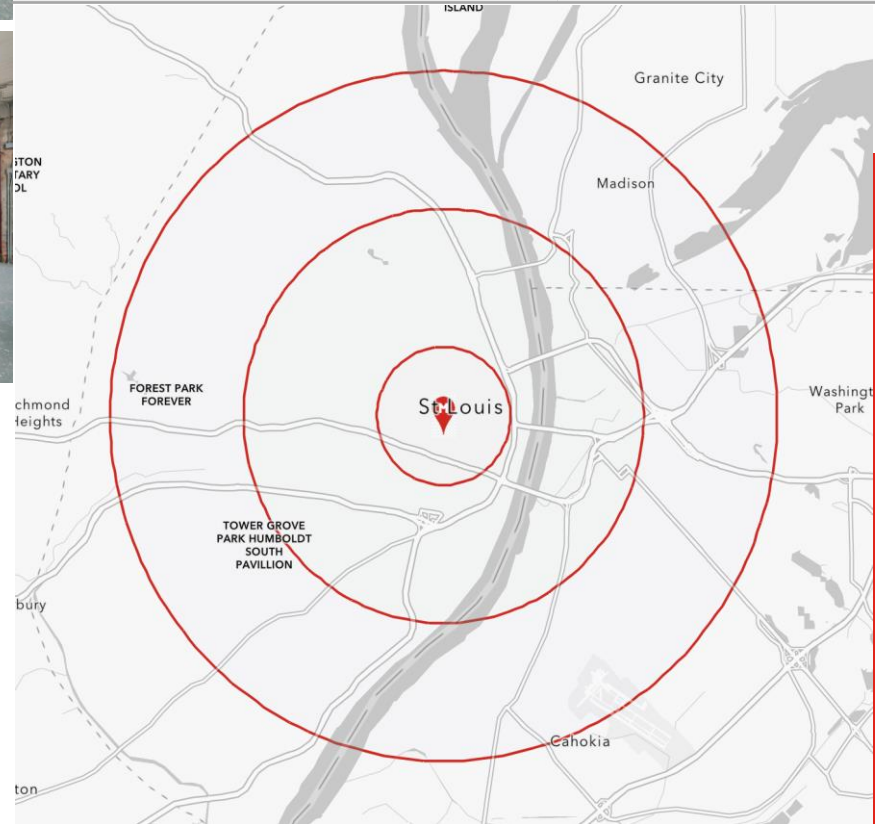
**\$18.00/S.F. N.N.N.**



### PROPERTY INFORMATION



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		16,766	97,692	228,999
HOUSEHOLDS		9,478	48,315	110,583
AVERAGE HH INCOME		\$73,856	\$78,088	\$72,171



- MIXED-USE PROPERTY IN THE HEART OF DOWNTOWN WEST
- FORMER RESTAURANT SPACE WITH IN-PLACE INFRASTRUCTURE (AND HOOD)
- CORNER SPACE AT INTERSECTION OF WASHINGTON AND 19<sup>TH</sup>
- EXPANSIVE WINDOW LINE
- LAST REMAINING VACANCY
- BECOME PART OF THE DOWNTOWN WEST RESURGENCE

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**FOR LEASE**

SITE PLAN



**1824-32 WASHINGTON AVENUE**

SUITE	SIZE	TENANT
1820-22	2,500 S.F.	ONE STOP IMPRINTS
1824	1,564 S.F.	MO NATIONAL GUARD
1826	1,486 S.F.	PHOTOGRAPHER
1828	3,831 S.F.	AVAILABLE

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**DOWNTOWN  
WEST AERIAL**



**1818-32  
WASHINGTON**

**BEATRICE  
BUILDING**

**TUDOR  
BUILDING**

**WASHINGTON AVENUE**  
**N. 19TH STREET**

**AVAILABLE PARKING**

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# MARKET HIGHLIGHTS

## DOWNTOWN WEST

Downtown West (DTW) in St. Louis, Missouri, is a vibrant neighborhood west of the Mississippi River, featuring landmarks like St. Louis City Hall, Union Station, Stifel Theatre, Enterprise Center, and CityPark stadium. The Washington Avenue Historic District, a former garment district, features converted high-rise warehouses now housing residential lofts, restaurants, taverns, and coffee shops.

DTW is undergoing over \$3.5 billion in development, including CITYPARK (\$461 million), Union Station (\$200 million), and the Enterprise Center renovation (\$42 million). Residential projects include Butler Bros (\$130 million, 384 units) and The Monogram (\$51 million, 168 units), with new builds like 1801 Washington (\$52 million, 184 units) and 21c Hotel (\$47.5 million, 173 keys). Major employers such as Square HQ (\$70 million) and the \$2 billion NGA Campus are transforming DTW into a multifaceted neighborhood.

Enhancing DTW further, Barnes-Jewish Hospital at Washington University Medical Center is Missouri's largest hospital and private employer. The Cortex Innovation Campus hosts 400+ companies and employs over 6,000 people. Saint Louis University, with over 16,000 students, and the \$2 billion Next NGA West project solidify DTW as a key hub for healthcare, innovation, education, and intelligence.



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