

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


333, 401 & 415 S. 18th St.
St. Louis, MO 63103

UNION STATION OFFICE PARK

Downtown West
Office Space
For Lease



PROPERTY HIGHLIGHTS

- Premiere three-building office portfolio located in the Downtown West submarket
- Excellent location and easy access to I-64/40, I-44 and I-55
- Building & Monument Signage available
- Recently renovated common areas
- Over 4/1,000 sf parking ratio on-site
- New fitness facility and Grab 'N Go Micro Mart
- Restaurants and other retail amenities nearby at  including St. Louis Aquarium, The St. Louis Ferris Wheel, The Pitch Athletic Club & Tavern, Soda Fountain, The Train Shed, 1894 Cafe & Landry's Seafood House
- On-site storage available at reduced rates

POST OFFICE ANNEX (333 S. 18th St.)

Three-story, 39,648 square foot office building
Entire 9,550 square foot top floor available

POWER HOUSE (401 S. 18th St.)

Four-story, 57,814 square foot office building
Suites available from 1,935 square feet up to 19,660 square feet

GRAND CENTRAL (415 S. 18th St.)

Fully leased to Build-A-Bear Corporate Headquarters



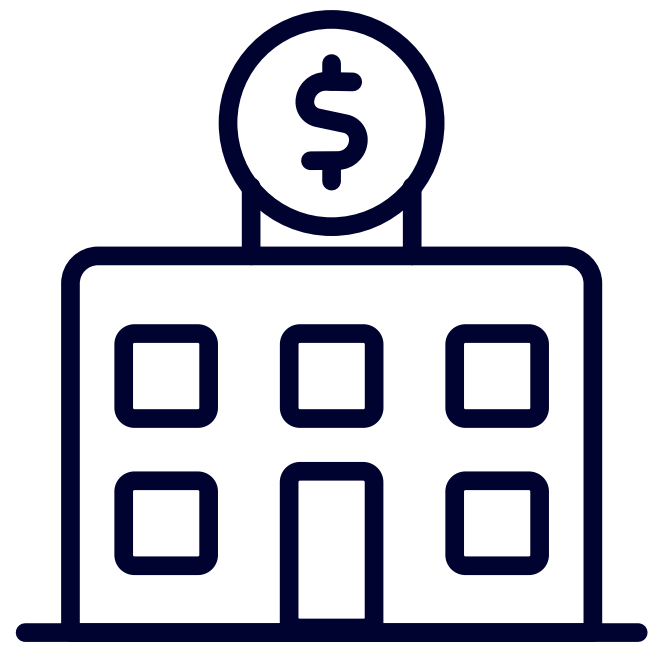
BUILDING
SIGNAGE
OPPORTUNITY



1,935 RSF up to 19,660 RSF

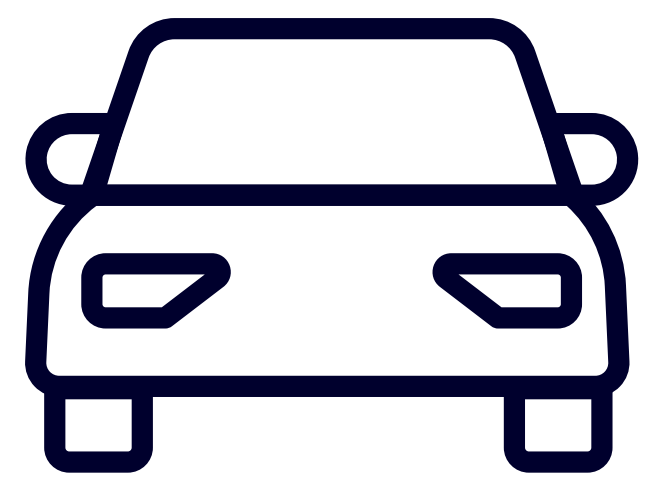
