

COMMERCIAL SPACE ON WASHINGTON AVE

1601 Washington Ave.
St. Louis, MO 63103



AVAILABLE FOR SALE

Property Features

Office
Suites

Commercial
Kitchen

Open
Floor Plans

Lofts

Parking Lot



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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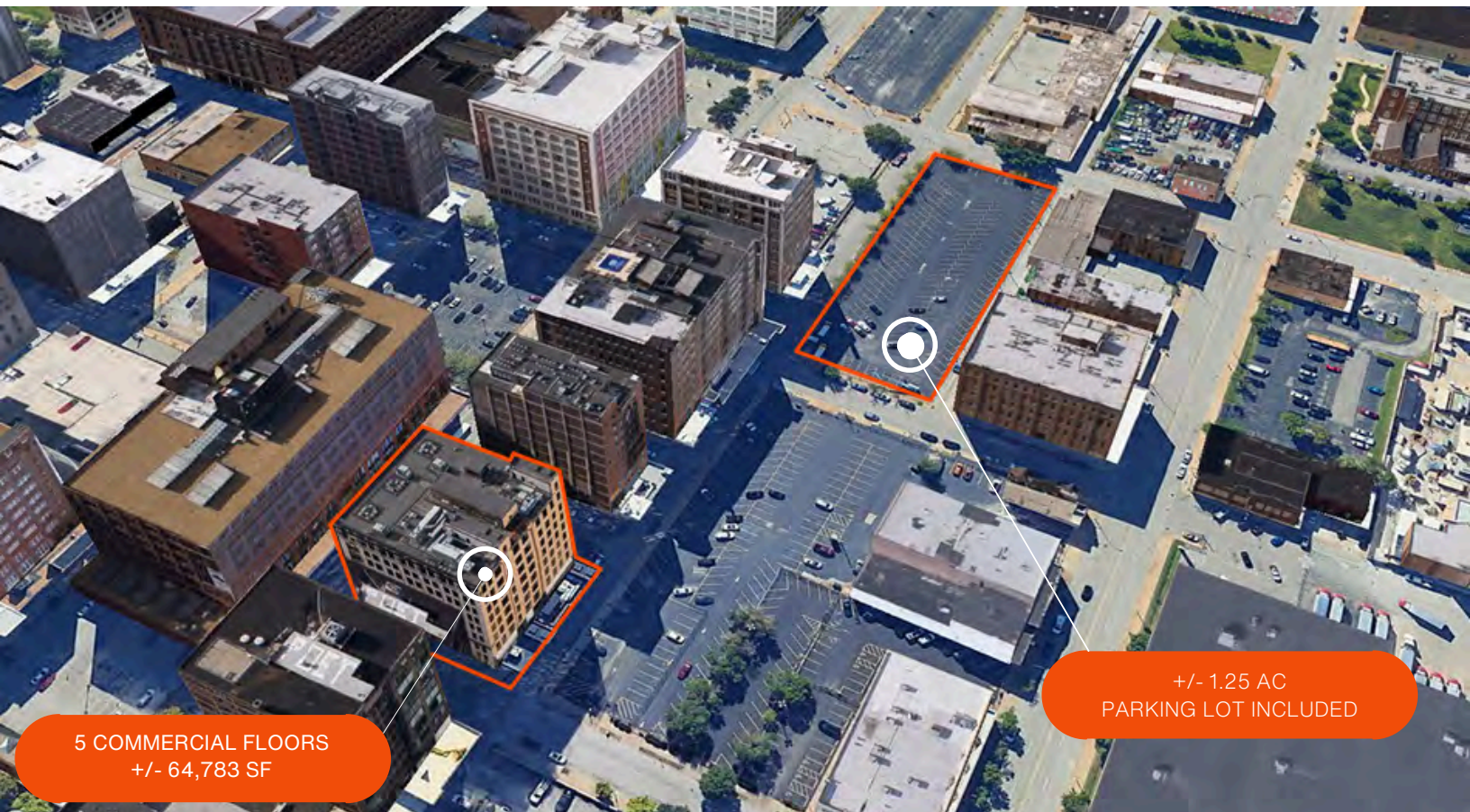
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

OFFERING SUMMARY

1601 Washington Ave, St. Louis, MO



5 COMMERCIAL FLOORS
+/- 64,783 SF

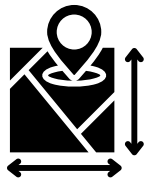
+/- 1.25 AC
PARKING LOT INCLUDED



1601 Washington Ave

Parcel #'s:

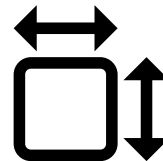
0524-9-100.000, 0522-9-010.001, 0522-9-010.002, 0522-9-010.037, 0522-9-010.038, & 0522-9-010.039



+/- 185

Parking Spaces

Sale Includes a 1.25 AC LOT
1733-1737 Lucas Ave.
St. Louis, MO



+/- 64,783 SF

1st Floor - Office
5th Floor - Kitchen & Lofts
Floors 6, 7, & 8 - Open Floor Plans



SALE PRICE

\$4,900,000

Downtown is the hub and economic engine for the 15 county bi-state metro area, and home to over 1,600 businesses and nearly 65,000 jobs.

