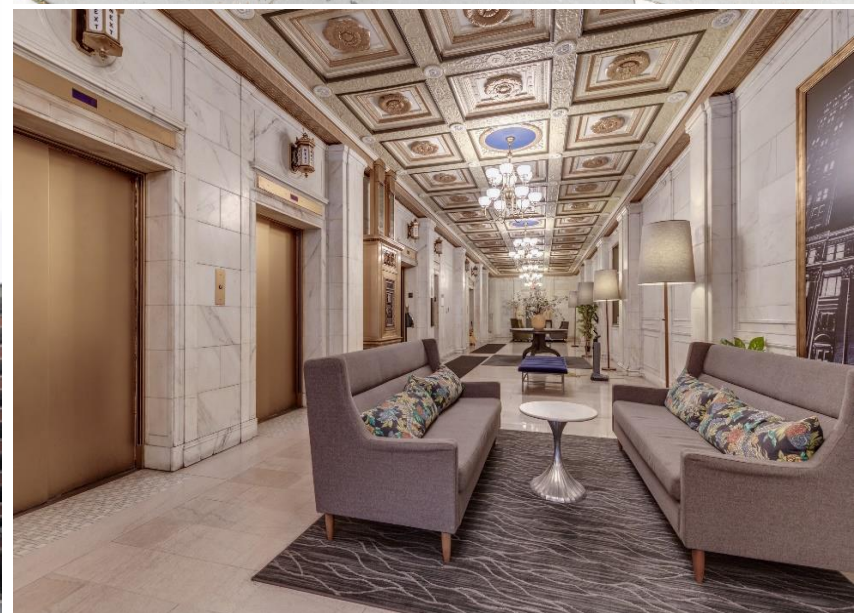


THE MARQUETTE BUILDING CONDOS



SCAN HERE!



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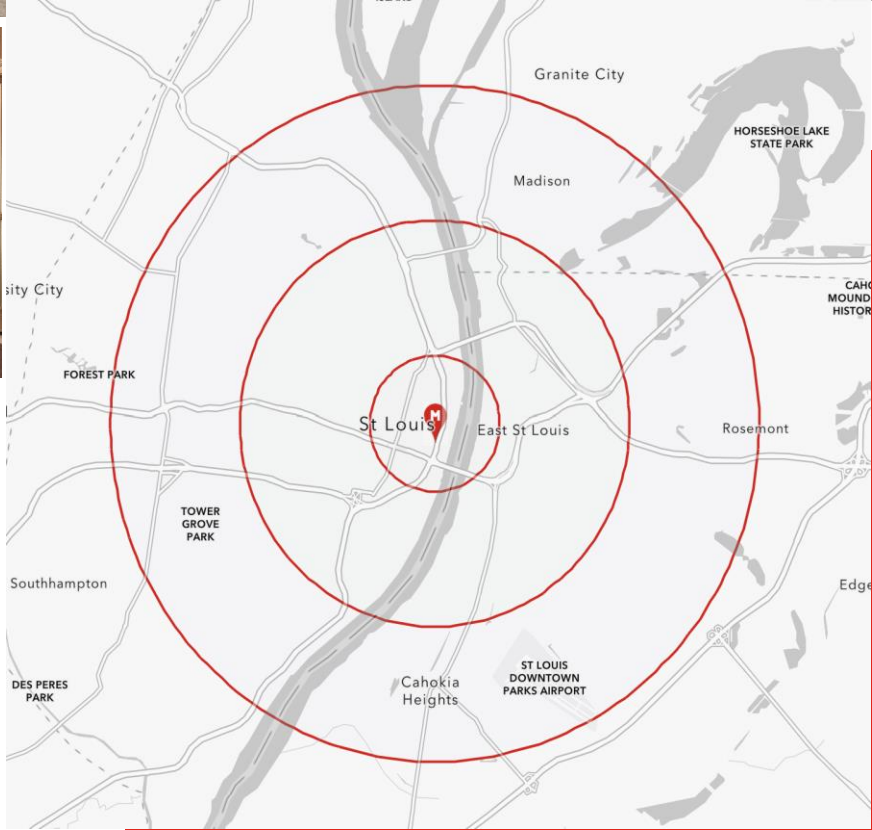
11,141-37,558 S.F. | \$600,000 (\$16.95/S.F.)

