



**TUDOR BUILDING IN  
DOWNTOWN WEST**

SCAN HERE!



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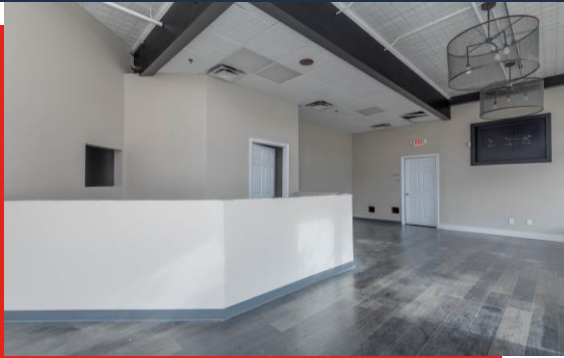
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**1901-33 WASHINGTON AVENUE**  
**ST. LOUIS, MO 63103**  
**2,080-3,430 S.F. | \$18.00/S.F. N.N.N.**

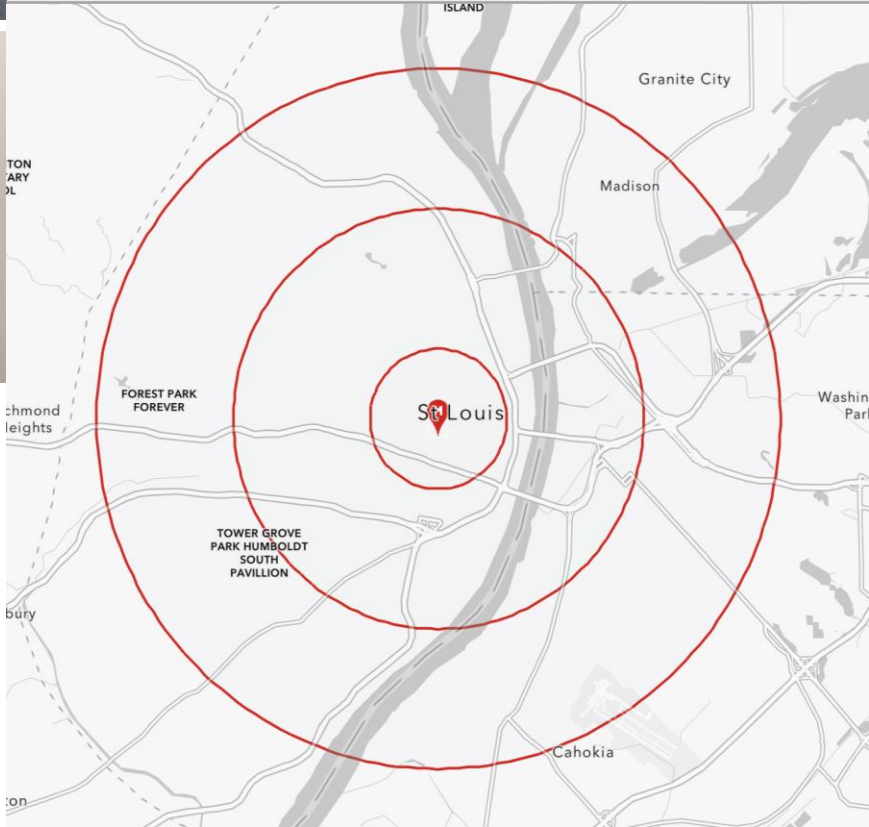
**FOR LEASE**

**PROPERTY INFORMATION**



- 2 SPACES CURRENTLY AVAILABLE — 2,080 S.F. AND 3,430 S.F.
- THE 3,430 S.F. SUITE IS ON THE CORNER OF 19<sup>TH</sup> AND WASHINGTON AND FEATURES CREATIVE OFFICE FINISHES
- 2,080 S.F. RESTAURANT SPACE AT THE CORNER OF 20<sup>TH</sup> & WASHINGTON WHICH INCLUDES ALL F, F & E
- NEW OWNERSHIP AND MANAGEMENT
- STREETScape AND EXTERIOR IMPROVEMENTS ARE UNDERWAY
- BECOME PART OF THE DOWNTOWN WEST RESURGENCE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		23,970	160,404	385,349
HOUSEHOLDS		9,323	50,264	111,727
AVERAGE HH INCOME		\$44,734	\$50,835	\$47,741



