



FOR LEASE > RESTAURANT SPACE & OFFICE/RETAIL SPACE

1900-1904 Arsenal St., St. Louis, MO 63118

BARBERMURPHY
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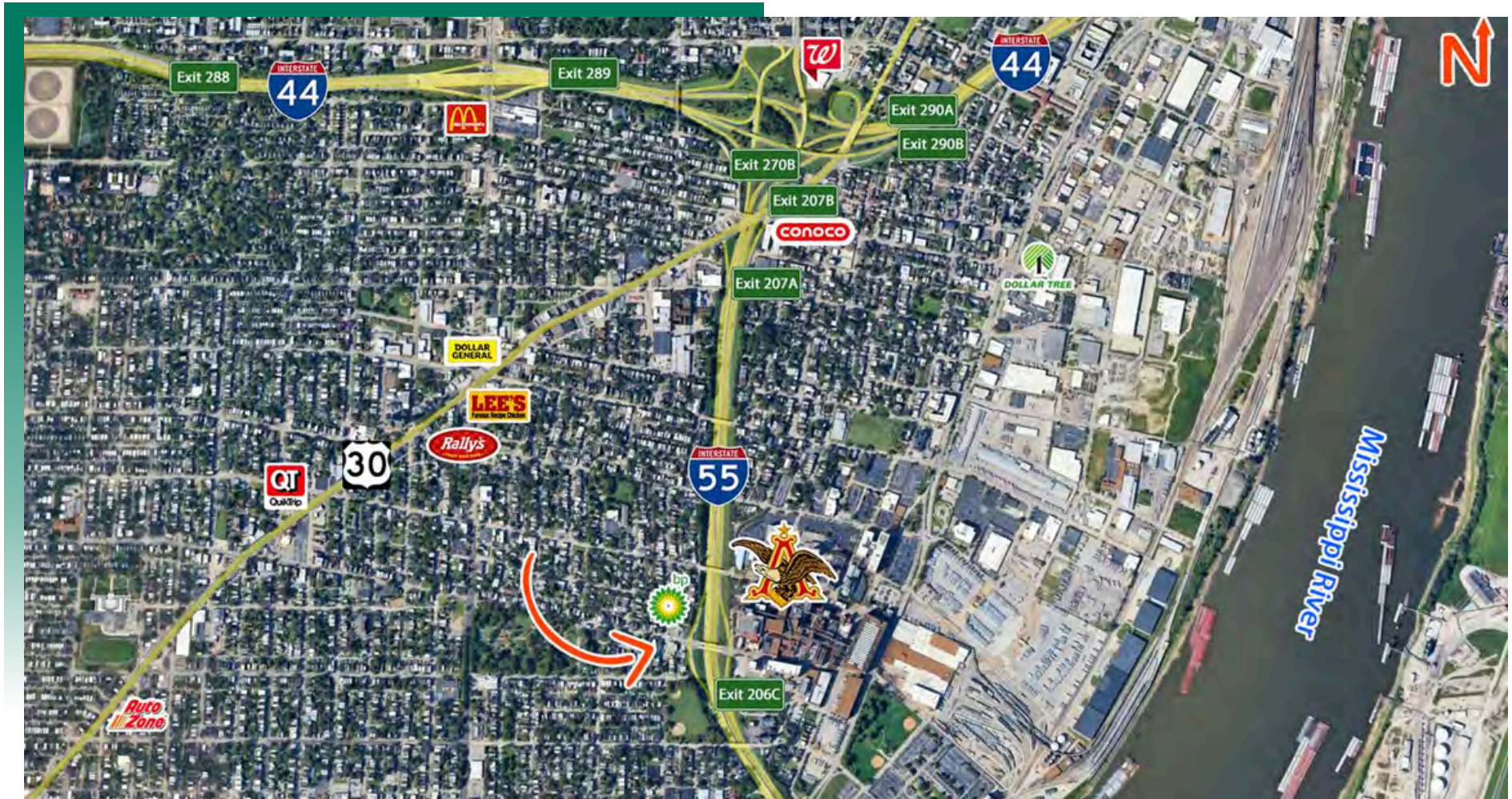
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AREA MAP