GENERAL OVERVIEW



- 3 FULL FLOOR COMMERCIAL CONDOS AVAILABLE FOR SALE (EITHER AS PACKAGE OR INDIVIDUALLY)
- LOCATED WITHIN THE HISTORIC MARQUETTE BUILDING IN DOWNTOWN ST. LOUIS
- IDEAL REDEVELOPMENT OPPORTUNITY FOR MULTI-FAMILY, OFFICE AND/OR STREET-LEVEL RETAIL
- PROPERTY IS ON THE NATIONAL REGISTRY OF HISTORIC PLACES
- 2ND FLOOR FEATURES TURN-KEY OFFICE SPACE
- 3RD & 4TH FLOOR WERE FORMERLY THE DOWNTOWN YMCA

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		12,198	69,356	199,798
HOUSEHOLDS		7,316	33,334	94,647
AVERAGE HH INCOME		\$89,229	\$73,755	\$71,935



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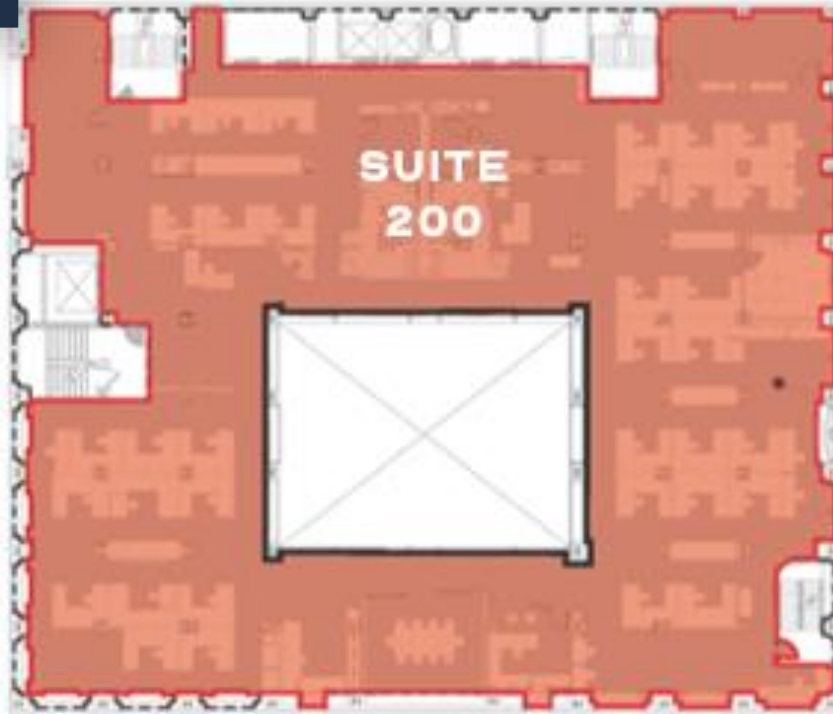
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2ND FLOOR



- TURN-KEY OFFICE SPACE
- ALL FURNITURE, FIXTURES AND EQUIPMENT INCLUDED
- MODERN FINISHES THROUGHOUT WITH EXPOSED CEILING
- FORMERLY OCCUPIED BY A DESIGN STUDIO