Source: www.downtownstl.org

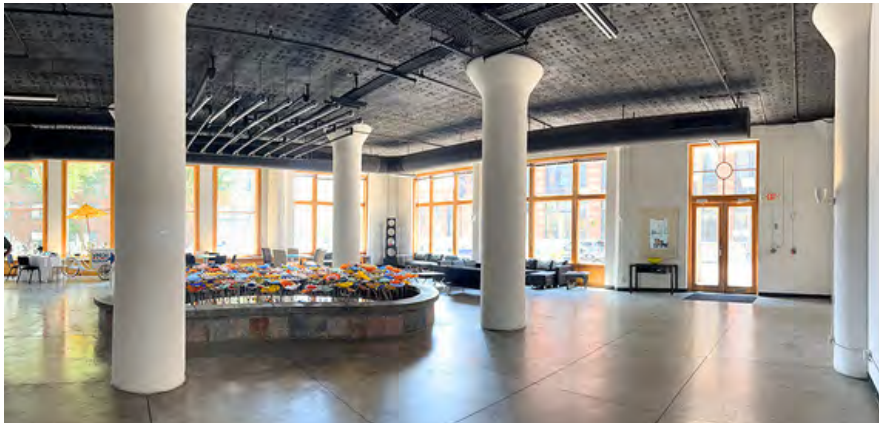
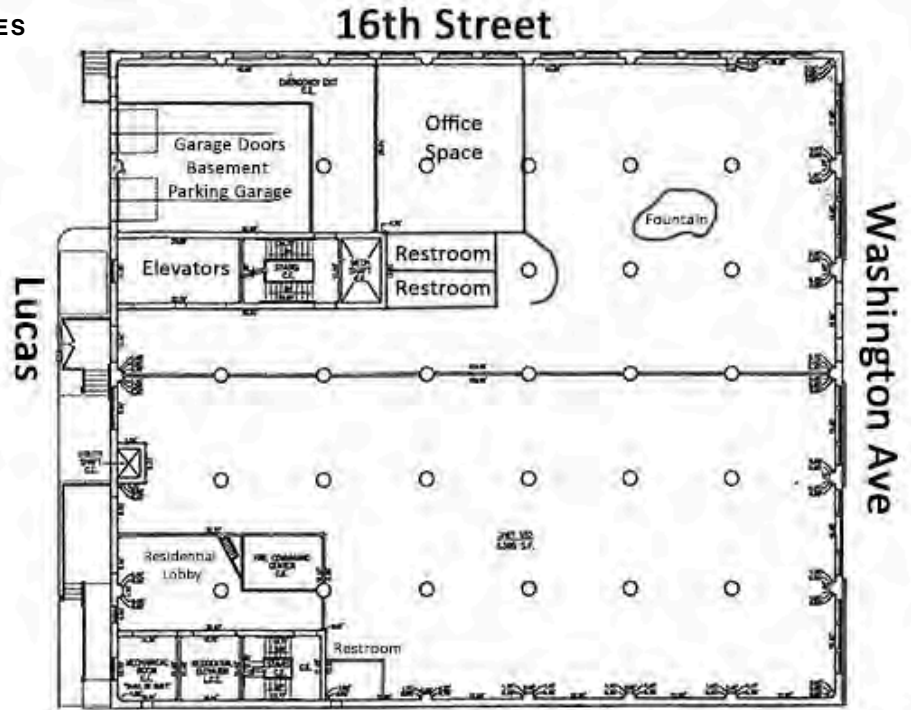
PROPERTY HIGHLIGHTS

5 COMMERCIAL FLOORS
+/- 185 PARKING SPACES
RESIDENTIAL LOFTS
OFFICE SPACE
COMMERCIAL KITCHEN
OPEN FLOOR PLANS

1ST FLOOR PLAN

ENTRY/WELCOME AREA AND CATERING OFFICES

The east half of the 1st floor has 4,959 SF with a main entrance from Washington Avenue into Unit 101, and a secondary entrance from Lucas Avenue. Additional door to dock on Lucas Avenue. It features high ceilings (14' 10"), large storefront windows, polished concrete floors, a decorative fountain, offices, and restrooms. Private elevators provide access to other commercial areas of the venue.



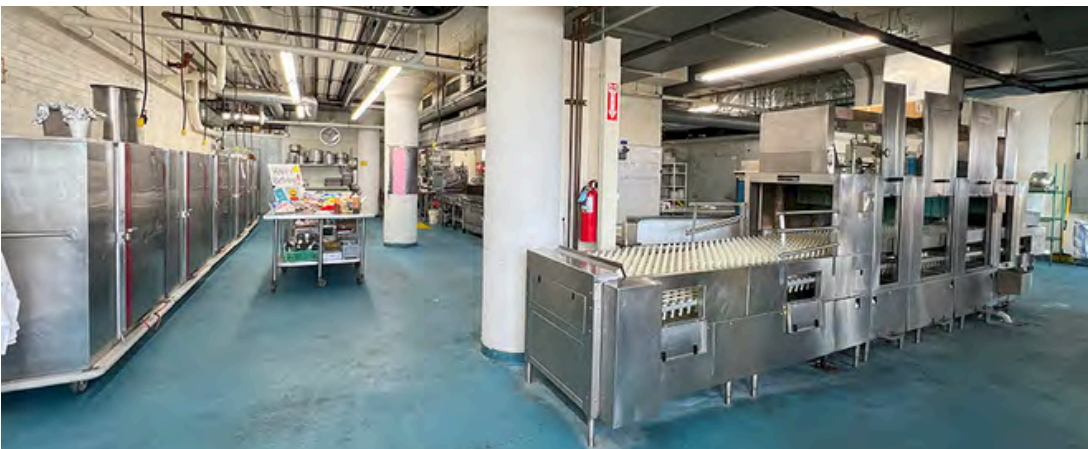
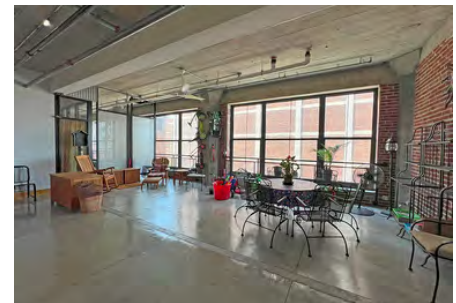
5TH FLOOR PLAN

