

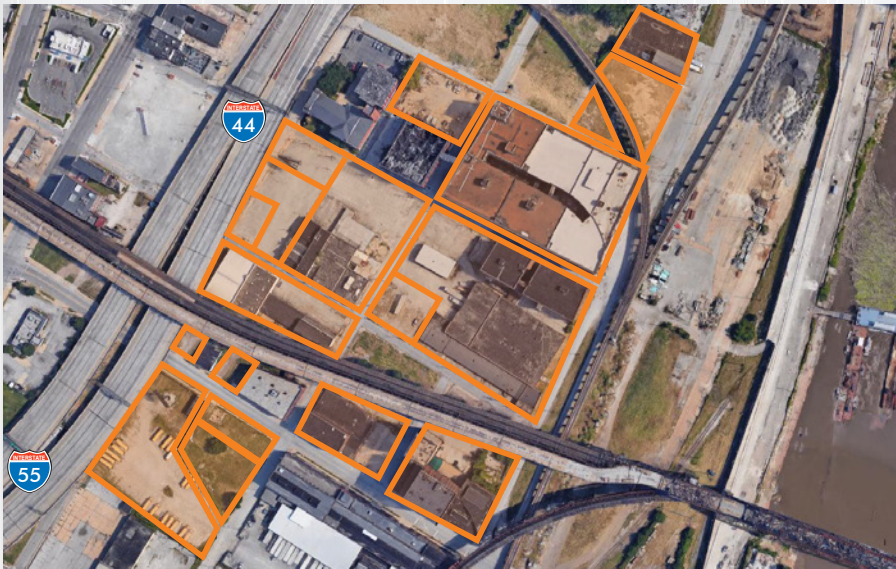
AVAILABLE FOR SALE

CHOUTEAU'S LANDING PORTFOLIO
SAINT LOUIS, MISSOURI 63102

PRIME DOWNTOWN

SITES

REDEVELOPMENT



19 PROPERTIES <<

11.83 TOTAL ACRES <<

869,821 SF OF EXISTING STRUCTURES <<

IDEAL FOR REDEVELOPMENT <<

PREMIER INTERSTATE ACCESS <<

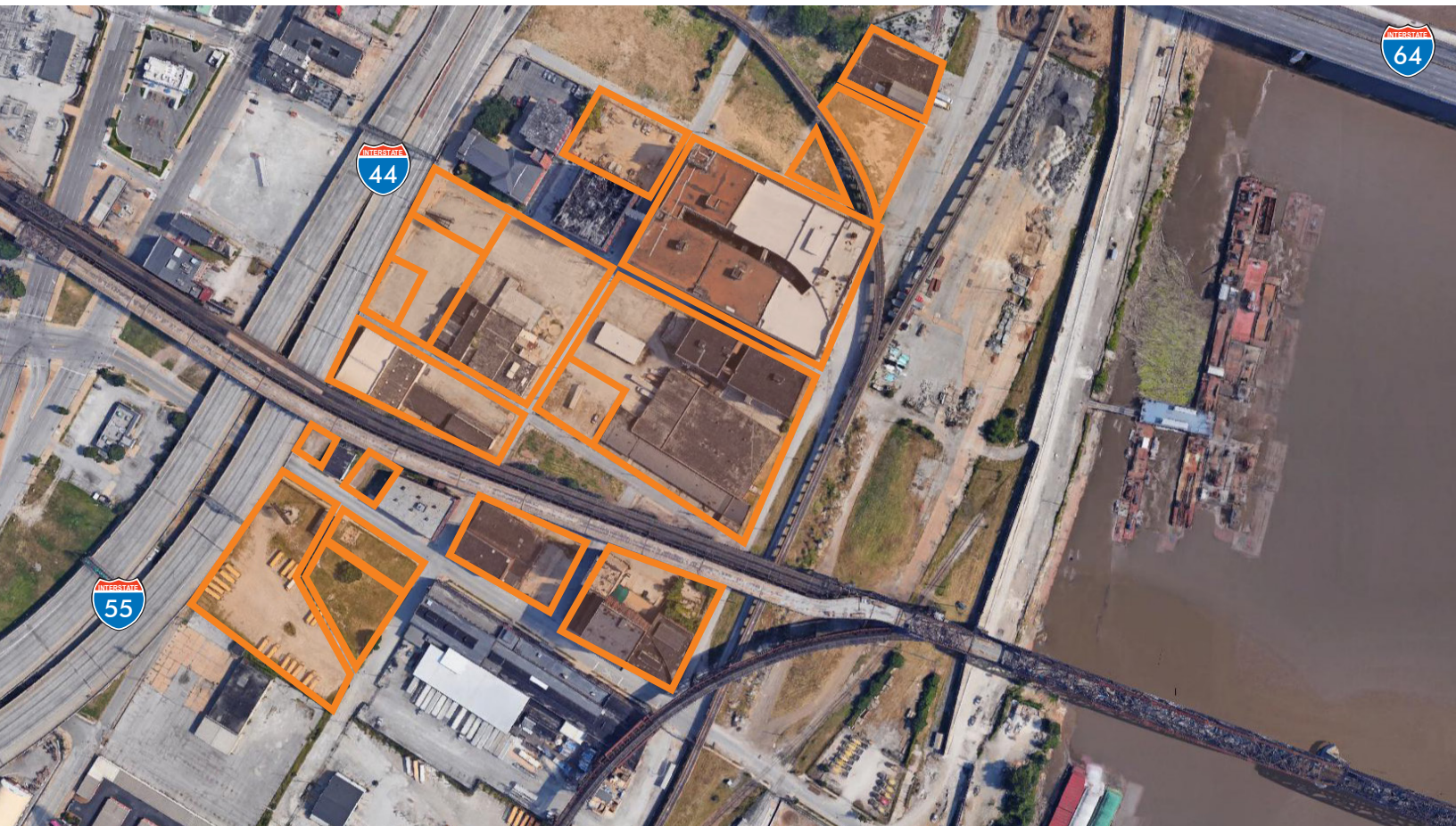
PROXIMITY TO BUSCH STADIUM <<

UNPARALLELED NEARBY AMENITIES <<

CBRE



PORTFOLIO AERIAL

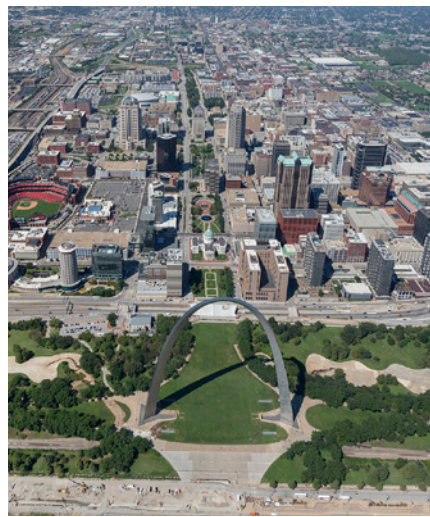




PROPERTY OVERVIEW

CBRE, as exclusive investment advisor and broker, is pleased to offer for sale the Chouteau's Landing Portfolio (the "Portfolio"), located in downtown St. Louis in proximity to Busch Stadium and the Arch, and primed for redevelopment. The Portfolio is located in the southeast quadrant of Interstate 44 and Interstate 64 in the historic, 58-acre Chouteau's Landing area of downtown St. Louis.

The Portfolio is ideally suited for redevelopment. The nineteen property portfolio consists of a total of 11.83 acres and 869,821 square feet of historic warehouse buildings, all within walking distance to the Arch and Busch Stadium. With unique frontage along the Mississippi River waterfront and visibility to Interstates 64 and 44, the Portfolio offers tremendous visibility and access to the greater St. Louis Region. The included properties are all zoned either "L" Jefferson Memorial District or "K" Unrestricted. The properties included in the portfolio are currently under ownership with four different groups, but are being offered as a portfolio.



NEIGHBORHOOD

DOWNTOWN ST. LOUIS, MISSOURI

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, the 19th largest in the United States. 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.

