

THE 22



SCAN HERE!



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2206 LOCUST ST.
ST. LOUIS, MO 63103

3,420 — 6,825 S.F.

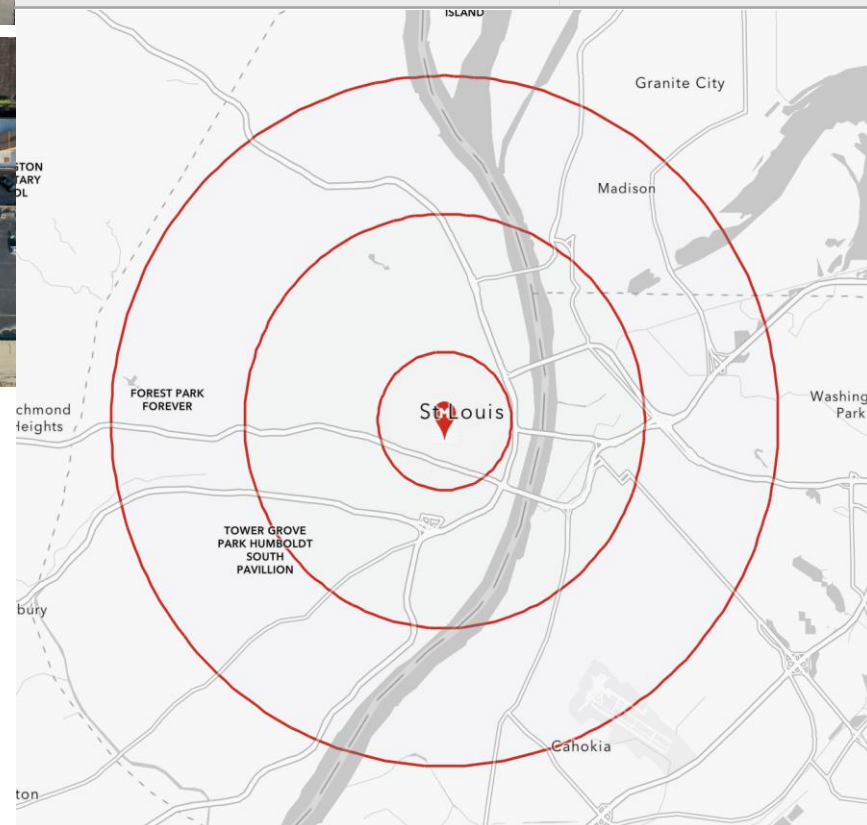
\$18.00/S.F. N.N.N. (TI NEGOTIABLE)

PROPERTY INFORMATION



- **STREET-LEVEL RETAIL SPACE.**
- **GROUND FLOOR BELOW 29 FULLY-RENOVATED APARTMENTS.**
- **ORIGINALLY CONSTRUCTED IN 1916 AS A PERFUME FACTORY.**
- **WIDE-OPEN SPACE IN GREY BOX CONDITION — READY FOR FINISHES!**
- **LOCATED 2 BLOCKS FROM ST. LOUIS CITYPARK MLS STADIUM.**
- **BECOME PART OF THE DOWNTOWN WEST RESURGENCE.**