MAIN KITCHEN

4 RESIDENTIAL LOFT APARTMENTS

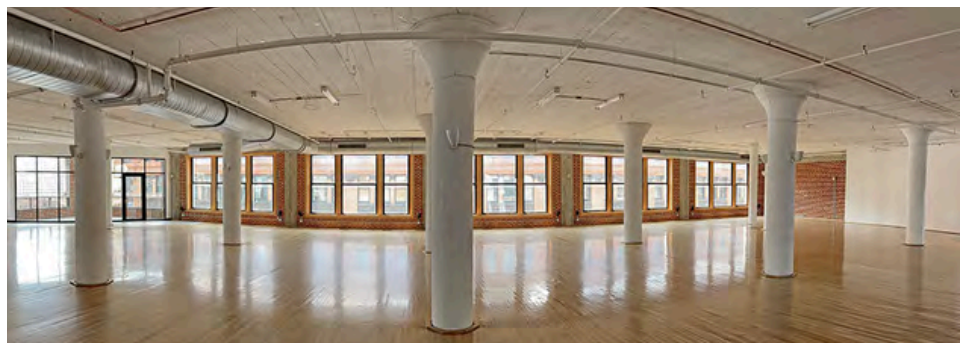
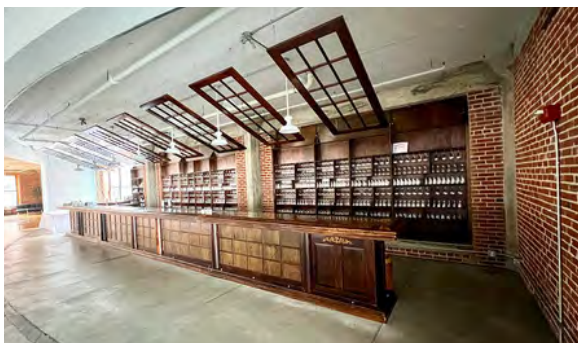
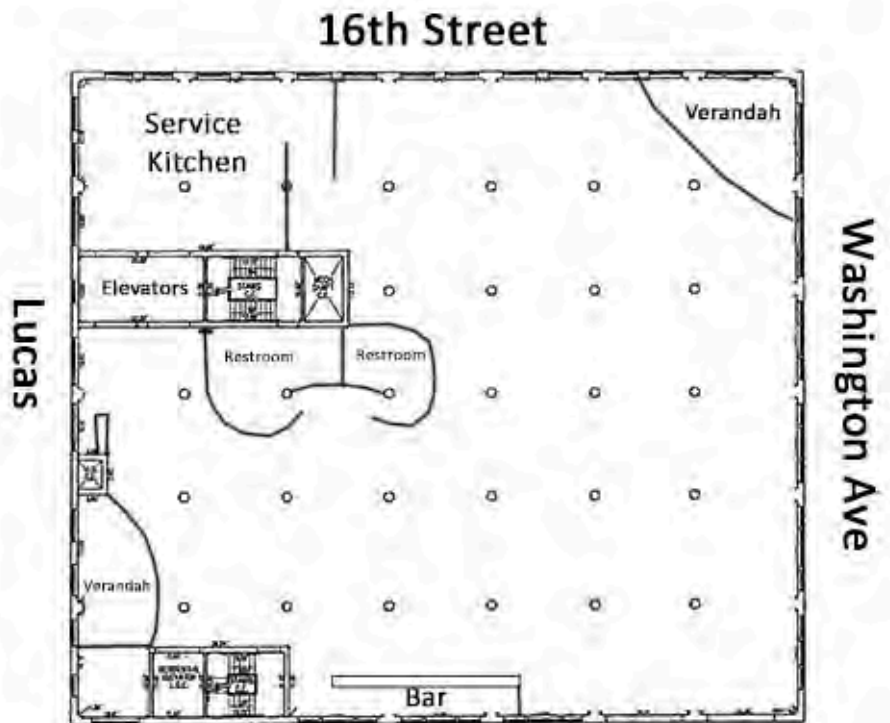
The 5th floor consists of 13,284 SF. On the 5th Floor (Unit 501) the elevators lead into the large kitchen area. This is a full commercial kitchen with a large walk-in freezer and two separate walk-in coolers, built-in hood, and multiple sinks. A set of staff restrooms are located adjoining the kitchen.

Approximately 5,200 SF of the 5th floor is well maintained vacant residential lofts, two of which are combined by a doorway between them. The loft spaces have access to a separate corridor which provides access to the residential elevator leading to the residential lobby.



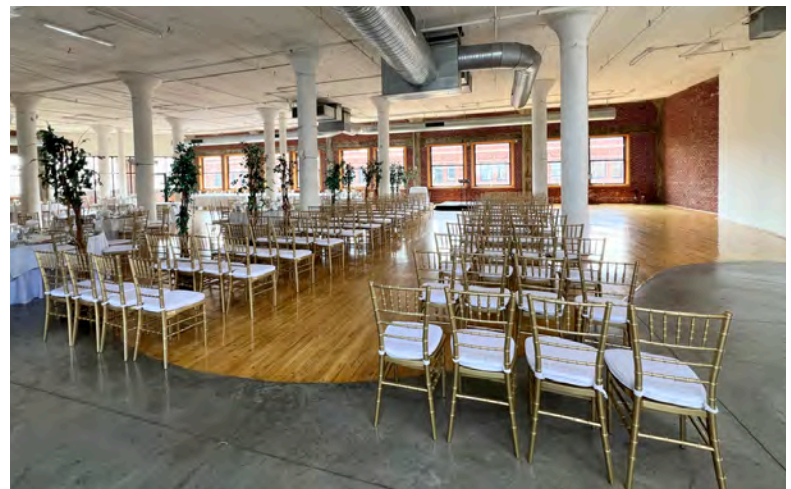
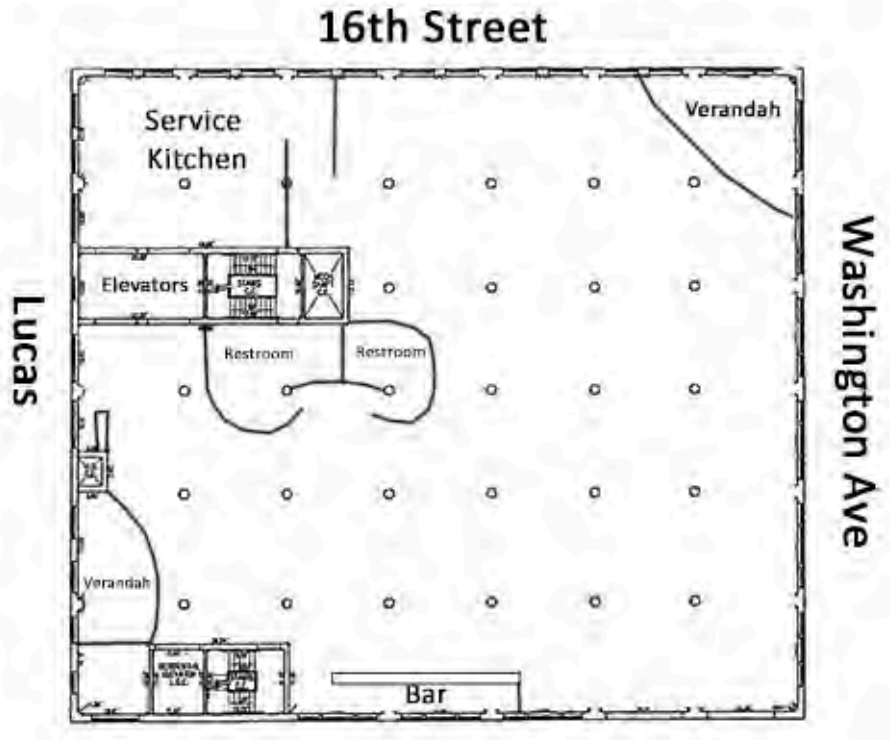
6TH FLOOR PLAN