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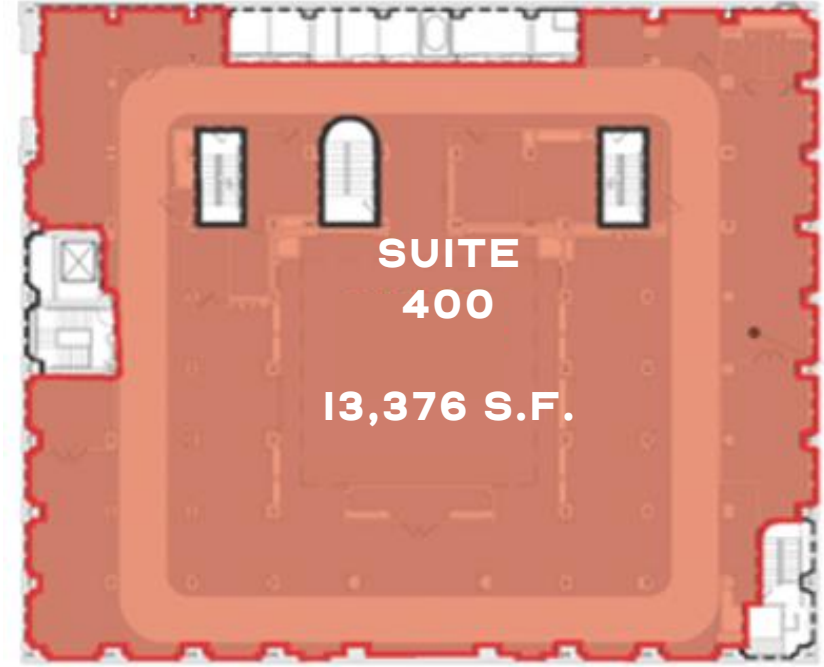
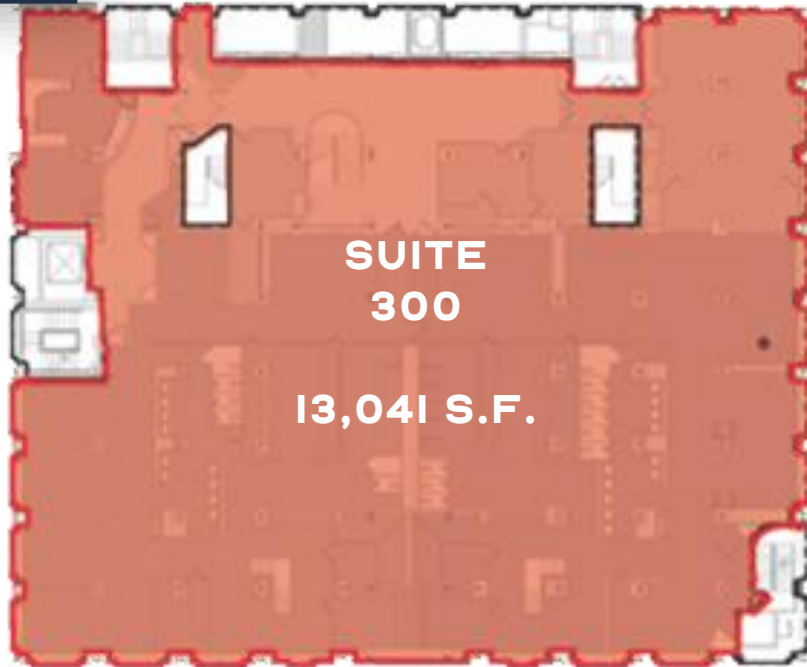
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3RD & 4TH FLOOR



- TWO FULL FLOORS AVAILABLE WHICH WERE FORMERLY OCCUPIED BY THE YMCA
- IDEAL OPPORTUNITY TO RENOVATE EACH FLOOR INTO OFFICE, MULTI-FAMILY OR OTHER CREATIVE USES.

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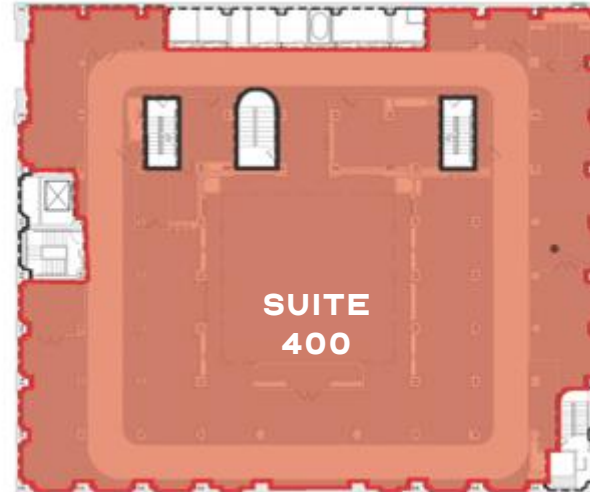
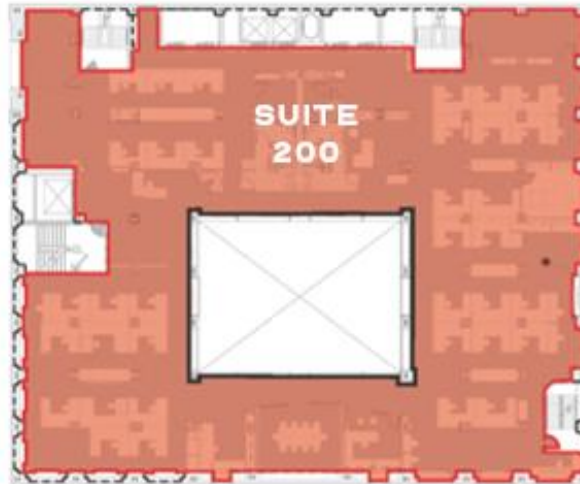
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**13,041 S.F. | \$200,000 (\$15.33/S.F.)
13,376 S.F. | \$200,000 (\$14.95/S.F.)**