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



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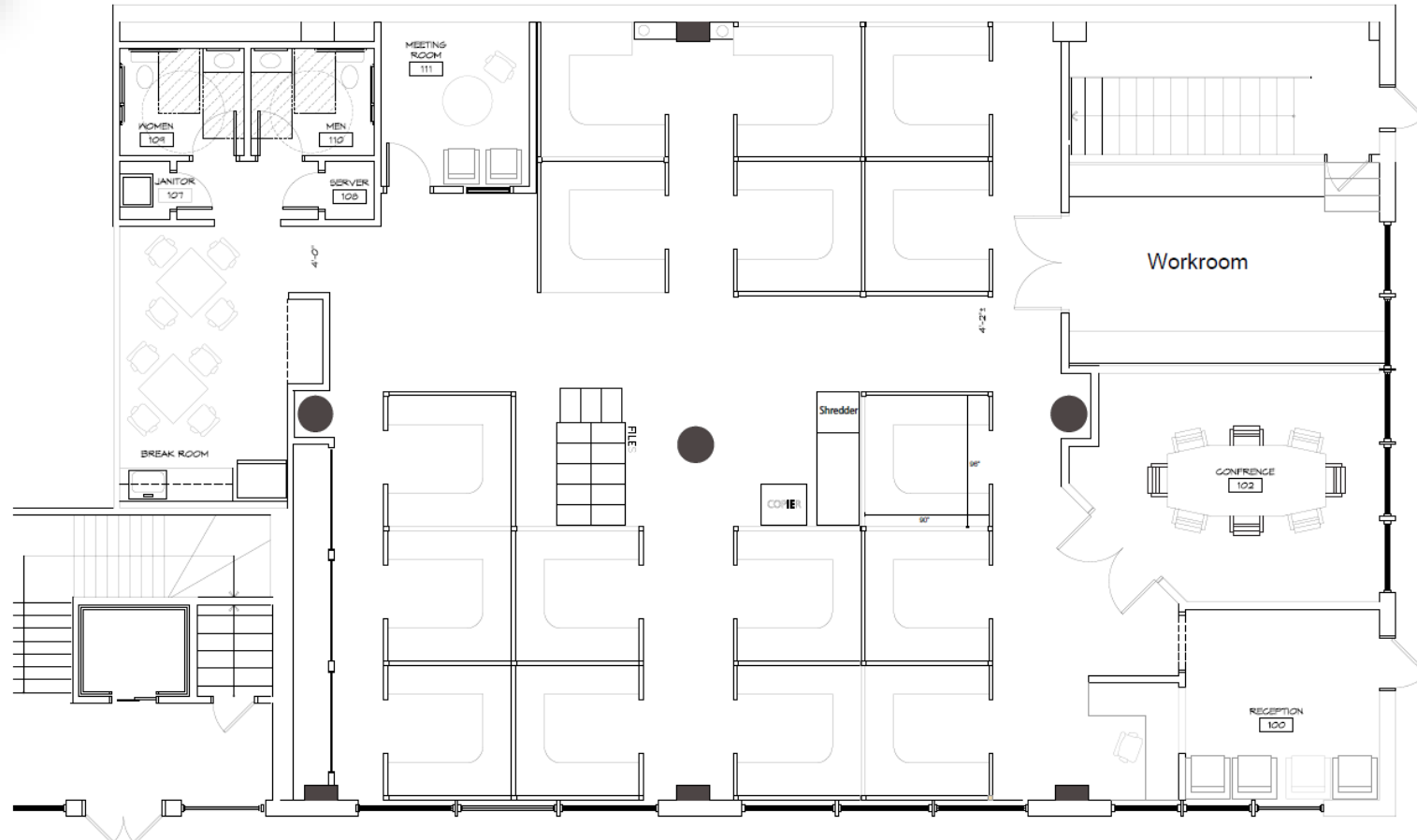
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FLOOR PLAN



STLO Furniture needing
a new home

(16) Cubicles Total

- (14) Full wraps with Wings
- (1) Full wrap with partial wing
- (1) 3/4 wrap with partial wing

(1) Conference Room Table
10' x 4' Table

(6) Conference Room Chairs

(13) 4-Drawer Filing Cabinets

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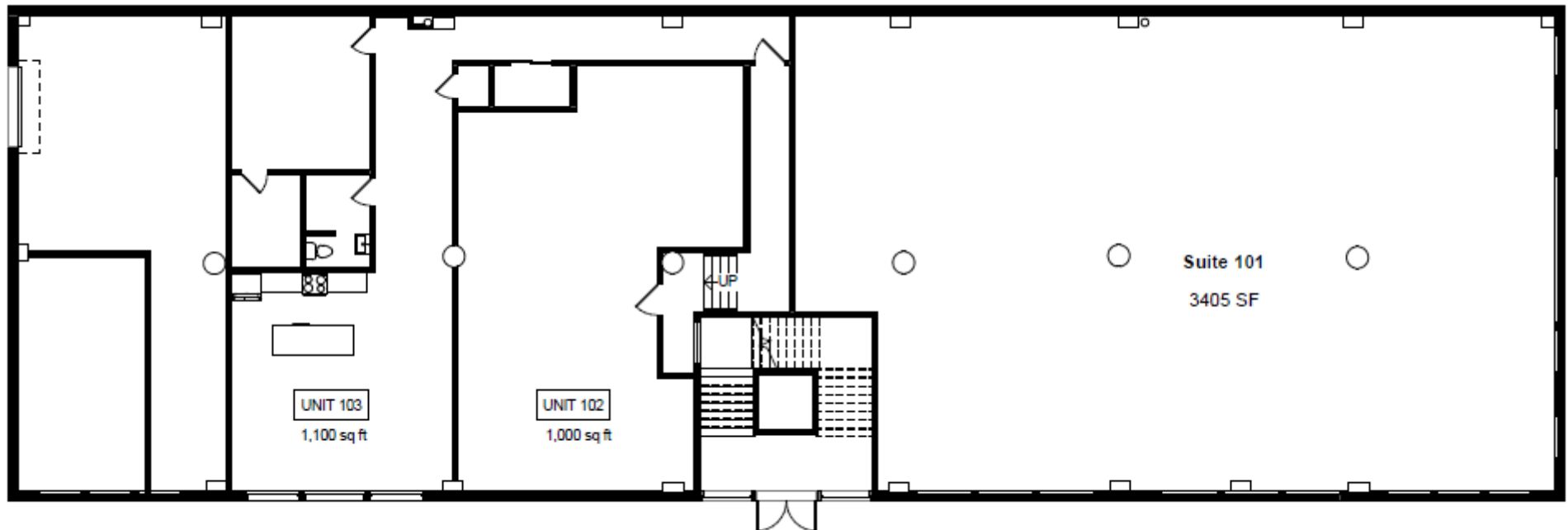
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LEVEL I FLOOR PLAN