The sixth floor encompasses 13,459 SF with ceilings measuring approximately 11 feet in height. Two open-air verandas and tall loft windows provide city views. This floor offers a spacious open area suitable for tables, chairs, or a dance floor, alongside a designated bar area and separate men's and women's restrooms. The lighting comprises ceiling-mounted fluorescent fixtures and pendant light fixtures near the bar. Noteworthy features of the space include exposed ductwork, brick walls, oak hard-wood floors and painted concrete ceilings. Each floor is conveniently accessible via a private set of commercial elevators.



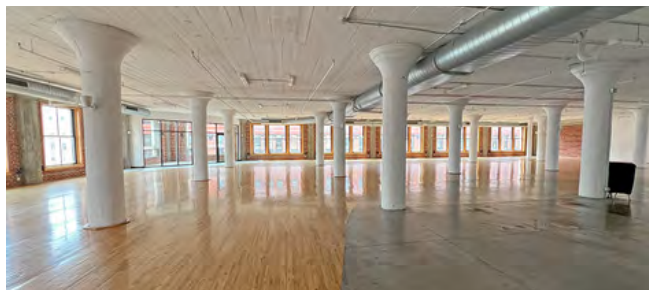
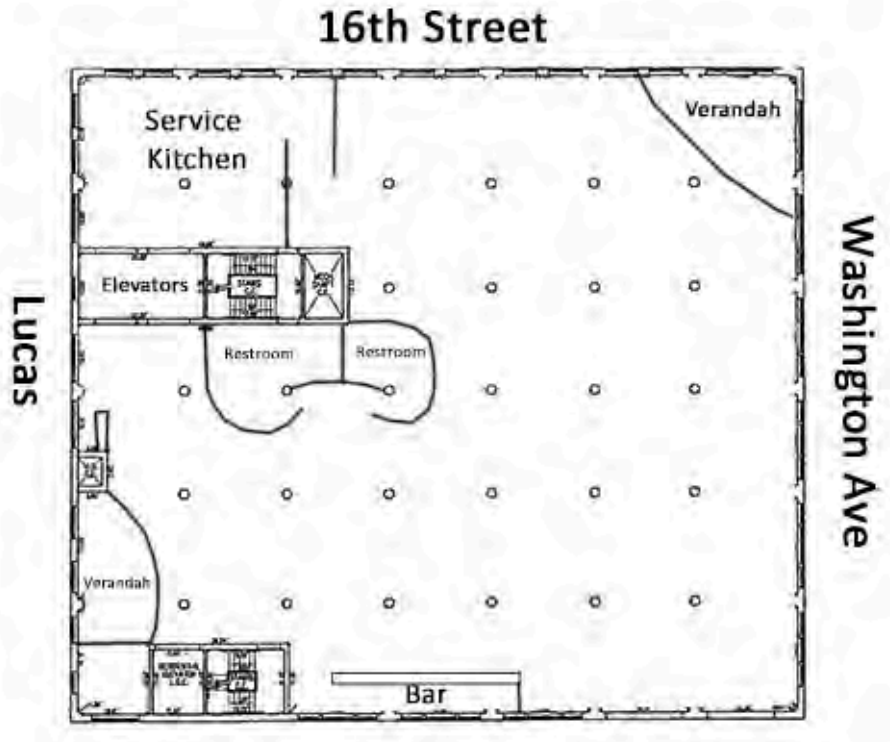
7TH FLOOR PLAN

The seventh floor encompasses 13,331 SF with ceilings measuring approximately 11 feet in height. Downtown St. Louis views to the east and south and two open-air verandas. This floor offers a spacious open area suitable for tables, chairs, or a dance floor, alongside a designated bar area and separate men's and women's restrooms. The lighting comprises ceiling-mounted fluorescent fixtures and pendant light fixtures near the bar. Noteworthy features of the space include exposed ductwork, brick walls, oak hardwood floors and painted concrete ceilings. Each floor is conveniently accessible via a private set of commercial elevators.



