



BEATRICE BUILDING IN DOWNTOWN WEST

SCAN HERE!



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**1900 WASHINGTON AVENUE
ST. LOUIS, MO 63103
850 S.F. | \$18/S.F. N.N.N.**

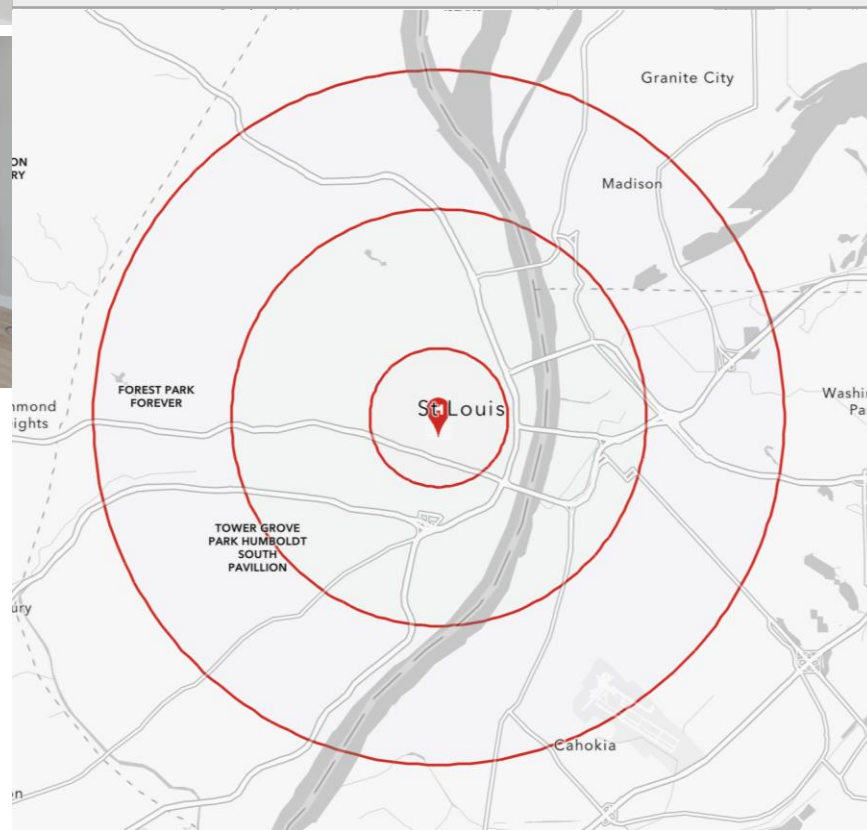
PROPERTY INFORMATION



- MIXED-USE PROPERTY IN THE HEART OF DOWNTOWN WEST
- TURN-KEY SPACE WITH HARDWOOD FLOORS, KITCHENETTE, STORAGE ROOM AND ADA RESTROOM
- MODERN FINISHES THROUGHOUT
- LAST REMAINING VACANCY
- EXISTING TENANTS INCLUDE A BARBERSHOP AND PERSONAL TRAINING STUDIO
- BECOME PART OF THE DOWNTOWN WEST RESURGENCE

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		16,832	101,446	232,105
HOUSEHOLDS		9,443	50,316	112,083
AVERAGE HH INCOME		\$72,821	\$79,206	\$72,314



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SITE PLAN



BEATRICE BUILDING

SUITE	SIZE	TENANT
1904	1,685 S.F.	<i>BIG FITNESS, INC.</i>
1912	1,428 S.F.	<i>SHAVE BARBERSHOP</i>
1916	850 S.F.	<i>AVAILABLE</i>

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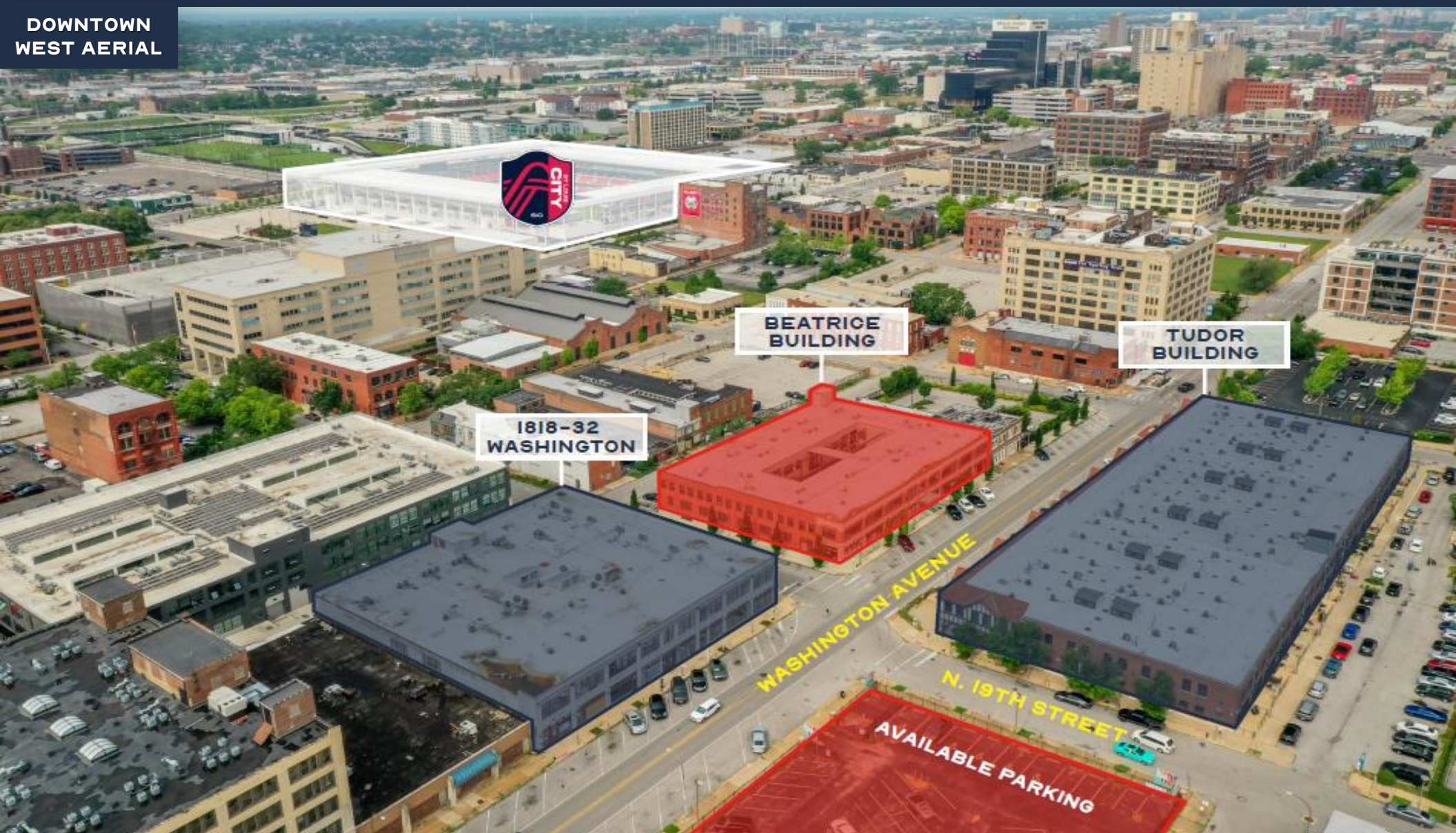
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DOWNTOWN
WEST AERIAL



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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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