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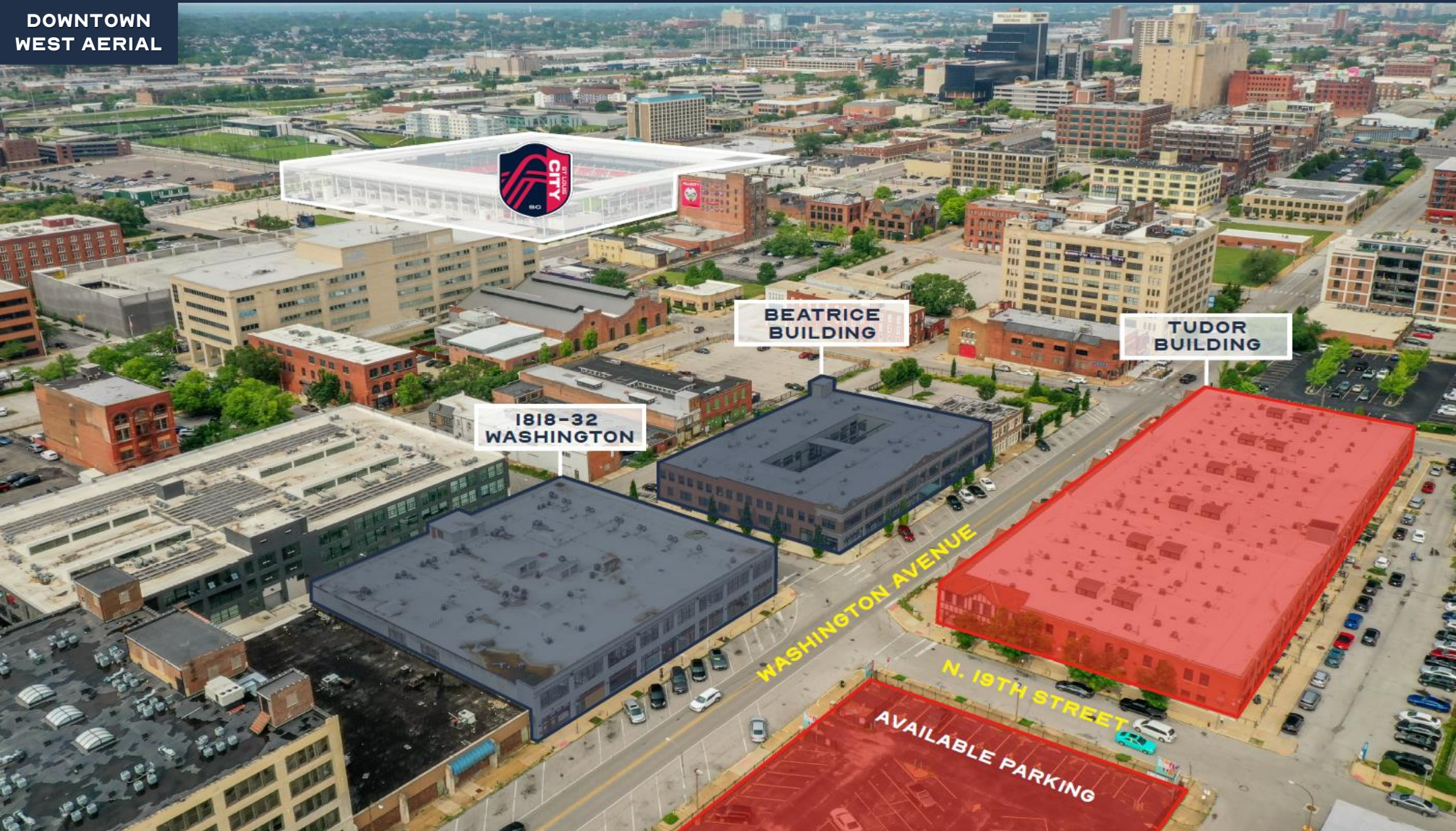
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**DOWNTOWN  
WEST AERIAL**



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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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