8TH FLOOR PLAN

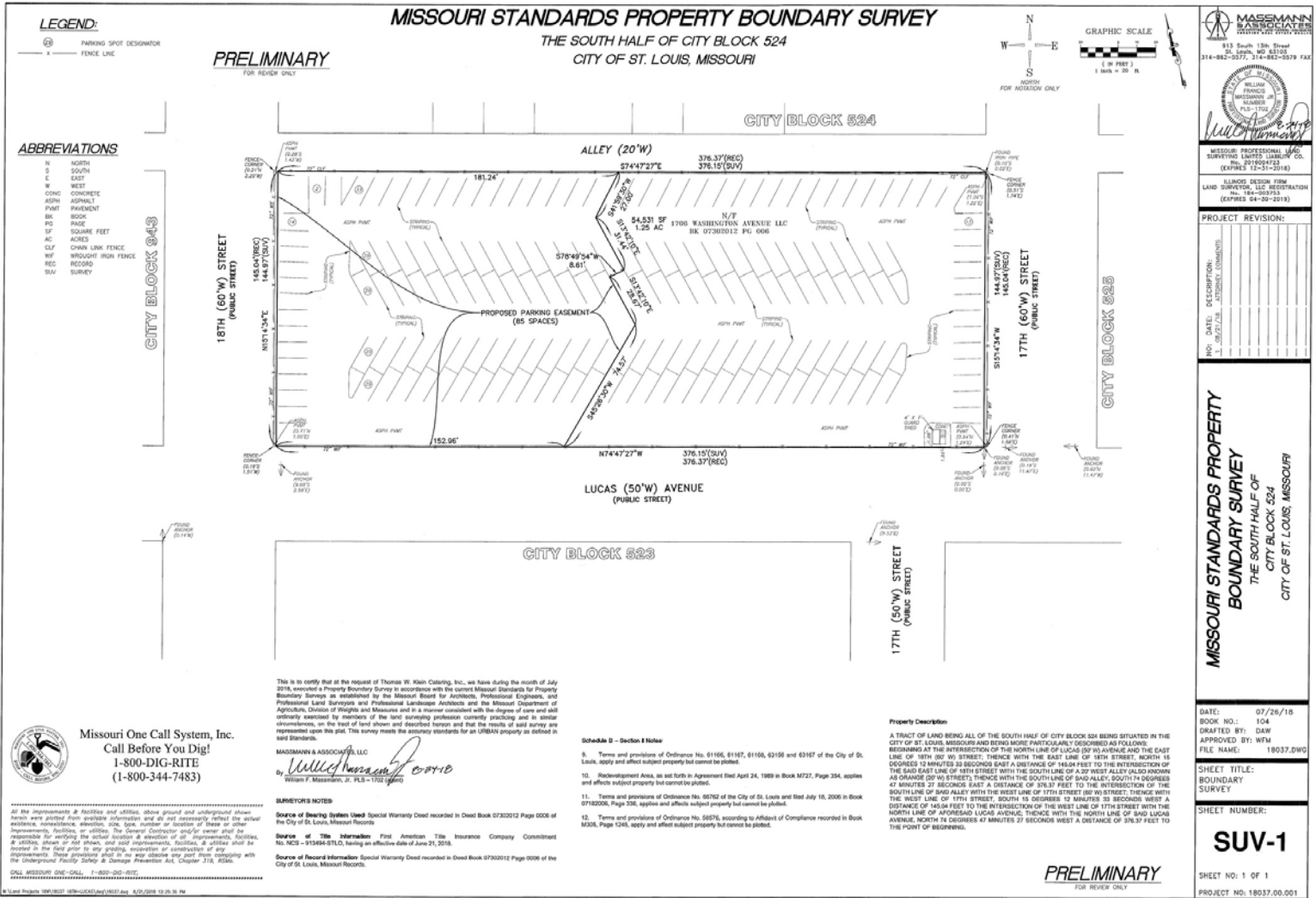
The eighth floor encompasses 13,351 SF with ceilings measuring approximately 11 feet in height. This floor offers a spacious open area suitable for tables, chairs, or a dance floor, alongside a marble top bar with heirloom doors reclaimed from historic Soulard rowhouses and separate men's and women's restrooms. The lighting comprises ceiling-mounted fluorescent fixtures and pendant light fixtures near the bar. Noteworthy features of the space include exposed ductwork, brick walls, oak hardwood floors and painted concrete ceilings. Each floor is conveniently accessible via a private set of commercial elevators.



1733-1739 Lucas Ave

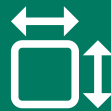
Parking Lot

Parcel ID # 0524-9-100.000



Parking Spaces

+/- 185 parking spaces available
 85 currently leased



1.25 Acres

54,531 SF



ICONIC *Location*

HISTORIC DOWNTOWN ST. LOUIS LOFT SPACE

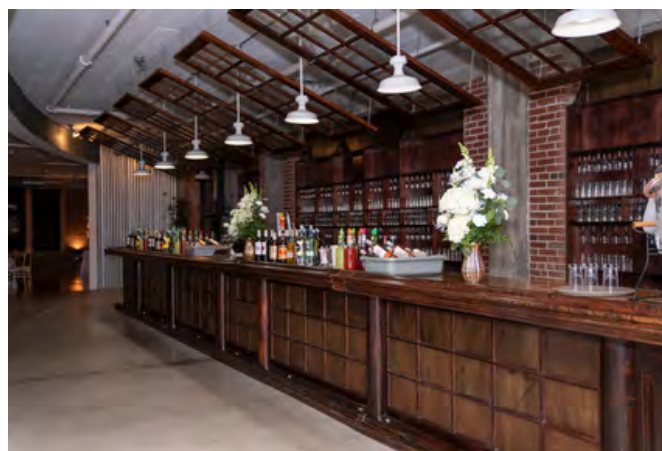


WINDOWS ON WASHINGTON

Currently operating on site. The space is famously known for its family owned business where thousands of events have taken place over the years. The full service, on-site kitchen offers in-house catering.

