

# CENTRAL WEST END BUILDING FOR LEASE OR SALE

12-14 MARYLAND PLAZA  
ST. LOUIS, MO 63108

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## 12-14 MARYLAND PLAZA, ST. LOUIS, MO 63108

### Building Summary

20,638 SF mixed-use building

### Space Size

10,000 SF retail space on the first floor  
(former restaurant)

10,638 SF office space on the second floor

### Location Highlights

Located in the heart of Central West End, in the famed and historic Maryland Plaza

Adjacent to Argyle Parking Garage

See attached aerial for neighborhood amenities

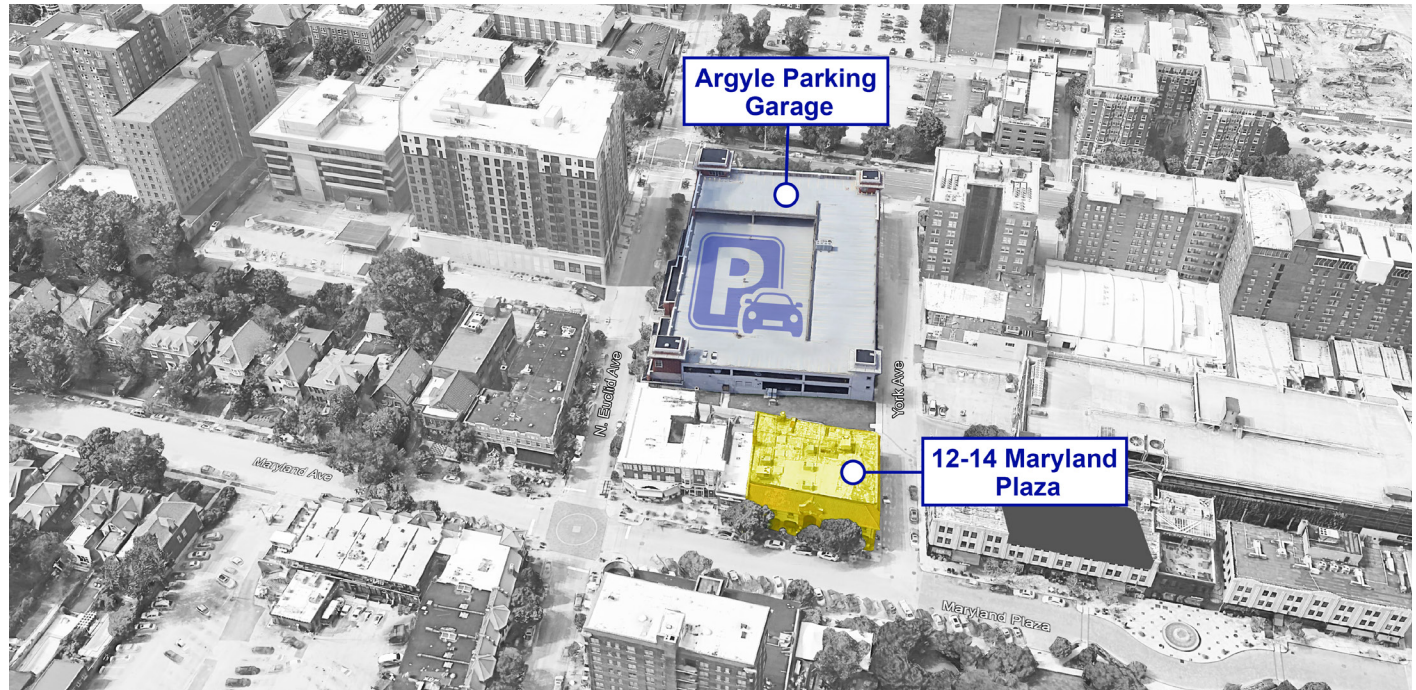
### Lease Rate

First floor retail space:  
\$32.00- \$40.00/SF, NNN

Second floor office space:  
\$24.00/SF, fs (not including janitorial & electric)

### Sale Price

\$5,995,000



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**About the Central West End**

First developed in the late 1800s as St. Louis prepared for the 1904 World Fair, the Central West End began as a neighborhood for St. Louis' wealthier citizens. As the neighborhood grew, the high-scale businesses soon followed.