AVAILABLE





\$17.00

PSF FULL-SERVICE

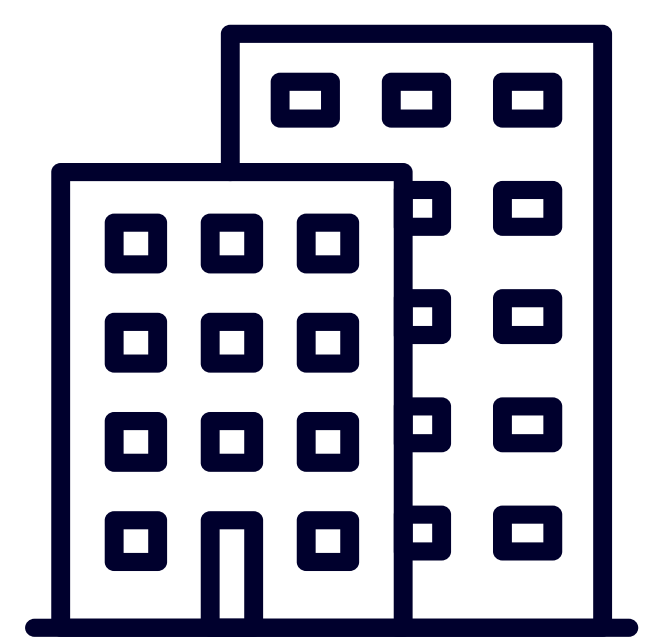


4/1,000

PARKING RATIO

3

BUILDINGS

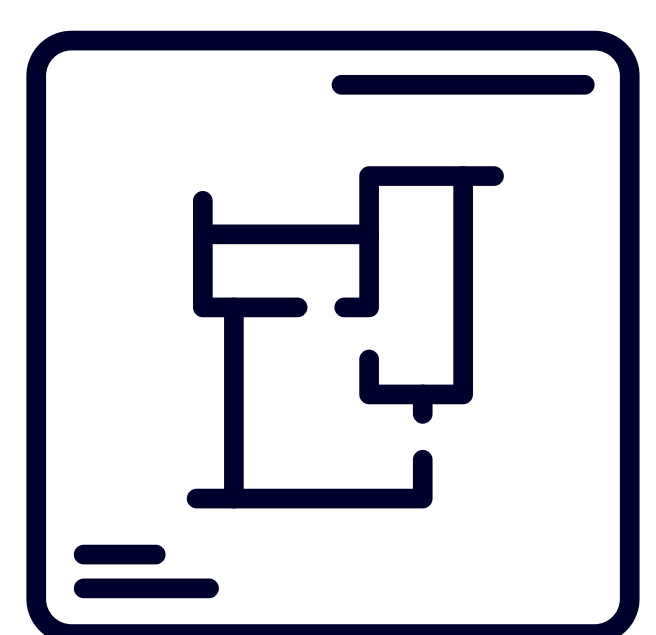


B+

CLASS BUILDING

SIGNAGE

OPPORTUNITY



1,935

SF MIN AVAILABLE

19,660

SF MAX CONTIG



POST
OFFICE
ANNEX

POWER
HOUSE

GRAND
CENTRAL

LOCATION





Small Batch RESTAURANT
The Fountain ON LOCUST

BUSKE LOGISTICS

McDonald's

STORE SPACE

DIGITAL PRODUCTS INTERNATIONAL

PAPPY'S

Latte Lounge HG EATERY

CITY MUSEUM

SAINT LOUIS UNIVERSITY

IMO'S PIZZA

S-STOWE UNIVERSITY RESOURCE CENTER

ST. LOUIS CITY

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

SOLDIERS MEMORIAL MISSOURI HISTORICAL SOCIETY

concentra

WAREHOUSE OF FIXTURES

Starbucks

COURTYARD Marriott

FAIRFIELD INN Marriott

wesco

EMBASSY SUITES HOTELS
Hampton Inn

INTERSTATE 64

Residence Inn Marriott

ST. LOUIS UNION STATION HOTEL
ST. LOUIS AQUARIUM

enterprise CENTER

STIFEL THEATRE

Advance Auto Parts

SITE

Tin R

FedEx Ship Center

AMTRAK

QT QuikTrip

Ameren

WHEELHOUSE Elyon & Downman

.COM

eleven eleven MISSISSIPPI

Lafayette Park

CLEMENTINE'S ORIGINAL CREAMERY



AERIAL



**UNION STATION
OFFICE PARK**

For Additional Information, Please Contact

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