LEVEL 1 | 1
3/32" = 1'-0"

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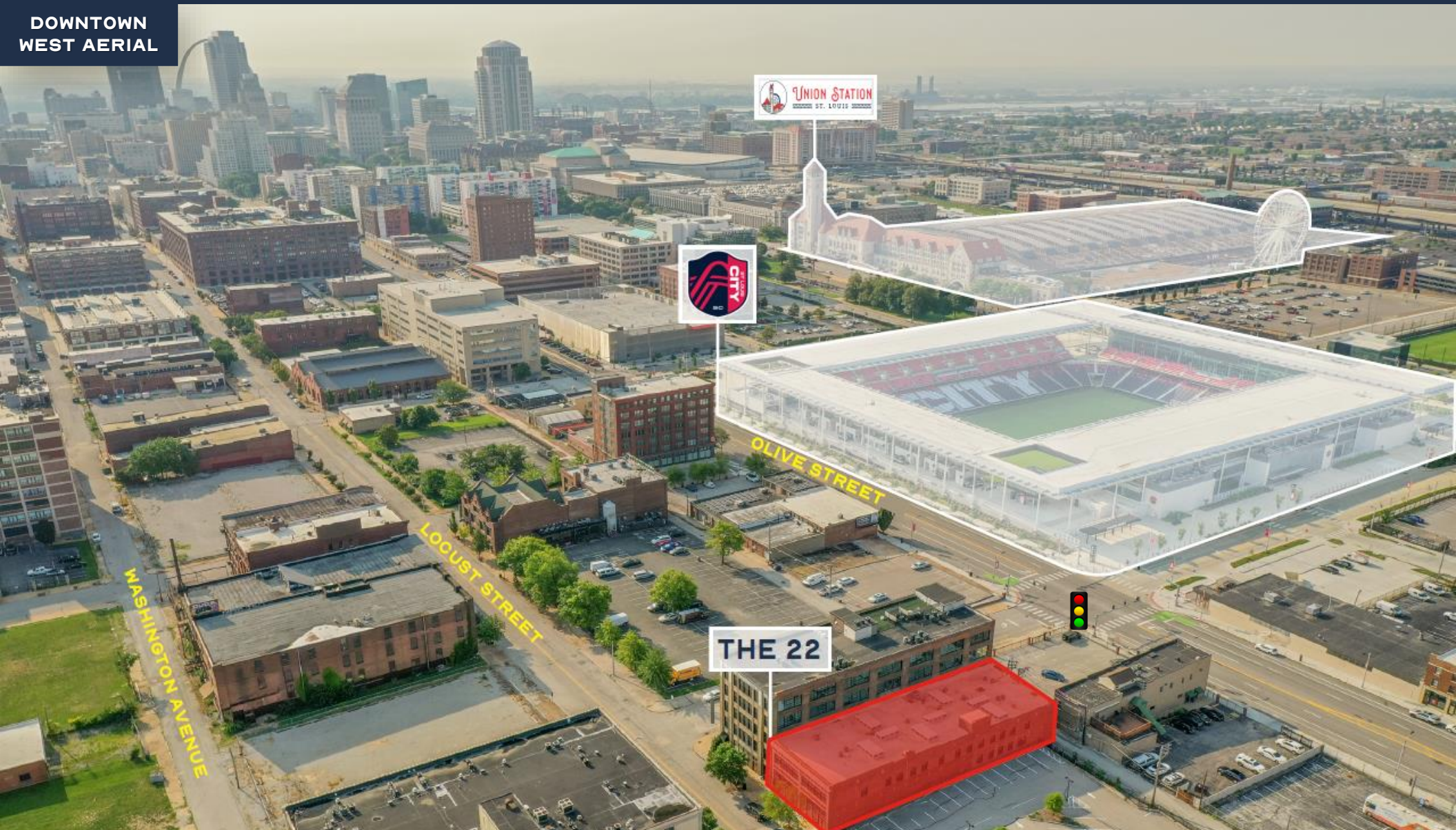
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DOWNTOWN WEST AERIAL



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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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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.