

H I L A N D
C O M M E R C I A L

1314 Washington Ave
St. Louis, MO 63103

1314
WASHINGTON AVE

Class A
Creative Office
For Sublease



PROPERTY HIGHLIGHTS

Class A Exceptional Workspace in move-in condition

18,466 SF available, entire building renovated 2017

Walkable amenities including restaurants, shopping & upscale residential living

Three floors, two mezzanines & rooftop patio, all elevator served

Prime Washington Ave location with easy access to I-64, I-70 & I-44

Secured underground & surface parking

Card access system

Modern furnishings available throughout

Sublease Term thru 10/30/2027

Contact broker for pricing

YOUR NAME HERE

PROMINENT SIGNAGE OPPORTUNITY

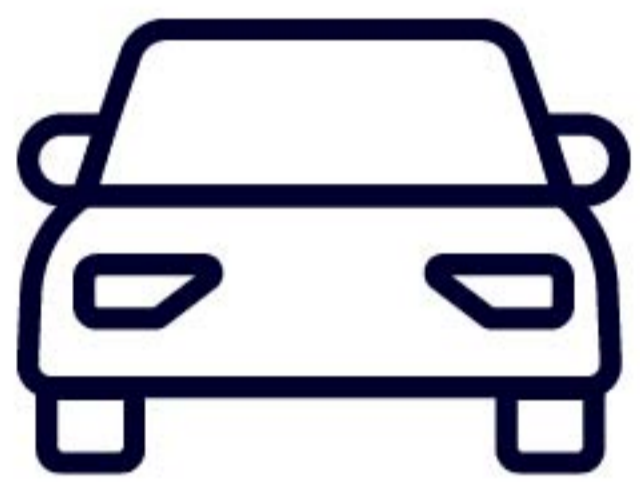




Up to 18,446 RSF
FOR SUBLEASE

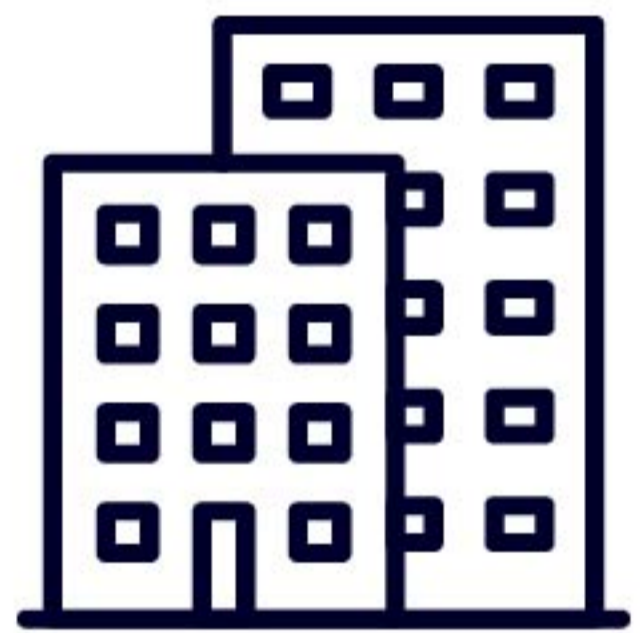


FF&E
AVAILABLE



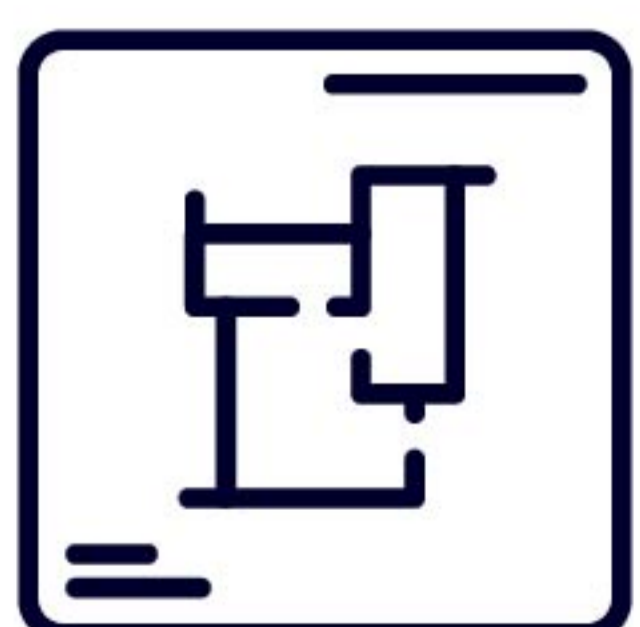
ON-SITE
PARKING

SIGN
OPPORTUNITY



A
CLASS FINISHES

10/30/27
LEASE EXP DATE



94
WALKABILITY SCORE

18,466
SF MAX COMBINED





LOCATION

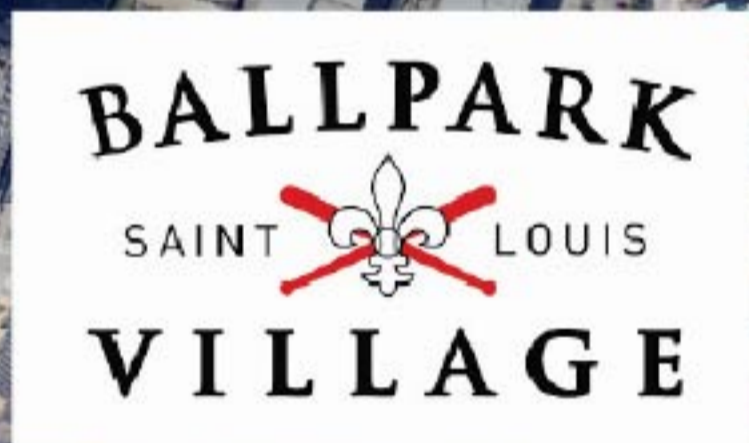




NGA Facility
\$1.75 Billion Facility
Under Construction



ST. LOUIS AQUARIUM
THE ST. LOUIS WHEEL
ST. LOUIS ROPES COURSE UNION STATION
SELFIE EXPRESS
A MAZE-ING DISCOVERIES
Mini GOLF UNION STATION
ST. LOUIS CAROUSEL UNION STATION
FIRE & LIGHT SHOW at UNION STATION
Grand Hall LIGHT SHOW
THE PITCH ATHLETIC CLUB & TAVERN
WESTPORT SODA FOUNTAIN EXPRESS
THE TRAIN SHED
1894 CAFE
UNION STATION COOKIES & CUPCAKES
The Grand Hall
TACOS LANDRY'S SEAFOOD HOUSE



AERIAL



**1314 WASHINGTON AVE
ST. LOUIS, MO 63103**

For Additional Information, Please Contact

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