Today the upscale neighborhood is one of the busiest in the St. Louis area. With more than 75 retail shops, restaurants, bars, cafes, hotels, and businesses, the Central West End remains one of the best walkable areas in St. Louis and also has earned the distinction as being one of America's Top 10 Neighborhoods by the American Planning Association.

Located on the east side of Forest Park (12m annual visitors), the district is home to the historic Chase Park Plaza, the World Chess Hall of Fame, the breathtaking Cathedral Basilica, the Cortex Innovative District, two large universities (30,000 students) and the region's largest employer, BJC Healthcare (24,091 employees).

**Major Area Businesses and Attractions**



LOCATION AERIAL



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SITE AERIAL



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CENTRAL WEST END MULTI-FAMILY DEVELOPMENTS - LAST SIX YEARS - 781 NEW UNITS



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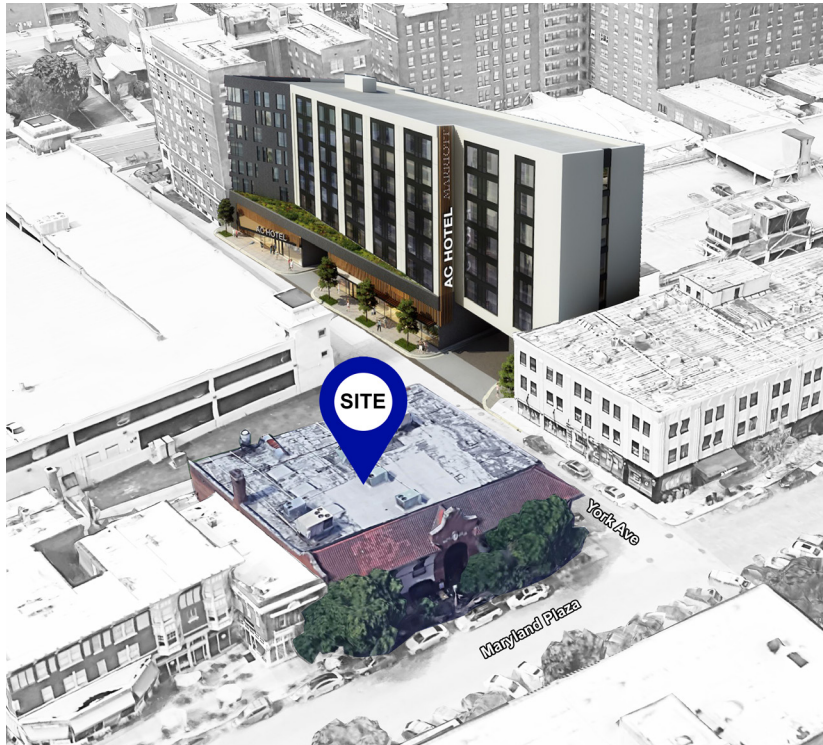
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## York Avenue Improvements

The development of the AC Hotel by Marriott will bring a new vibrancy to Central West End. The 192 room hotel will be the first hospitality project completed in the Central West End in nearly 20 years.

