

WHY DOWNTOWN ST. LOUIS

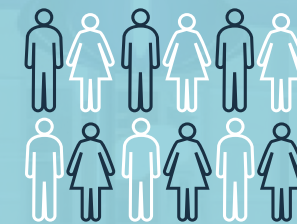


CUSHMAN &
WAKEFIELD

DOWNTOWN ST. LOUIS



26.6%
residential increase
over 5 years



9,609
residents



1,600
businesses



More than 100 acres
of parks and green
spaces



12 Fortune 1,000 companies
(regional, national, global headquarters)



EMPLOYMENT



4,000 Tech
related jobs



7 out of the 10 largest
Architecture firms

6 out of the 10 largest
Marketing/PR firms in the region



5 TOTAL
co-working
spaces



70,000 jobs
highest concentration
in the region

7 out of the 10
largest Law firms



5,000 + NGA jobs

Global, national, or regional headquarters for:
12 FORTUNE 1,000 COMPANIES:



Bank of America



AT&T

JACOBS

usbank

WELLS
FARGO



Nestlé PURINA

Anthem
BlueCross BlueShield



Square

Peabody
ENERGY

Ameren

STIFEL

spire

WALKABILITY FACTOR



90

walkscore
the most walkable area in
the St. Louis region

Connection to Brickline
Greenway



Great Rivers Greenway

TRANSPORTATION



16 miles
of bike lanes



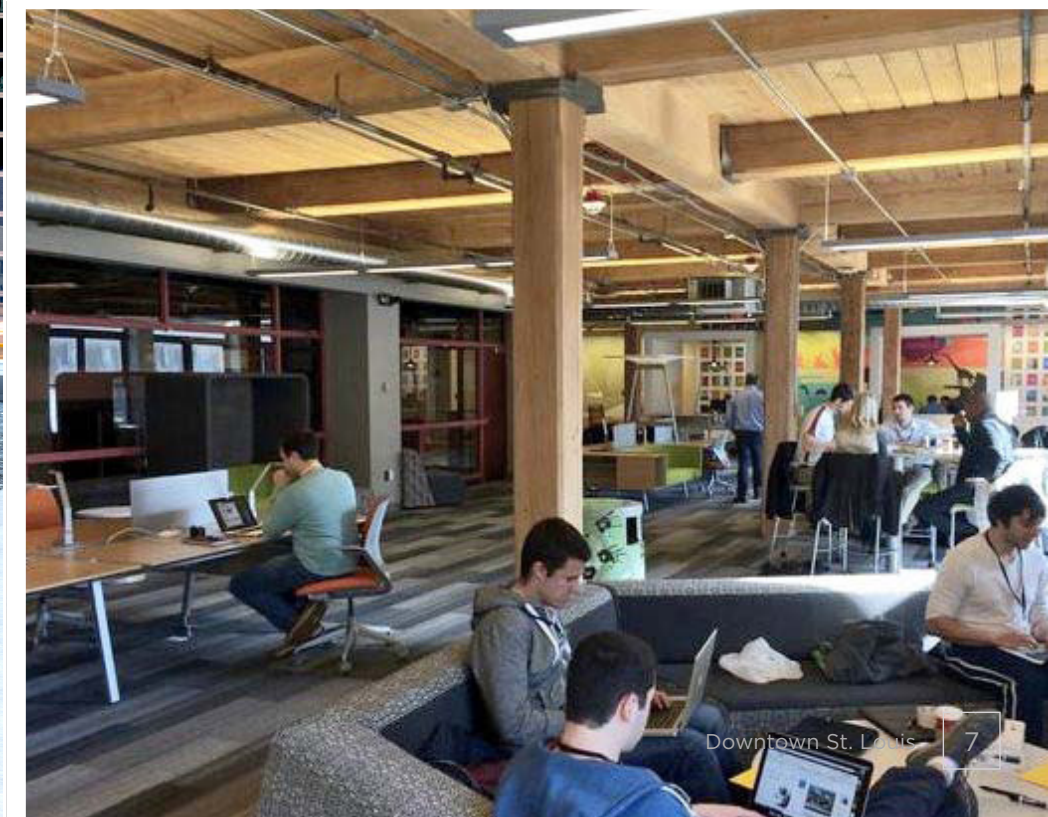
106
bus stops




6 metro
stations



4 highways converge
downtown





25M 
tourists in 2019

ENTERTAINMENT

-  110 lunch restaurants*
-  95 dinner restaurants*
-  60 Nightlife Establishments
-  27 Hotels (4 new hotels by 2021)
-  7,950 Hotel Rooms
-  5 Museums
-  1 Expanding Convention Center
-  6 Concert Venues
-  3 Professional Sports Teams