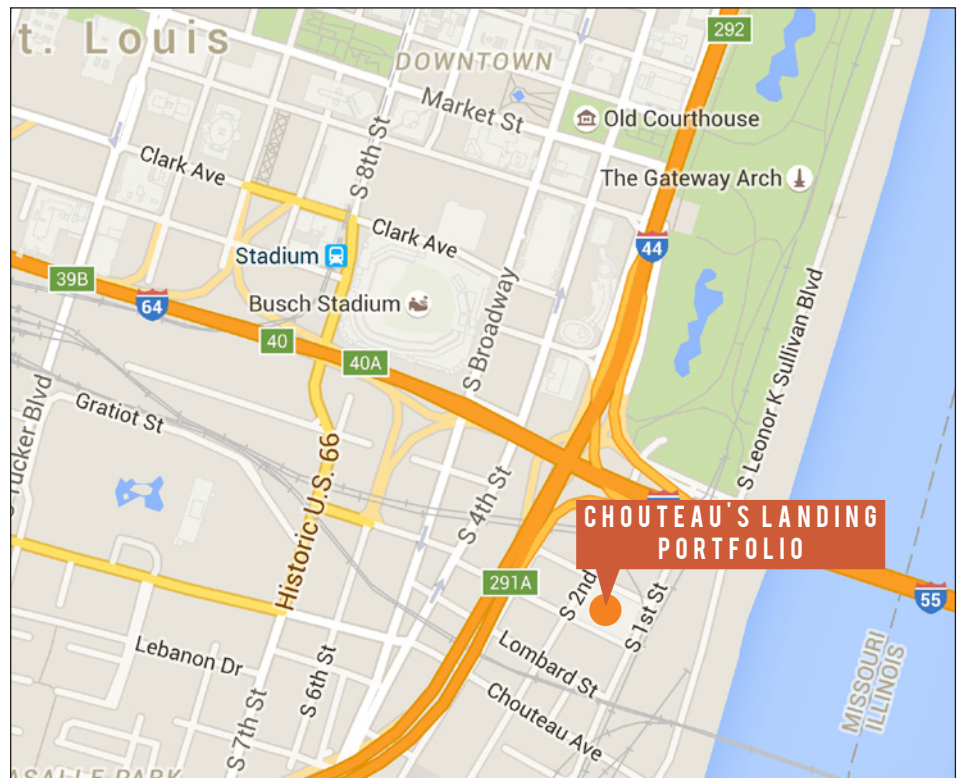
PORTFOLIO OVERVIEW

Total Site Size:
11.83 acres

Number of Properties:
19 properties

Existing Building Structure:
843,605 SF

Zoning:
"K" Unrestricted
"L" Jefferson Memorial District



Downtown St. Louis is flourishing and gaining national attention for its urban renaissance. More than \$5 billion dollars has been invested in the last decade, bringing people, jobs, commerce, residential living and the urban vitality needed to strengthen the core of the St. Louis region. With more than 14,000 residents, Downtown St. Louis is now the fastest-growing neighborhood in the entire region. Recent initiatives to leverage and grow startup businesses are achieving incredible results – helping move Missouri up in national rankings from the 49th to 18th best place in America to start a business.



enhance over the next year with the progression of CityArchRiver.

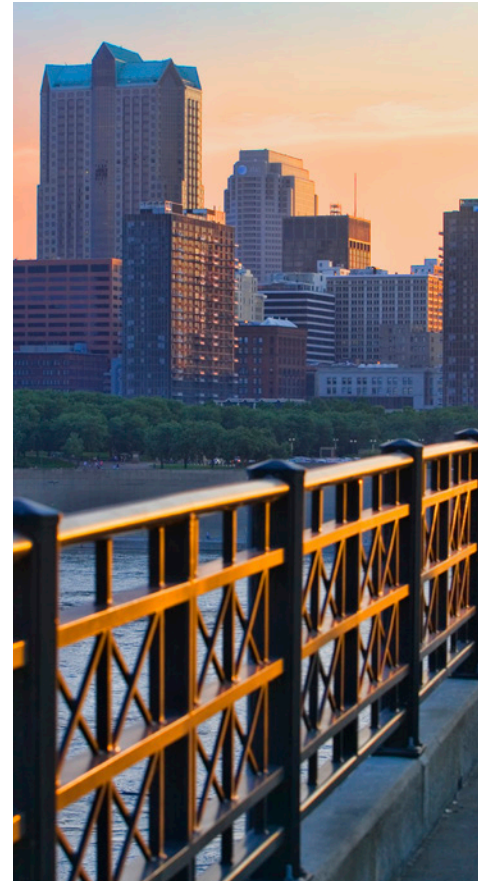
RECENT DOWNTOWN DEVELOPMENTS

St. Louis Public Library

In December of 2012, Downtown’s Central Library reopened its doors after a \$70 million investment. After two years, the amazing Downtown landmark was finally restored, renovated and reinvented for its centennial.