HISTORICAL FEATURES

Complimenting architectural elements



BANQUET *Center*

EACH BANQUET FLOOR CAN ACCOMMODATE UP TO 499 GUESTS

ST. LOUIS METROPOLITAN AREA

Greater St. Louis perfectly balances convenience and affordability with the advantages of a broadly talented workforce, exceptional educational and cultural institutions, and superb recreational opportunities. This blend, along with our central location and extraordinary transportation assets, makes the region an ideal home for progressive companies competing in and connected to the global economy.

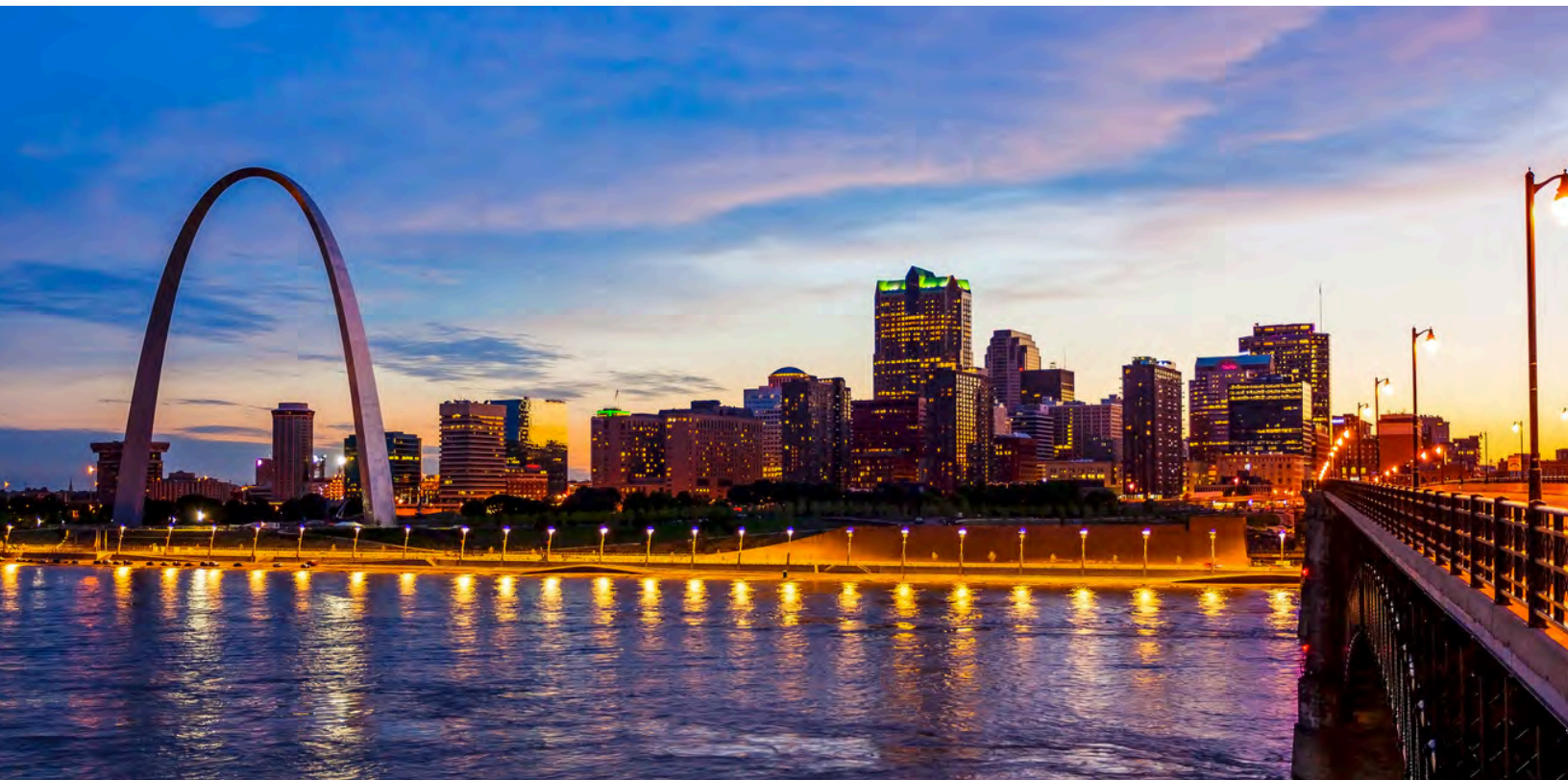
Greater St. Louis, the nation's 21st largest metro, is one of the largest regional economies in the U.S., with a gross metro product of \$173 billion. The 15-county bi-state area comprises 2.8 million residents, 1.5 million workers and 88,000 business establishments. Throughout its history, St. Louis was founded as a trading center, grew into a manufacturing powerhouse, expanded its service sector, and developed into a major tech hub. The region ranks as the third most economically diverse U.S. metro area mirroring the national industry mix. Greater St. Louis has competitive strengths in advanced manufacturing, bioscience and health innovation, digital transformation, financial and business services, and mobility and transportation.

Greater St. Louis is home to 22 major headquarters listed on the Fortune 1000, Forbes Global 2000 and Forbes list of America's Largest Private Companies. These companies have locations across the globe, employ hundreds of thousands of people and have hundreds of billions in revenues.

Currently, in the midst of an entrepreneurial renaissance, Greater St. Louis forms more than 6,000 new businesses annually – a number that employs more than 50,000. Venture capital investment in area startups has risen to record levels recently, with more than \$400 million invested in 2020.

