

SAINT LOUIS

DOWNTOWN DEVELOPMENT UPDATE

THE EPICENTER OF DEVELOPMENT

EST TOTAL COST SINCE 2019

\$1.0B+ COMPLETED

\$360M+ UNDER CONSTRUCTION

\$3.1B+ PROPOSED

COMPLETED



POST-DISPATCH REDEVELOPMENT

PEPER LOFTS

FRONT PAGE LOFTS

100 N BROADWAY REDEVELOPMENT

LOFTS AT THE HUPP

PAINCOURT LOFTS

900 N. Tucker Blvd.

701 N. 1st

300 N. Tucker Blvd.

100 N. Broadway

1815 Locust St.

813 N. 2nd

Office

Multifamily

Multifamily

Office

Multifamily

Multifamily

Downtown

Laclede's Landing

Downtown

Downtown

Downtown West

Laclede's Landing

235,000 SF

52 Units

51 Units

510,000 SF

70 Units

10 Units

\$70,000,000

\$17,000,000

\$18,500,000

\$18,000,000

\$22,000,000

\$2,500,000

Completed 2021

Completed 2019

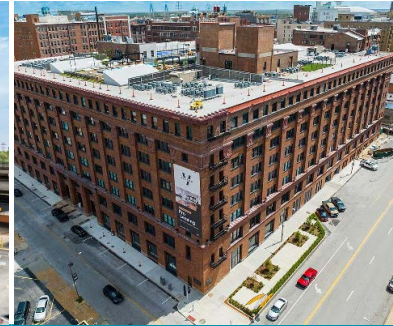
Completed 2021

Completed 2021

Completed 2021

Completed 2022

COMPLETED



BALLPARK HEIGHTS

MLS - CITYPARK

SHELL BUILDING HOTEL

GREELEY LOFTS

THE VICTOR

**21C MUSEUM HOTEL
ST. LOUIS**

300 S. Broadway

2100 Market St.

1221 Locust St.

618 N. 2nd

1717 Olive St.

1528 Locust St.

Multifamily

Stadium

Hotel

Multifamily

Multifamily

Hotel

Downtown

Downtown West

Downtown West

Laclede's Landing

Downtown West

Downtown West

78 Units

22,500 Seats

191 Rooms

36 Units

384 Units

173 Rooms

\$21,000,000

\$457,800,000

\$50,000,000

\$15,859,000

\$130,000,000

\$61,000,000

Completed 2022

Completed 2022

Completed 2022

Completed 2023

Completed 2023

Completed 2023

COMPLETED



TRADER LOFTS

801-804 N. 2nd

Multifamily

Laclede's Landing

25 Units

\$9,500,000

Completed 2024



HOFFMAN LOFTS

700 N. 2nd

Multifamily

Laclede's Landing

21 Units

\$10,371,000

Completed 2024



LOFTS AT THE MAC

1800 Washington Ave.

Multifamily

Downtown West

56 Units

\$17,000,000

Completed 2024



11TH & SPRUCE APARTMENTS

1014 Spruce St.

Multifamily

Downtown

148 Units

\$34,000,000

Completed 2024



GLOBE BUILDING REDEVELOPMENT

710 N. Tucker Blvd.

Office

Downtown

626,760 SF

\$34,000,000

Completed 2024



SIX CORD LOFTS

1000 Wash. Ave.

Multifamily

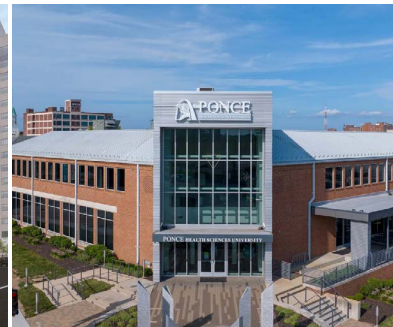
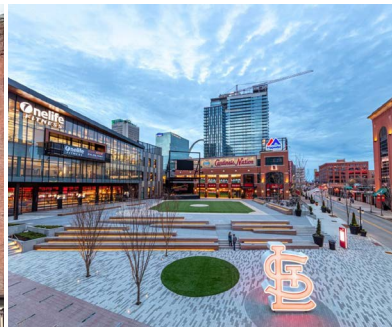
Downtown

213 Units

\$7,000,000

Completed 2025

COMPLETED



UNION STATION AMUSEMENT

OLD JUDGE BUILDING

BALLPARK VILLAGE PHASE 2

BROADWAY TOWER RENOVATION

PONCE UNIVERSITY

7TH ST. REVITALIZATION

| | | | | | |
|----------------|-------------------|------------------------------------|-----------------|--------------------|--------------------------------|
| Union Station | 704-710 N. 2nd | Clark Ave. | 100 N. Broadway | 2351 Market Street | 7th St. - Walnut to Washington |
| Amusement | Multifamily | Residential, Office, Hotel, Retail | Office | Medical College | Infrastructure |
| Downtown West | Laclede's Landing | Downtown | Downtown | Downtown | Downtown |
| 3 Rides | 20 Units | 700,000 SF | 510,202 SF | 90,000 SF | 6 Blocks |
| \$15,000,000 | \$13,744,000 | \$260,000,000 | \$18,000,000 | \$17,000,000 | \$3,700,000 |
| Completed 2025 | Completed 2025 | Completed 2020 | Completed 2022 | Completed 2022 | Completed 2024 |