SITE PLAN



MARQUETTE BUILDING

SUITE	S.F.	STATUS
FLOORS		
100	10,817	SOLD
200	10,925	AVAILABLE
300	13,041	AVAILABLE
400	13,376	AVAILABLE

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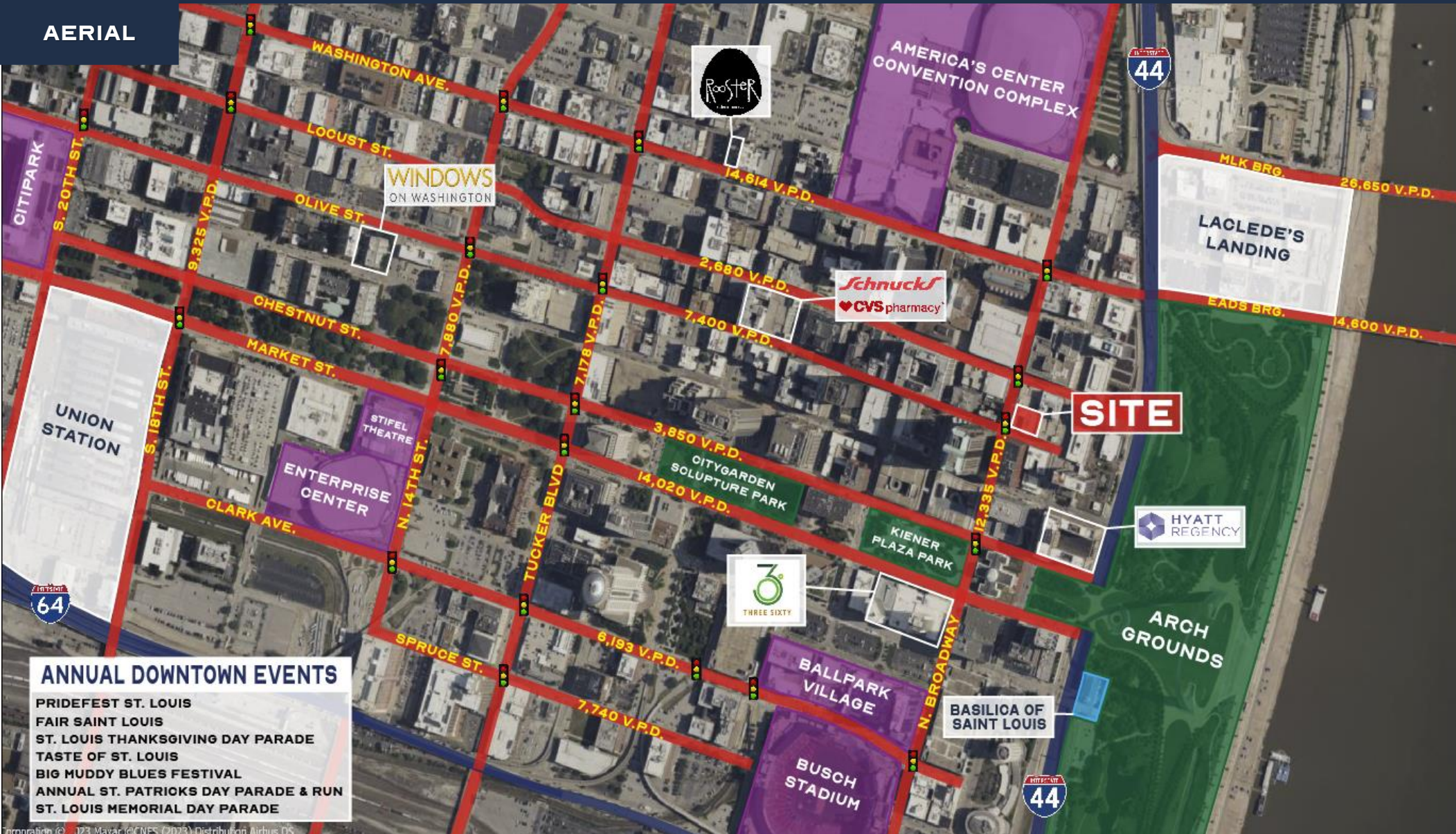
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AERIAL



ANNUAL DOWNTOWN EVENTS

- PRIDEFEST ST. LOUIS
- FAIR SAINT LOUIS
- ST. LOUIS THANKSGIVING DAY PARADE
- TASTE OF ST. LOUIS
- BIG MUDDY BLUES FESTIVAL
- ANNUAL ST. PATRICKS DAY PARADE & RUN
- ST. LOUIS MEMORIAL DAY PARADE

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