



**BEATRICE BUILDING
IN DOWNTOWN WEST**

SCAN HERE!



MARK CLARKSON, CCIM
Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

CALEB ANTHONIS
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, CCIM
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, CCIM
Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

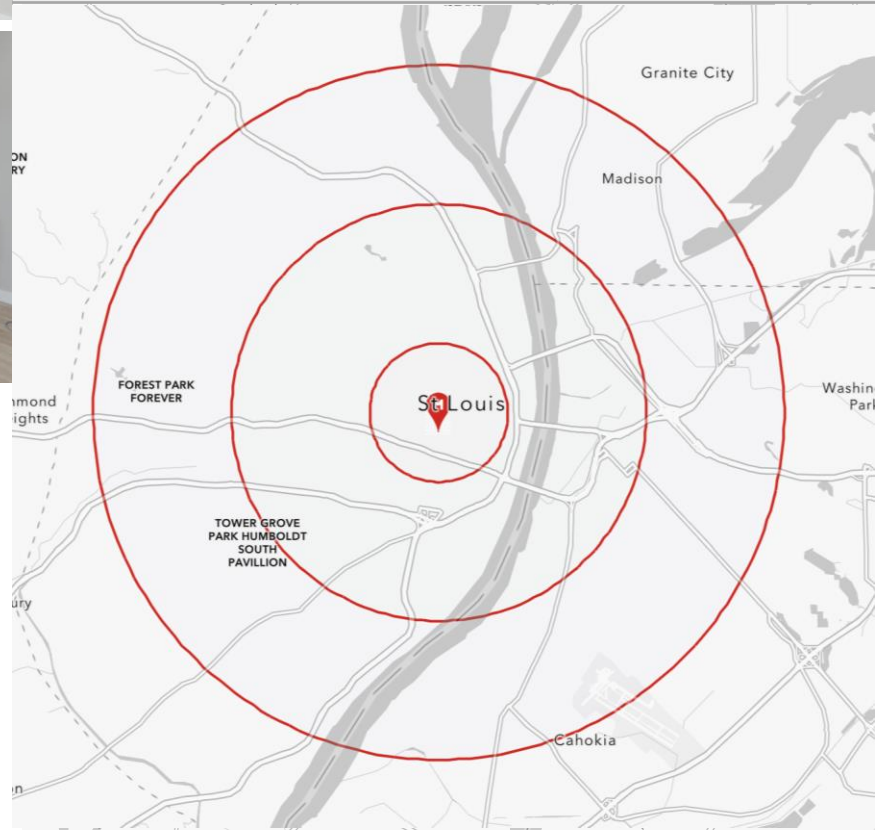
**1900 WASHINGTON AVENUE
ST. LOUIS, MO 63103
850 S.F. | \$18/S.F. N.N.N.**

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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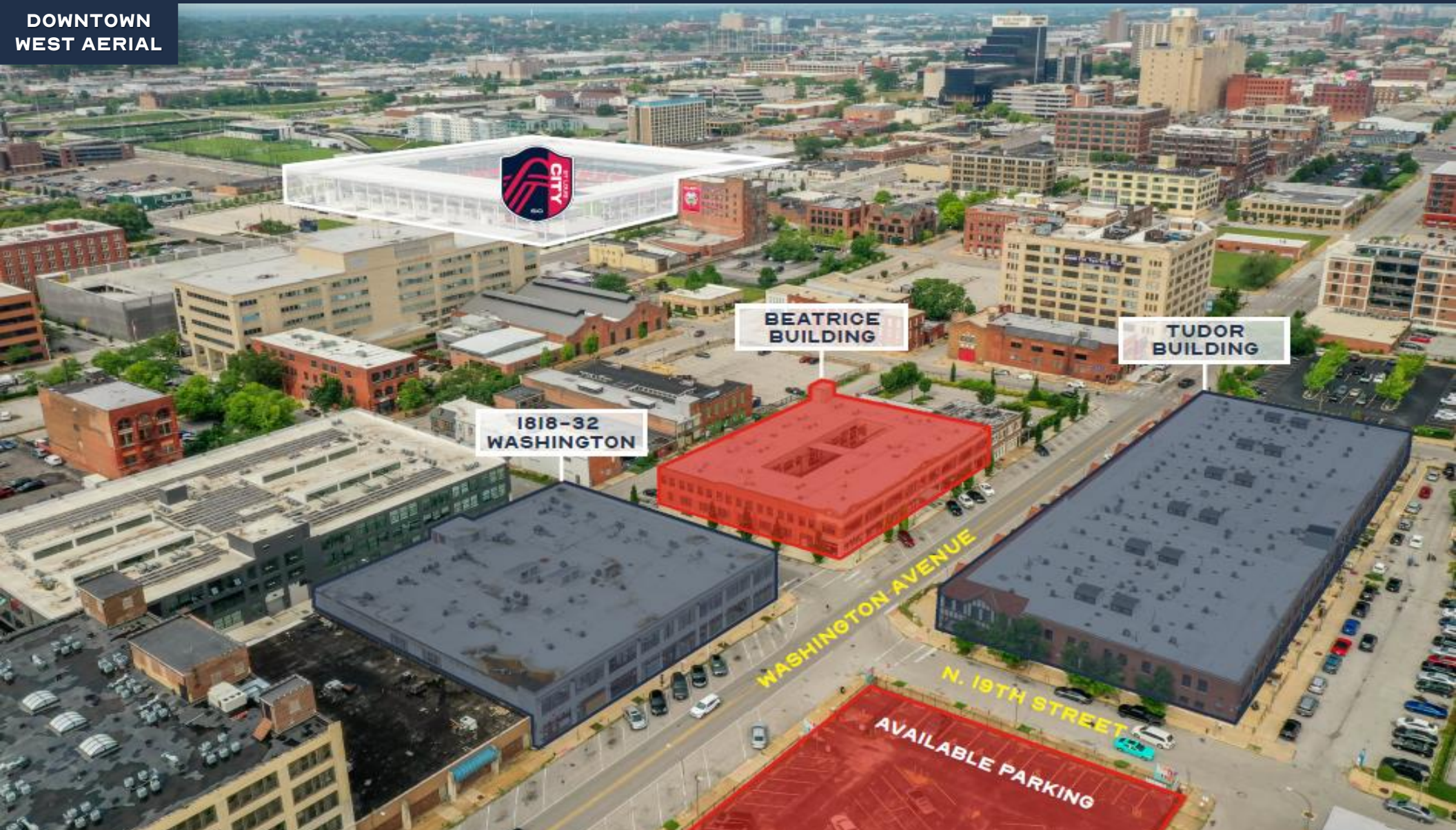
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DOWNTOWN
WEST AERIAL



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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