

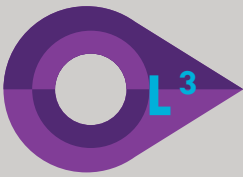
SYNDICATE BUILDING

917-921 OLIVE STREET & 300-320 10TH STREET . ST. LOUIS, MO
HIGH PROFILE URBAN STREETFRONT RETAIL SPACE AVAILABLE IN THE HEART
OF DOWNTOWN ST. LOUIS BUSINESS DISTRICT

**\$3.00 PSF BROKER BONUS
FOR DEALS COMPLETED BY
SEPTEMBER 30, 2018!**



L³ CORPORATION
COMMERCIAL REAL ESTATE



SYNDICATE BUILDING

MARKET OVERVIEW

PLEASE CONTACT:

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	1 MI	3 MI	5 MI
POPULATION	14,559	84,832	236,883
HOUSEHOLDS	8,096	38,847	106,866
AVG HH INCOME	\$56,288	\$48,631	\$47,257

Ideally located at the center of the region and the center of the country, Downtown St. Louis is the business hub and economic engine of the 16-county bi-state metro area. As home to over 1,600 businesses and nearly 90,000 jobs, Downtown offers the highest concentration of legal, financial, government and creative businesses in the region. Located at the confluence of four interstate highways, Downtown features multiple Metrolink stops and an Amtrak connection. Downtown is home to the headquarters of an array of national companies, including Hardee's, Nestle Purina Pet Care and the Peabody Energy Corporation.

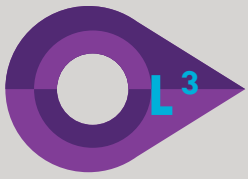
Rising 630 feet into the air, The Gateway Arch, one of the most recognizable symbols of the city, welcomes visitors and residents alike to Downtown St. Louis. Laclede's Landing, located on the banks of the Mississippi River, is home to over 20 restaurants, clubs, shops and attractions.

Originally opened in 1934, the Peabody Opera House is a historic 3,100-seat theatre in the heart of Downtown St. Louis that hosts a wide variety of events. Nearby is Union Station, once the largest and busiest passenger rail terminal in the world.

Baseball and hockey are always the topic of discussion in St. Louis, and the Cardinals and Blues make sure local sports fans have something to cheer about 12 months out of the year. Adjacent to Busch Stadium is Ballpark Village, a sports-anchored dining and entertainment district that opened in 2014. The St. Louis Blues play in nearby Scottrade Center, a 19,150-seat arena that also serves as a venue for varied events including concerts, ice shows, professional wrestling and other sporting events.

The Downtown area hosts and has hosted an array of exciting annual events through the years. The St. Louis St. Patrick's Day Parade and Run are held through the streets of Downtown and is regularly noted as one of the top in the country. In April, Downtown is host to the GO! Marathon and Family Fitness Weekend, which brings over 25,000 fitness enthusiasts to the Downtown St. Louis area. Every June, Downtown welcomes the Komen St. Louis Race for the Cure, which had over 30,000 participants in 2014. Other major events held Downtown in the past and present include Fair St. Louis, Taste of St. Louis, St. Louis Ribfest and the Big Muddy Blues Festival.