1900-1904 Arsenal St., St. Louis, MO 63118



LOCATION OVERVIEW

1900 Arsenal Street offers a highly visible restaurant opportunity in South St. Louis, near the established Benton Park and Soulard neighborhoods. Its Arsenal Street location provides convenient access to active residential, dining, entertainment, and employment areas. Just minutes from the Anheuser-Busch Brewery, the property benefits from proximity to one of St. Louis' most recognizable employment and tourism destinations. Nearby Soulard and Benton Park provide a strong mix of residents, employees, visitors, and destination traffic. Surrounded by historic neighborhoods, restaurants, bars, entertainment venues, and local businesses, 1900 Arsenal is well positioned for a restaurant operator. Easy access to I-55 and major thoroughfares connects the property to Downtown St. Louis and the broader metro area.

FLOOR PLAN

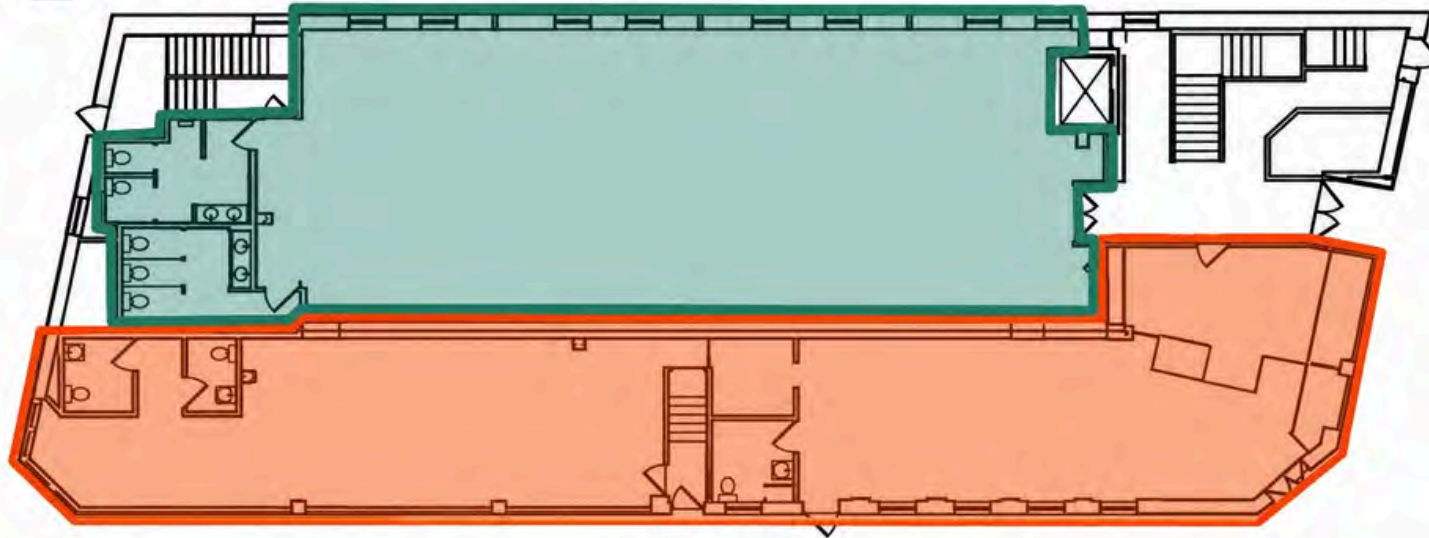
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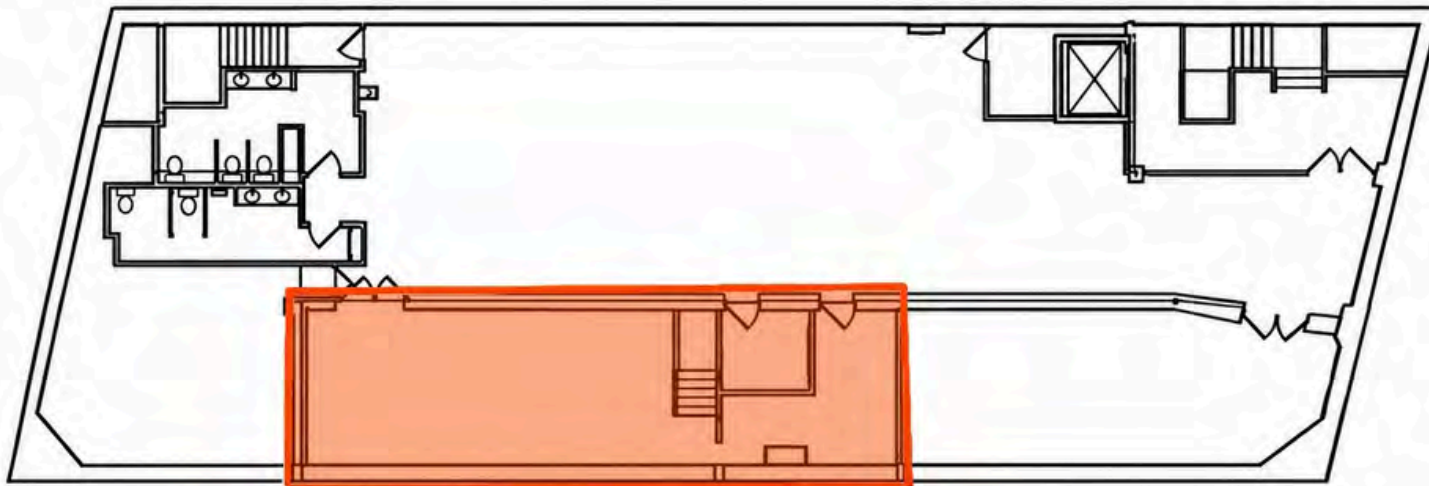
■ = Suite 1900 - 3,641 SF