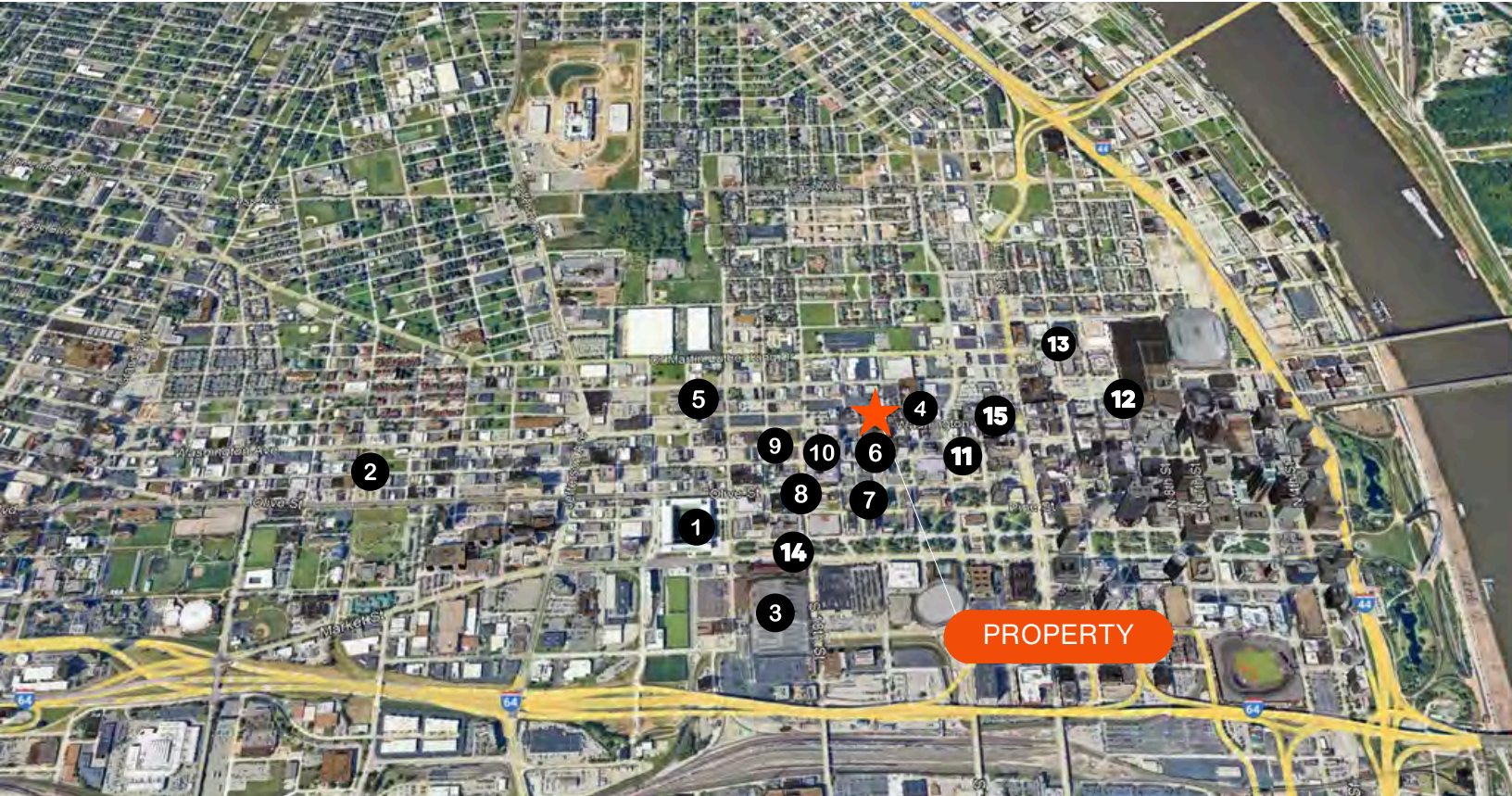
Greater St. Louis has a Cost of Doing Business index of 93 percent of the U.S. metro average, a key advantage for a large metro area. The region's affordability and income levels offer the seventh-highest standard of living among the 53 largest U.S. metro areas.