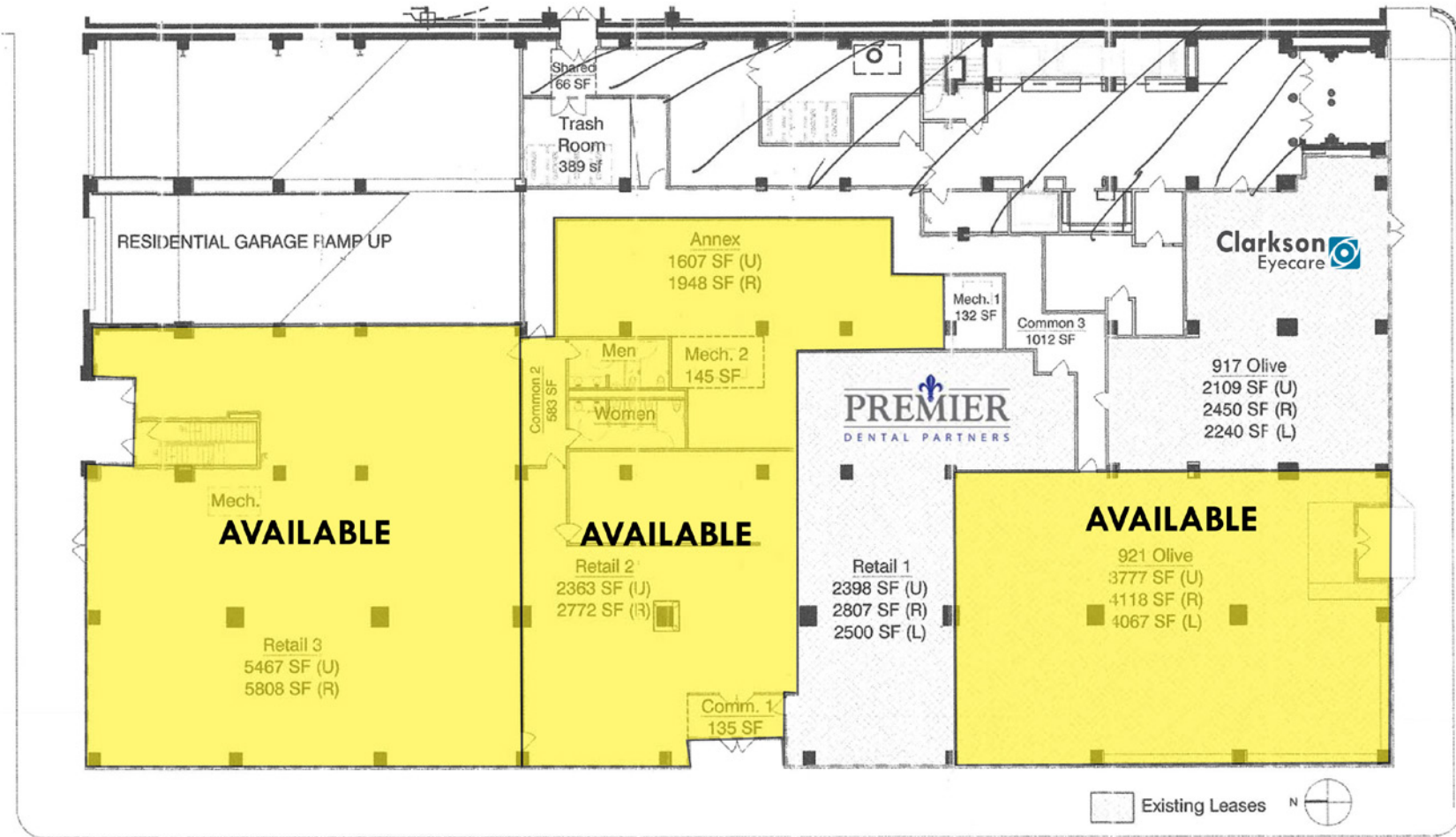
SYNDICATE BUILDING

PROPERTY SNAPSHOT

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- HIGH PROFILE URBAN STREETFRONT RETAIL SPACE AVAILABLE
- POSITIONED AT INTERSECTION OF OLIVE STREET AND 10TH STREET
- 3,777 - 10,300 SF AVAILABLE
- SPACES CAN BE DEMISED
- BUILD OUT ALLOWANCE AVAILABLE
- LOCATED ADJACENT TO SCHNUCKS CULINARIA GROCERY STORE
- AGGRESSIVE OWNERSHIP
- LEASE RATE: \$12.00 NNN



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SYNDICATE BUILDING

MARKET AERIAL

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