Around the turn of the 21st century, serious discussion began about restoring and renewing Central in order to bring it up to contemporary building standards as well as provide it with the resources necessary to keep it relevant in the fast-changing “information age.”

With a \$70 million total budget (\$20 million raised by the St. Louis Public Library Foundation’s “Central to Your



World” capital campaign and \$50 million procured in bonds), the library board and administration worked closely with Cannon Design principal George Nikolajevich, FAIA, general contractor BSI Constructors, and a small army of subcontractors to ensure that the project remained on time, on budget, and up to expectation.

The project was daunting. The library’s massive 4.7 million item collection was moved off-site (at a rate of 50,000 items per day), and staff was relocated to make way for construction crews. From that point on, Central Library

Downtown St. Louis continues to attract investment, jobs and talent like it hasn’t seen in a century. Over the last several years, Downtown has witnessed some powerful development feats—it celebrated the grand restoration and reopening of the Central Library, the opening of the MX District and the grand opening for the long-awaited Ballpark Village. Another exciting effort is the move of St. Louis University Law School to Downtown, a huge vote of confidence from a major educational institution. These new students and faculty join residents and Downtown workers in enjoying the neighborhood’s ever-improving, walkable and vibrant community, which will continue to

| DEMOGRAPHICS | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|--------------------------|---------------|---------------|---------------|
| Population | 8,031 | 79,702 | 226,895 |
| Households | 4,133 | 36,137 | 100,565 |
| Average Age | 35.9 | 35.3 | 36.7 |
| Average Household Income | \$63,698 | \$49,326 | \$46,519 |
| Average Housing Value | \$238,259 | \$170,441 | \$140,307 |
| Total Businesses | 3,287 | 8,313 | 15,801 |
| Daytime Employment | 57,985 | 154,538 | 241,471 |

was a hive of activity, with tradesmen and women of every description working in what seemed to be chaos, but what was in reality a finely choreographed ballet. The dance would last for two and a half years.

When the grand reopening day finally arrived, more than 1,000 eager patrons and dignitaries gathered on Central's massive, restored Olive Street steps and plazas. After a brief ceremony, the crowd was let in to inspect their beloved library. Before the day had ended, more than 4,000 patrons had experienced the new Central Library.

Mercantile Exchange

In 2012 the Mercantile Exchange began to emerge as one of Downtown's newest gathering places for residents, visitors, families, conventioners and the business elite. The stunning LEED Silver Certified Embassy Suites Hotel and the LEED Silver Laurel Apartments anchor the north end of the MX, offering 205 high-amenity luxury apartments and an additional 212 downtown hotel rooms. The MX is one block from the Edward Jones Dome, three blocks from the Arch Grounds, seven blocks from Busch Stadium and just across the street from the Convention Center—it is at the epicenter of downtown energy. The MX includes some of St. Louis' finest dining options including Robust Wine Bar, Takaya New Asian, Pi Pizzeria and Snarf's Sandwiches. Its anticipated neighbor, the National Blues Museum has secured the funding needed to bring its 2015 distinguished arrival to life. In addition to its dining and hospitality offerings, the MX is growing the retail presence Downtown with the addition of The Collective. This boutique retail co-op unites the best of St. Louis' retail under one roof, offering a one-of-a-kind

Ballpark Village

As of opening day 2014, Cardinals fans are now able to enjoy game-day festivities from the region's newest fully integrated entertainment district, Ballpark Village. The entertainment district is designed to deliver

MAJOR DOWNTOWN ST. LOUIS EMPLOYERS

Ameren Corporation
AT&T
City of St. Louis
Deloitte
FleishmanHillard
Hilton St. Louis at the Ballpark
KPMG
Nestle Purina
PwC
St. Louis Public Schools
U.S. Bank
United States Postal Service

TRAVEL TIMES

- **Clayton CBD**
15 Minutes
- **Lambert International Airport**
20 Minutes
- **Spirit of Saint Louis Airport in Chesterfield**
40 minutes



the excitement and energy of the game day experience outside the stadium walls.

