

THE 22



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

**2206 LOCUST ST.
ST. LOUIS, MO 63103
3,420 S.F.
\$18.00/S.F. N.N.N.**

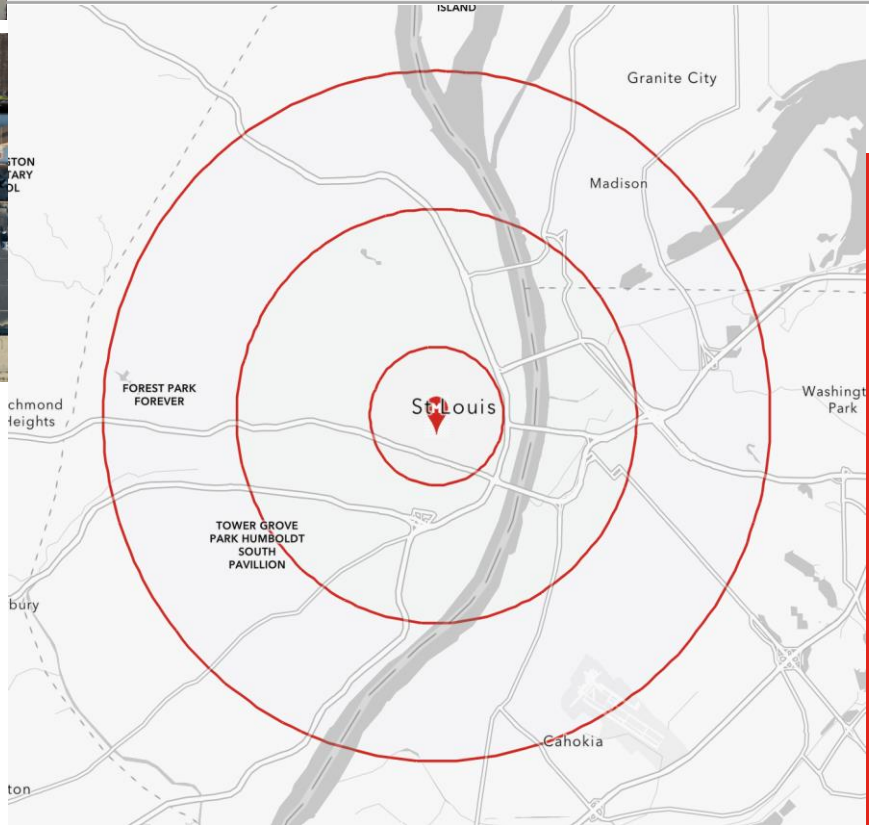
FOR LEASE

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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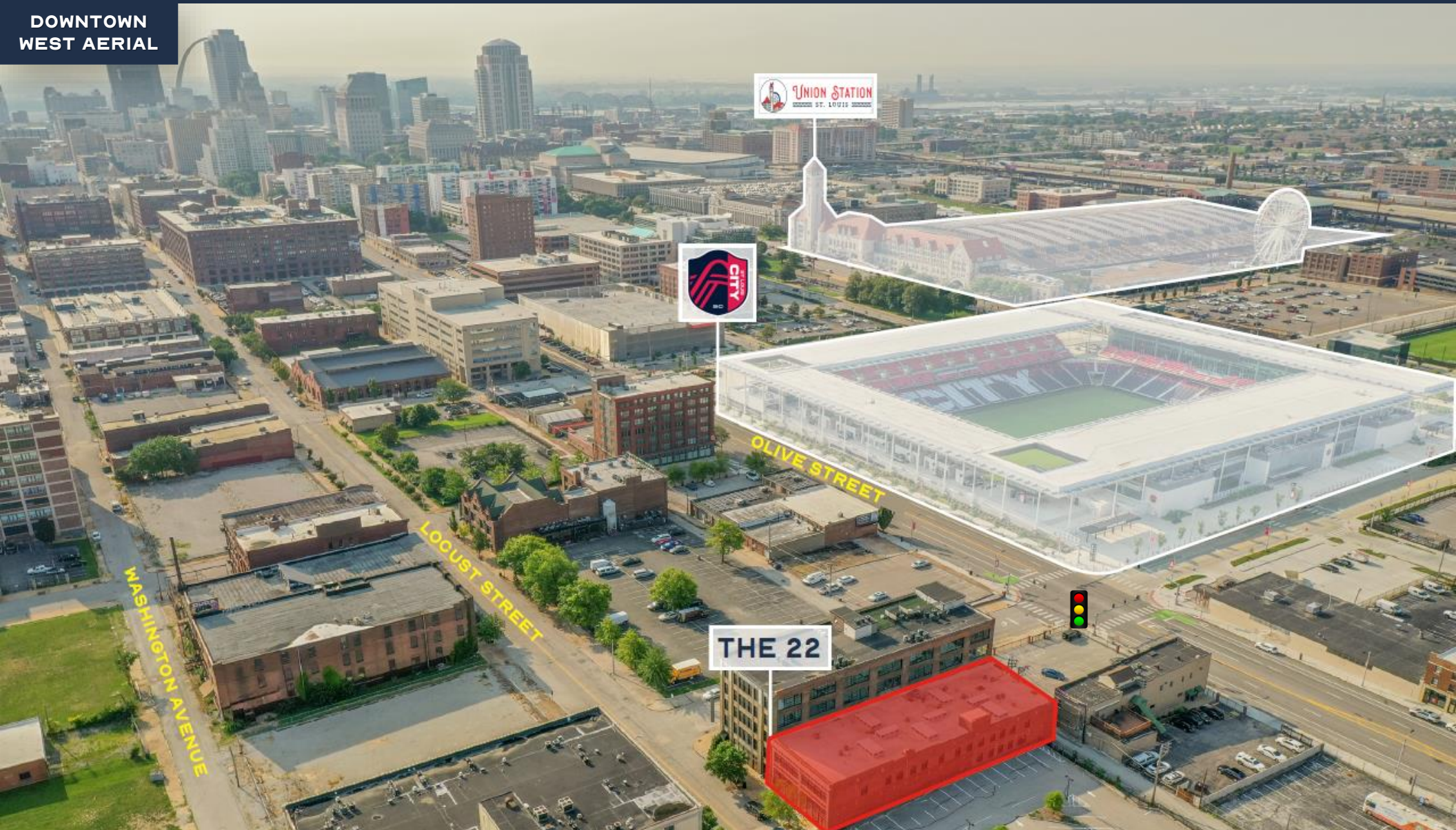
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DOWNTOWN
WEST AERIAL



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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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