■ = Suite 1902 - 3,103 SF

First Floor Space



Lower Level Space



*Not to scale

SUITE 1900

1900-1904 Arsenal St., St. Louis, MO 63118

SIDE EXTERIOR



BAR/DINING AREA



BAR/DINING AREA



KITCHEN



KITCHEN



LOWER LEVEL



3,641 SF

Pizza Oven

Bar Area In Place

Outdoor Patio

Private Office

Unique,
Commissioned
Ceiling Mural

On-Site Parking

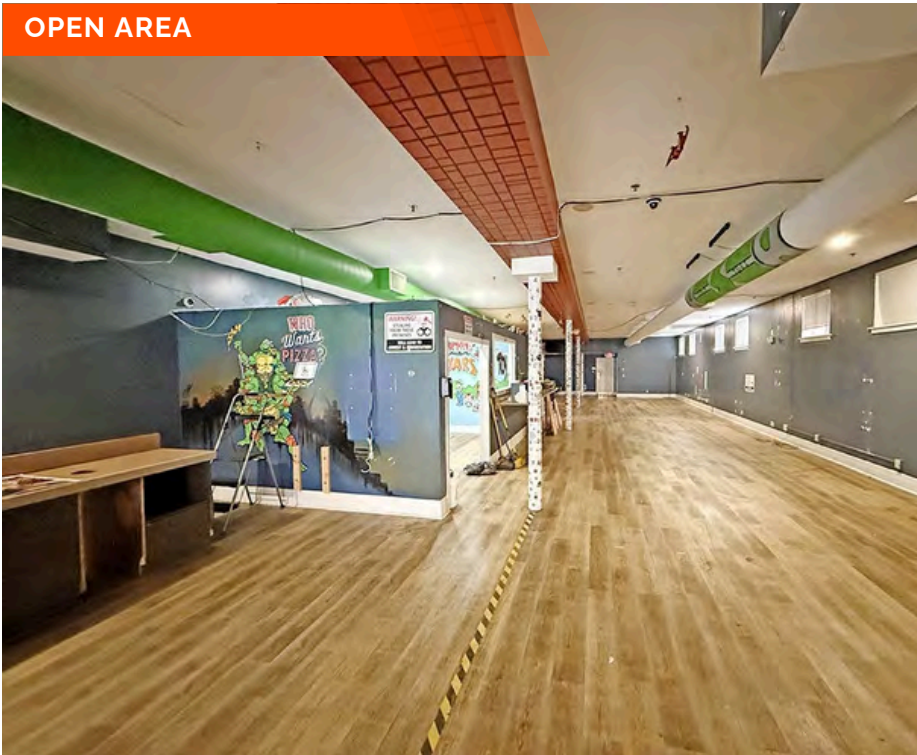
Combine With
Suite 1902 for
6,744 SF

LEASE RATE: \$4,000/Month, NNN

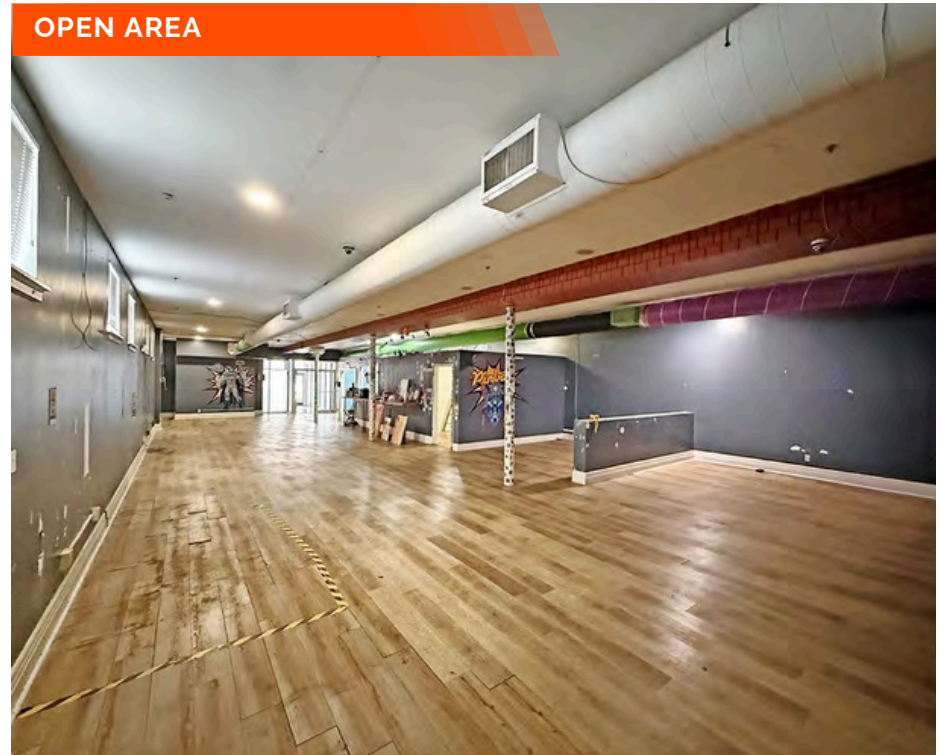
SUITE 1902

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OPEN AREA



OPEN AREA



3,103 SF

Expansion Potential

Additional Dining

Private Events

Office Space

Flexible Layout

Retail Opportunity

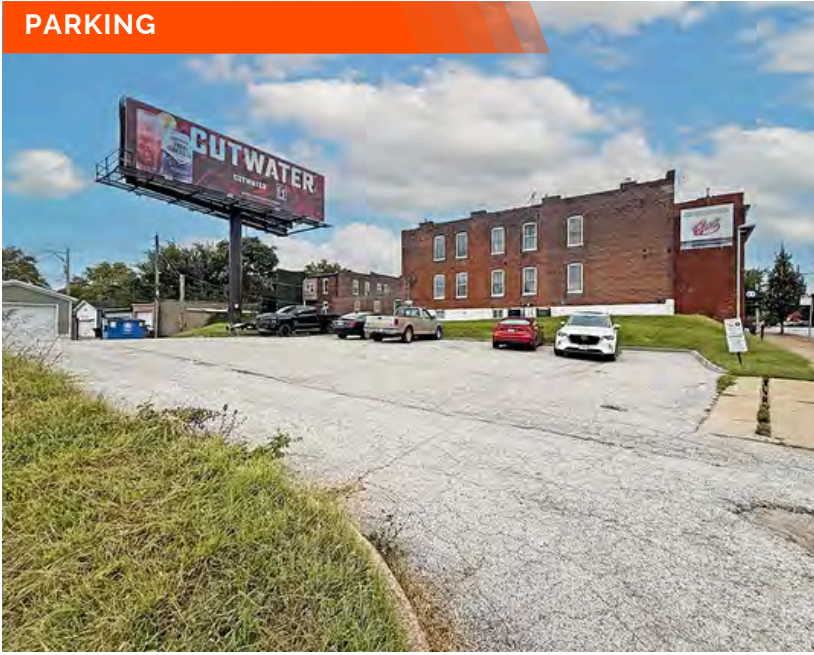
Combine With Suite
1900 for 6,744 SF

LEASE RATE: \$4,000/Month, NNN

ADDITIONAL OFFICE SUITES & PARKING

1900-1904 Arsenal St., St. Louis, MO 63118

PARKING



PARKING



2 ADDITIONAL PRIVATE OFFICE SUITES 2ND FLOOR

Suite 250: 742 SF

Suite 240: 310 SF

LEASE RATE:
\$700/Month, NNN

LEASE RATE:
\$250/Month, NNN