*Pre Covid-19 Statistics



CUSHMAN & WAKEFIELD LISTINGS

	St. Louis Place 200 N. Broadway	100 N. Broadway	6 Cardinal Way	US Bank Plaza 505 N. 7th Street	600 Washington Ave	Equitable Building 10 S. Broadway
						
Rentable Square Footage	338,000	510,202	120,000	600,000	374,757	420,000
Available RSF	87,766	176,000	47,000	78,095	91,233	35,700
Occupancy %	74.03%	65.50%	61%	86.98%	75.66%	91.50%
Quoted Rental Range	\$17.50	\$18.50	\$28.50	\$18.75-\$20.00	\$18.75	\$21.00
Covered/Attached Parking #	281	204	750	1,364	2,000	1,260
Covered/Attached Ratio	0.83	0.40	3.0	2.27	5.34	3.00
Food Service	Yes	Yes	Yes	Yes	Yes	Yes
Fitness Center	Yes	Yes	Yes	Yes	Yes	Yes
Conference Room	Yes	Yes	Yes	Yes	Yes	Yes
24 Hour Security	Yes	Yes	Yes	Yes	Yes	Yes



HOME TO INNOVATION:

T-Rex Incubator | Arch Grants | Numerous Accelerators
Saint Louis Fashion Incubator | 5 Co-working Spaces
Venture Capital Firms | 300 + Innovative Companies

TREX 2020 Statistics

- >> 4,457 total jobs created by T-Rex
- >> 200 companies and 571 jobs created in Downtown St. Louis
- >> \$350 million+ in annual economic output since 2011
- >> 29% startup run by minorities
- >> 21% startups run by women

Downtown- based Arch Grants (start-up accelerator):

- >> \$50,000 annually awarded annually to 10 start-ups to locate Downtown
- >> 2,056 jobs in Missouri, most Downtown
- >> \$400 million revenue generation
- >> \$307 million follow-on capital
- >> 9 years- 174 unique companies

“A large part of why companies like ours are flocking to Downtown St. Louis can be found in the city’s evolution into a tech hub. It’s where innovation is happening and where talent wants to work. Downtown is where most venture backed companies call home and where most tech newcomers into St. Louis land. We have no plan of leaving Downtown to move West. Most entrepreneurs that I’ve spoke with feel the same.”

- Michael Seaman, Chief Executive Officer of Swipesum

“Our business is about people. Downtown is the center of our over 2 million people region. Since moving our company from San Francisco in 2014, we have found Downtown to be the perfect central location of the STL region to bring our whole team together at our headquarters at 11th & Olive.”