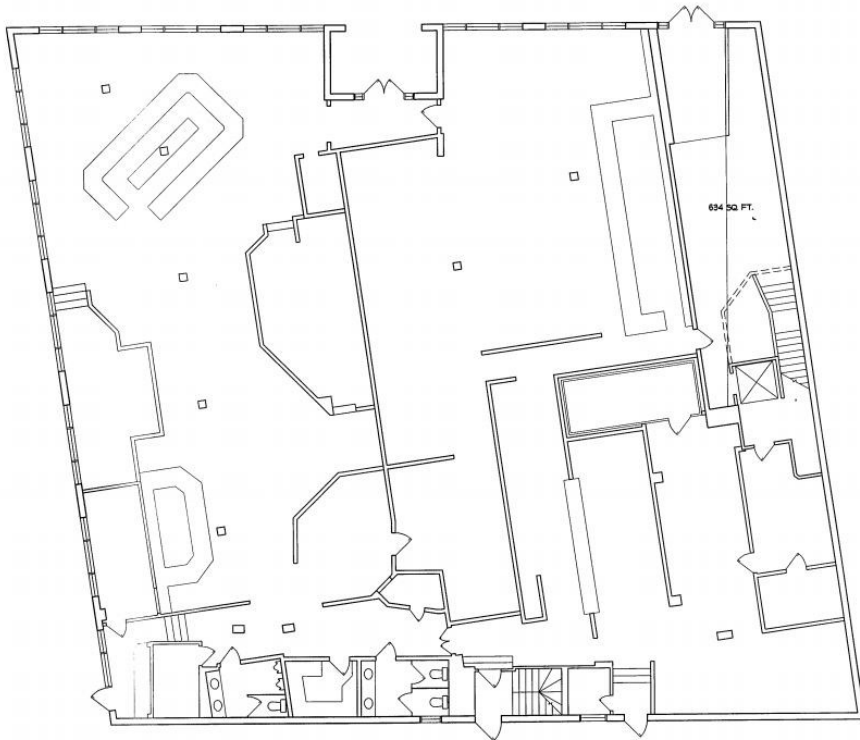
Located at 215 York Avenue, across the street from 12-14 Maryland Plaza, the \$26.4 million project began construction in the Fall of 2018 and is slated to open Fall 2021. The hotel will not contain a restaurant as a tenant.



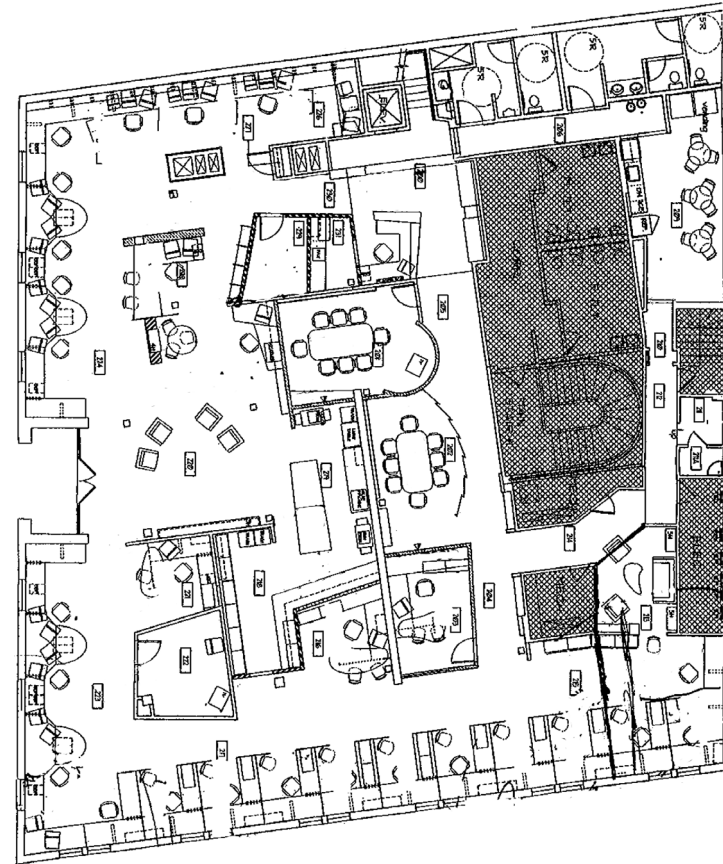
- VIEW FROM WEST SIDE OF 12-14 MARYLAND PLAZA -

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**First Floor Plan - 10,000 SF retail space**



**Second Floor Plan - 10,638 SF office space**



FOR FURTHER INFORMATION, PLEASE CONTACT:

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