UNDER CONSTRUCTION



| JEFFERSON ARMS | 505 WASHINGTON | FOOD HALL | PAUL BROWN LOFTS | BOGEN LOFTS |
|---|--------------------|---------------------|--------------------|---------------------|
| 415 N. Tucker Blvd. | 505 Washington Ave | 1122 Washington Ave | 816 Olive | 1209 Washington Ave |
| Retail, MF & Hotel | Office | Food Hall | Multifamily | Multifamily |
| Downtown West | Downtown | Downtown | Downtown | Downtown West |
| Alterra International | Dr. Dan Cooke | Oliver Properties | Frank Zhang | Oliver Properties |
| 235 Aptmt Units; 225 Hotel Rooms; 29,000 SF Retail | 79,998 SF | 9,000 SF | 222 Units | 125 Units |
| \$104,000,000 | \$4,590,000 | \$6,000,000 | \$10,000,000 | \$5,000,000 |
| Under Construction | Under Construction | Under Construction | Under Construction | Under Construction |

UNDER CONSTRUCTION



411 N. 10TH

1001 Locust Street

Multifamily

Downtown

Blackline

60 Units

\$15,500,000

Under Construction



MANSION HOUSE

300 N. 4th

Multifamily

Downtown

New & Found

400+ Units

\$195,000,000

Under Construction



RUDMAN ON THE PARK

1228 Washington Ave

Multifamily

Downtown West

Oliver Properties

72 Units

\$12,400,000

Under Construction



US BANK TOWER LOBBY

700 Washington

Office

Downtown

MAP Prop. Holdings

Lobby Refresh

\$8,700,000

Under Construction

PROPOSED



**CONVENTION CENTER RENO.
PHASE 2**

MILLENIUM REDEVELOPMENT

**EDISON BROTHERS BLDG -
HOTEL RENO.**

MARK TWAIN HOTEL

CHEMICAL BUILDING

| | | | | |
|------------------------|--------------------|-------------------|------------------|--------------------|
| 701 Convention Plaza | 200 of S 4th St | 400 S. 14th St. | 215 N. 9th | 777 Olive St. |
| Convention Center | Office, MF, Retail | Hotel | Hotel | Hotel, Multifamily |
| Downtown | Downtown | Downtown West | Downtown | Downtown |
| Explore St. Louis | Cordish | Midas Hospitality | Campo Architects | Uncertain |
| Renovation of entryway | 1.3 Million SF | 280 Rooms | 160 Rooms | 240 Rooms |
| TBD | \$670,000,000 | \$80,000,000 | TBD | TBD |
| Proposed | Proposed | Proposed | Proposed | Proposed |
| Budget approved | Demo underway | Subsidy approved | Proposed | Under Contract |

PROPOSED



GATEWAY SOUTH REDEVELOPMENT

AT&T TOWER REDEVELOPMENT

WAINWRIGHT BUILDING

2101 LOCUST

2109 - 2115 LOCUST

KIMPTON HOTEL

812 S. 2nd St.

909 Chestnut St.

709 Chestnut

2101 Locust

2109 - 2115 Locust

2601 Market Street

Mixed-Use

Mixed-Use

Uncertain

Office space

Multifamily

Hotel

Downtown

Downtown

Downtown

Downtown West

Downtown West

Downtown

Good Dev. Group

Charles Goldman

Uncertain

AHM Group

AHM Group

Midas Hospitality

Industrial; Office; Retail, Multi-Family

600+ Apartments; Parking

Uncertain

30,000 SF

40-45 Units

175 Rooms

\$1,200,000,000

\$300,000,000

-

\$323,000,000 Combined

\$323,000,000 Combined

\$105,000,000

Proposed

Proposed

Proposed

Proposed

Proposed

Proposed

Pre-Development

Seeking legislation

TBD

Subsidy approved

Subsidy approved

Fully Permitted

PROPOSED



21ST AND WASHINGTON

2125 LOCUST

2100 BLOCK OF WASH. AVE.

LAST HOTEL REFRESH

ST. LOUIS PLACE LOBBY

BRICKLINE GREENWAY (DOWNTOWN SEGMENTS)

21st and Washington

2125 Locust

2100 Block of Wash. Ave.

1501 Washington

200 N. Broadway

Market St.

Multifamily

Multifamily

Multifamily

Hotel

Office

Infrastructure

Downtown West

Downtown West

Downtown West

Downtown West

Downtown

Downtown

AHM Group

AHM Group

AHM Group

Uncertain

Beacon Capital Partners

Great Rivers Greenway

287 Units

60 Units

100 Units

142 Rooms

Lobby Refresh

1.25 Miles

\$323,000,000 Combined

\$323,000,000 Combined

\$323,000,000 Combined

TBD

TBD

\$100,000,000

Proposed

Proposed

Proposed

Proposed

Proposed

Proposed

Subsidy approved

Subsidy approved

Subsidy approved

Sold

Design in Progress

Design in Progress

FOR MORE INFORMATION, PLEASE CONTACT:

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