



KING

REALTY ADVISORS

Washington University Engineer's Club
335 N 4th ST, St. Louis, MO 63102

Features

Contiguous Square Feet Available: 18,200

Passenger and Freight Elevators: Yes

Build to Suit Opportunity: Yes

Private Executive Suites Available: Yes

Plentiful Parking Nearby: 1,600 garage spaces

Shared Conference Facilities: Yes

Free Wireless Internet: Yes

Very High Visibility Gateway Arch-facing Property:

This is a Gateway Arch-Facing property waiting to be repurposed as office, boutique hotel, restaurant, apartments or a banquet/wedding/meeting facility.

A midcentury modern building designed by HOK, this property is formerly the Washington University Engineer's Club.

3 Floors totaling ~17,000 square feet of existing meeting and banquet space in need of some renovation -- this site is being offered to tenants at VERY low costs/aggressive terms.

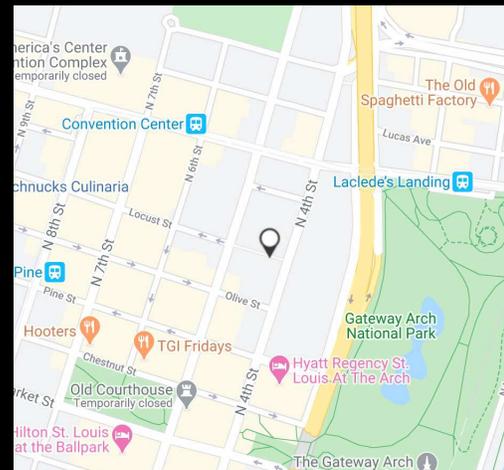
Space contains an existing amphitheater, commercial kitchen, bar, passenger elevators, dumbwaiters and more.

There is a Memorial Drive entrance/lobby and valet area as well as plentiful

STATE & FEDERAL HISTORIC TAX CREDIT ELIGIBLE FOR LEASE

Total SF: 18,200
Available: 18,200 SF
Min Contiguous SF: 5,600
Max Contiguous SF: 18,200
Class: C
Available upon Request

LOCATION



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St. Louis
318 N 8th ST
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underground parking for easy, direct access in front of the Gateway Arch. There is a property manager and maintenance crew on-site. This property is also very accessible from 4th ST, around the corner from the Convention & Visitors Center.

Garage Parking: 1,600 space garage spaces in underground on-site garage directly beneath the building.

Area Description:

Excellent Downtown St. Louis location: adjacent to the Gateway Arch; across the street from the Federal Reserve Bank; easy access to Interstates 70, 55, 44 and 64/40.

Thousands of hotel rooms within walking distance including the Hyatt, Hilton Downtown, Drury Plaza Hotel, Hilton Ballpark, Hotel St. Louis, Hotel Lumiere, Four Seasons St. Louis, Missouri Athletic Club, and Hampton Inn.

Walking Distance to MetroLink, Busch Stadium, The Arch Grounds, Laclede Landing, Lumiere Place Casino Resort, Edward Jones Dome, Americas Center, Metro Link, the Central Business District, and top restaurants including Mango, Sen Thai, Sugarfire, Pi, Three Sixty, Ruth's Chris Steakhouse, and much more.

The information was obtained from sources deemed reliable; however, King Realty Advisors makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice..



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PROPOSED EAST ELEVATION
NOT TO SCALE

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