For additional information visit: <https://greaterstlinc.com>



DEVELOPMENTS IN THE AREA

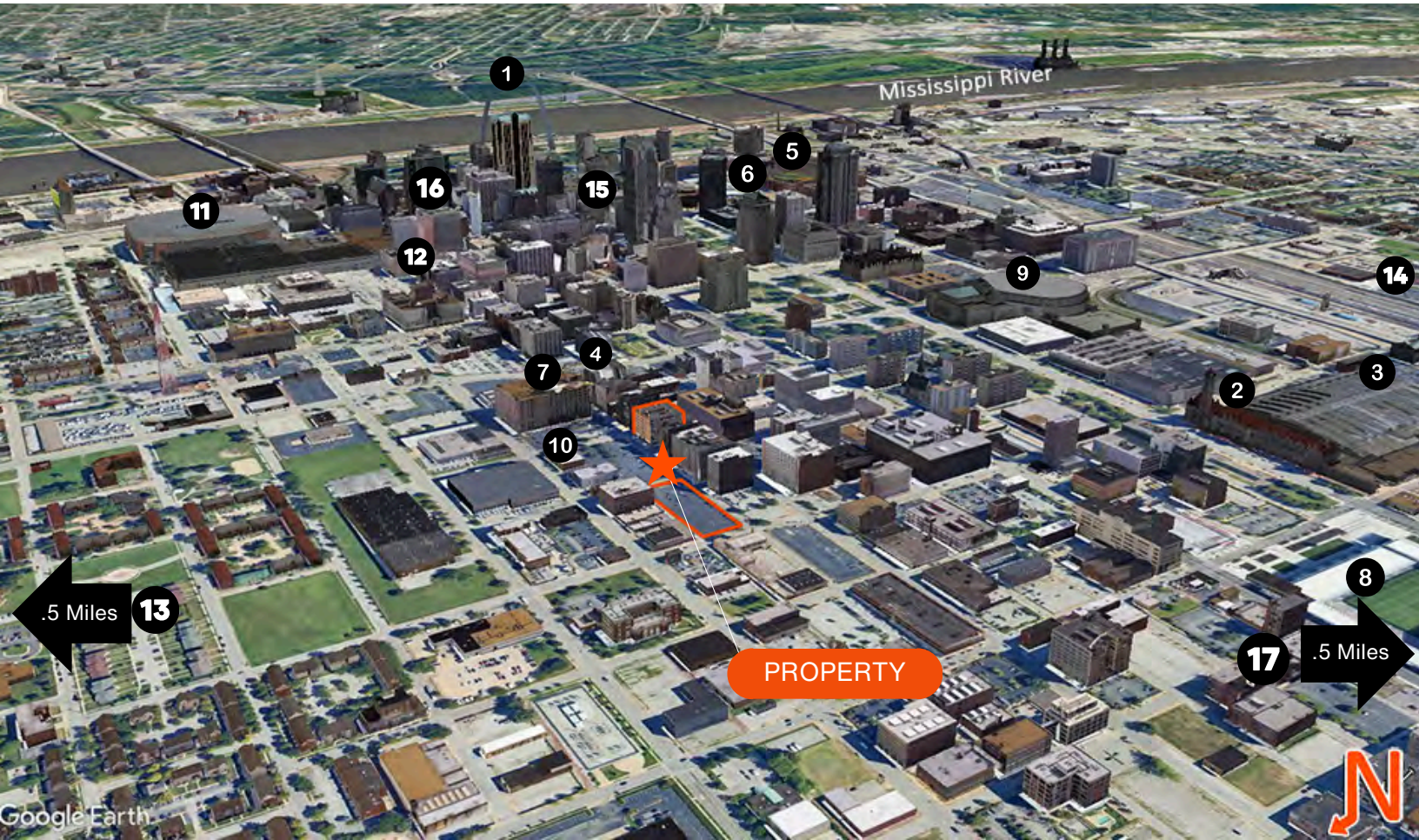
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1	MLS STADIUM	New MLS Stadium for St. Louis City SC		\$457,800,000
2	NGA-NATIONAL GEOSPATIAL AGENCY	New facility for NGA		\$1,750,000,000
3	UNION STATION AQUARIUM/PARK	New aquarium/site refresh/entertainment park		\$160,000,000
4	LAST HOTEL- WASH AVE	Boutique hotel redevelopment		\$60,000,000
5	ADLER ANNEX-REBRAND/RENOVATION	65 unit multifamily renovation and rebranding		Unknown
6	MONOGRAM ON WASHINGTON	138 unit multifamily redevelopment		\$36,000,000
7	BUTLER BROTHERS BUILDING-17TH & OLIVE	700,000+ SF redevelopment planned		Unknown
8	LOFTS AT THE HUPP·LOCUST	70 apartments - redevelopment		\$24,700,000
9	THE BEATRICE	36 apartments and retail spaces - redevelopment		\$8,000,000
10	1801 WASHINGTON	Mixed use new construction development. 184 apts		\$32,000,000
11	HILTON HOTEL @ THE SHELL BUILDING	191 rooms, dual branded hotel, redevelopment		\$43,200,000
12	THE EDGE DISTRICT- 2200 LASALLE	128 apartments on 12 acre site - only phase I		\$25,000,000
13	SQUARE REGIONAL HEADQUARTERS	Square's new offices - redevelopment		\$70,000,000
14	JEFFERSON CONNECTOR	Connection Downtown and Midtown - mixed use site		\$70,000,000
15	JEFFERSON ARMS REDEVELOPMENT	239 apartments, 198 room hotel, 20,000 SF retail		\$145,000,000
			TOTAL	\$2,881,700,000

EXPANDED AERIAL

1601 Washington Ave, St. Louis, MO



St. Louis encapsulates all the elements needed for prosperity, a rich history of innovation, a vibrant culture, and an exceptional quality of life. A prime example of this advancement is Washington Avenue, standing out as one of St. Louis's most sought-after districts. This bustling downtown stretch offers a pedestrian-friendly environment with a mix of over 1,800 apartments, upscale condos, office lofts, boutiques, hotels, restaurants, entertainment venues, and various stores.

Renowned throughout the St. Louis region, this district attracts a diverse crowd of visitors, residents, and businesses from both the City and County. The Start-Up community in St. Louis is predominantly centered in and around Washington Avenue. Notably, the T-REX facility accommodates numerous small start-ups in its collaborative workspace on Washington Ave. As these start-ups expand beyond their initial spaces, they actively seek new and permanent locations in the vicinity.

1	St. Louis Arch
2	Union Station Hotel
3	Union Station Aquarium
4	The Last Hotel
5	Busch Stadium
6	Ball Park Village
7	City Museum
8	City Park
9	Enterprise Center
10	Social Security Administration
11	The Dome at America's Center
12	T-Rex Facility
13	NGA Facility
14	Ameren Corporation
15	Peabody Energy
16	U.S. Bank
17	Wells Fargo

PROPERTY SUMMARY

#2957

1601 Washington Ave, St. Louis, MO

SALE

For Sale: YES
Sale Price: \$4,900,000
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE

For Lease: NO
Lease Rate:
Lease Type:
Net Charges:
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 64,783 SF
Total Available: 64,783 SF
Direct Lease: Contact Broker
Sublease: No
Min Divisible: 64,783 SF
Max Divisible: 64,783 SF

LAND MEASUREMENTS:

Acres: 1.25 AC
Frontage: 123 FT
Depth: 142 FT

PROPERTY INFORMATION:

Parcel No: 0524-9-100.000
0522-9-010.001
0522-9-010.002
0522-9-010.037
0522-9-010.038
0522-9-010.039
County: St. Louis City
Zoning: "I" Central Business District
Prior Use: Lofts/Event Space
Complex: -
Parking: Street
3 parking garage spaces
Adjacent parking lot
Traffic Count: +/- 10,000
TIF: No
Enterprise Zone: Yes
Foreign Trade Zone: No
Survey: No
Property Tax: \$102,053.14
Tax Year: 2023



STRUCTURAL DATA:

Year Built: 1909
Rehab Year: 2005
Building Class: B
Clearance Min: 11'
Clearance Max: 15'
Roof: Rubber
Exterior: Brick/Masonry
Floors: 5
Signage: On Building

COMMENTS:

Well maintained building with mostly open space and high ceilings. Suitable for a variety of users or redevelopment



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