- Alex Haimann, Partner & Head of Business Development
Less Annoying CRM

YOUR DOWNTOWN ST. LOUIS

START HERE



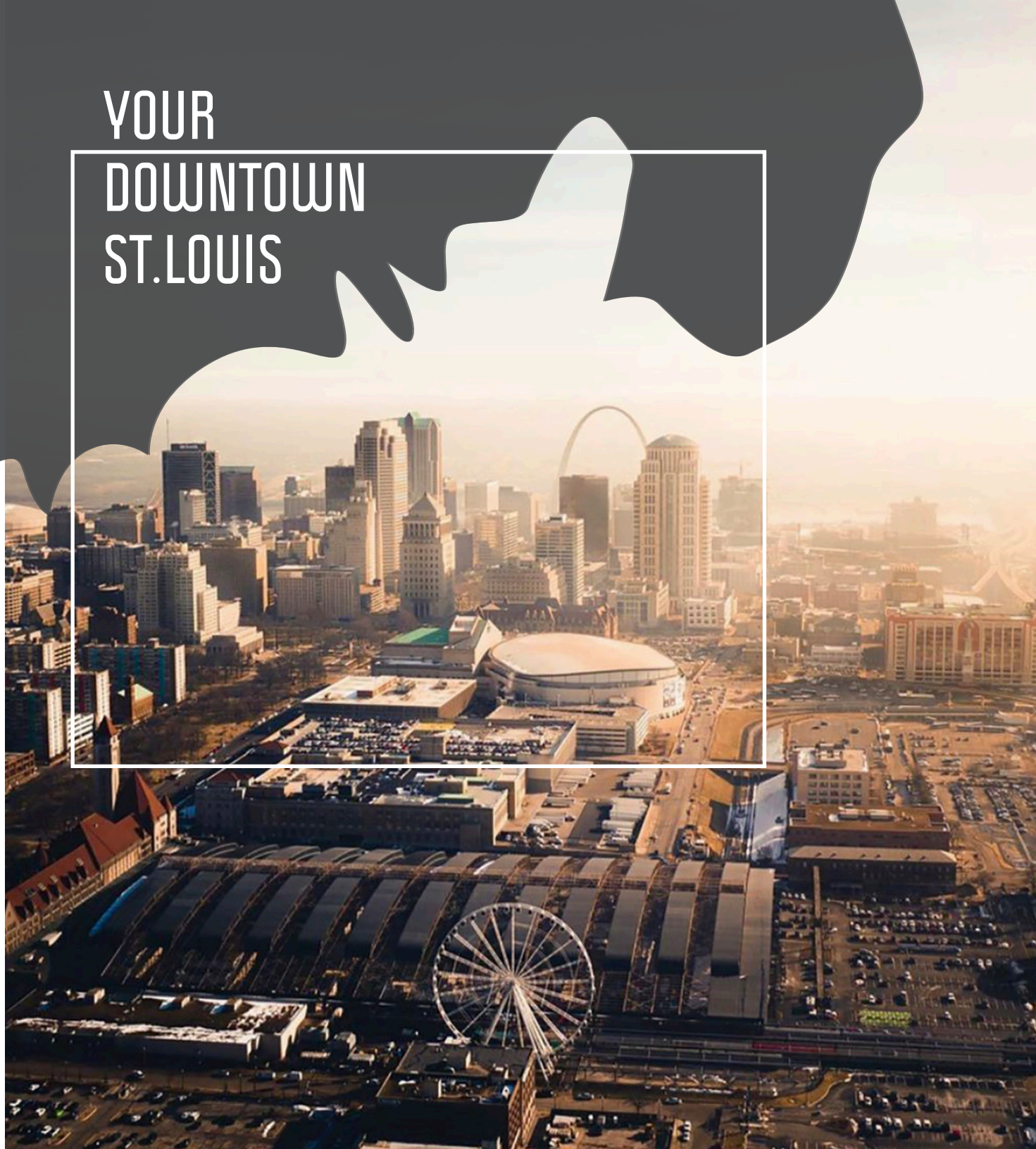
CREATE HERE



GROW HERE



SUCCEED HERE



The Place for ADVANTAGE

Downtown St. Louis is the place to be for professionals and innovative businesses.



13 DATA CENTERS
CONTRIBUTE TO EXCELLENT
NETWORK INFRASTRUCTURE



MOST **DIVERSE**
WORKFORCE IN
THE REGION



LARGEST INVENTORY
OF CONTIGUOUS
CLASS A SPACE
IN THE REGION



STARTUPS CONTINUE TO FLOCK
DOWNTOWN TO THE **T-REX**
BUSINESS INCUBATOR,
WHICH HOUSES OVER **200**
COMPANIES



MORE THAN **70,000**
PEOPLE WORK IN DOWNTOWN
ST. LOUIS, MAKING IT THE
LARGEST EMPLOYMENT CENTER
IN THE REGION



1,500+ RESIDENTIAL
UNITS PROJECTED OVER THE
NEXT 5 YEARS



FASTEST GROWING
RESIDENTIAL ZIP CODE IN ST.
LOUIS CITY AND COUNTY OVER
THE LAST **5** YEARS



\$1.6 BILLION INVESTED

The Place for DEVELOPMENT

The area has seen tremendous investment and advancement over the last decade and the momentum is only growing stronger.



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