- Well-suited for a variety of office users
- Small Business Potential: Ideal for independent or growing businesses
- Accommodates multiple professional service uses
- Separate Spaces: Provides privacy from other areas of the property
- Additional Utility: Offers complementary office space alongside the property's other uses

Drone Flyover



Mural Information



OFFICE/RETAIL SUMMARY

1900-1904 ARSENAL ST., ST. LOUIS, MO 63118

LISTING # 3323

LOCATION DETAILS:

Parcel # 20539150000
County: MO - St. Louis
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 9,323
Vacant SF: 7,796
Usable Sqft: 7,796
Min Divisible SF: 3,103
Max Contig SF: 6,744
Office SF: 1,052
Retail SF: 6,744
Signage: On Site
Lot Size: 0.15 Acres
Frontage: 56
Depth: 126
Parking Spaces: 20
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1911
Renovated: 2017
Building Class: Retail/Restaurant/Office
Construction Type: Brick

FINANCIAL INFORMATION:

Tax Year: 2025
Taxes: \$21,874.00



LEASE INFORMATION:

Suite 1900 Lease Rate: \$4,000/Month
Suite 1902 Lease Rate: \$4,000/Month
Office Space Lease Rates: \$250/Month - \$700/Month
Lease Type: NNN

DEMOGRAPHICS:

Traffic Count: 9,400 VPD

PROPERTY DESCRIPTION:

1900 Arsenal Street offers a unique leasing opportunity in St. Louis' historic Benton Park neighborhood. The property features an approximately 3,641 SF restaurant space with an established buildout, bar area, outdoor patio, private office, and dedicated on-site parking. A standout feature is the one-of-a-kind ceiling mural, Saint Louis, One Page at a Time, created by renowned spray-paint artist Paco Rosic and previously featured by local media.

An additional 3,103 SF adjoining space provides flexibility for expanded dining, private events, retail or office. The property also includes two private office suites of approximately 742 SF and 310 SF, which may accommodate a variety of professional or small business users.

With existing restaurant infrastructure, flexible additional space, private offices, and dedicated parking, 1900 Arsenal Street can accommodate a wide range of restaurant, retail, office, and commercial concepts.



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