The \$100 million first phase of Ballpark Village includes the development of a new venue sponsored by Anheuser-Busch that celebrates the brewer's rich history in St. Louis, as well as the construction of a three-story building housing a world-class Cardinals Hall of Fame Museum and Cardinals-themed restaurant that will feature seating decks with views directly into Busch Stadium. These destination venues are connected by public event space known as the Live Plaza that promises to be a vibrant gathering space throughout the year, not just during the baseball season.

Budweiser Brew House – the two-story 20,000-plus square foot Budweiser Brew House provides the opportunity to showcase AB's storied history in St. Louis and the global reach of its brands.

Cardinals Nation – Cardinals Nation will total more than 30,000 square and

spans three levels. Cardinals Nation has three parts: a two-story restaurant, a Cardinals Hall of Fame and Museum and a 300-plus-seat rooftop deck with spectacular views of the game across Clark Street.

Live! Marketplace – At the heart of Ballpark Village is the central gathering place and plaza known as the Ballpark Village Live!, featuring a world-class 40-foot diagonal LED screen above a stage, providing St. Louis sports fans with the best sports viewing experiences in the country and enhancing live events with immersive audio and video.

CityArchRiver

CityArchRiver will make the Arch easier and safer for everyone to experience by connecting, invigorating and expanding the park's grounds and museums. The design starts with a new, dramatic park over the highway, which will allow visitors to walk from the old courthouse to the Arch grounds and to the riverfront on one continuous greenway without a curb or stair step in their way.

Designed by world-renowned landscape architecture firm Michael Van Valkenburgh associates, CityArchRiver connects the Gateway Arch grounds with the east and west riverfronts and the region. Through the creation of new spaces for events and public education, expanded museum space, additional park acreage, bicycle trails, children's play areas, performance venues and a lively, invigorated riverfront, locals and tourists alike will find new opportunities to enjoy one of the world's most recognized icons.

The CityArchRiver project is slated for full completion by 2017. This project, supported by the triumphant passing of Proposition P, will offer its supporters a once-in-a-lifetime opportunity to invigorate the jewel of St. Louis and make the Gateway Arch a destination of choice for everyone.



DOWNTOWN ST. LOUIS

Map Legend

- Office Buildings
- Other Buildings
- Parking Lots
- Parks



CHOUTEAU'S LANDING PORTFOLIO



Mississippi River

| PROPERTY LIST | | | | | | | |
|---------------|--------------------------|-------------|---------|--------|---------|-----------|---------|
| ADDRESS | PARCEL | LAND SF | ACRES | ZONING | BLDG SF | OWNERSHIP | |
| 1 | 800-12 S. 2nd St. | 00430000100 | 103,324 | 2.37 | L | 131,316 | Group 1 |
| 2 | 818 - 826 S. 2nd St. | 00430000200 | 14,952 | 0.34 | L | - | Group 1 |
| 3 | 101 - 121 Chouteau Ave. | 00440300100 | 36,459 | 0.84 | L | 108,148 | Group 1 |
| 4 | 920 - 922 S. 2nd St. | 00440400100 | 20,581 | 0.47 | L | 28,244 | Group 1 |
| 5 | 200 - 10 Chouteau Ave. | 00480000500 | 12,000 | 0.28 | K | - | Group 1 |
| 6 | 1017 S. 2nd St. | 00480000600 | 13,198 | 0.30 | K | - | Group 1 |
| 7 | 211 - 213 Chouteau Ave. | 00490000700 | 2,400 | 0.06 | L | - | Group 1 |
| 8 | 225 Chouteau Ave. | 00490000900 | 1,488 | 0.03 | L | - | Group 1 |
| 9 | 760 S. 2nd Street | 00420000100 | 87,381 | 2.01 | L | 526,078 | Group 2 |
| 10 | 741 S. 2nd Street | 00510000250 | 18,358 | .42 | L | - | Group 2 |
| 11 | 215 - 219 Lombard Street | 00500001050 | 51,669 | 1.19 | L | 25,896 | Group 3 |
| 12 | 221 - 231 Lombard Street | 00500001250 | 3,456 | .08 | L | - | Group 3 |
| 13 | 800 - 802 S. 3rd Street | 00500000400 | 3,110 | .07 | L | 3,020 | Group 3 |
| 14 | 806 - 810 S. 3rd Street | 00500000100 | 18,774 | .43 | L | - | Group 3 |
| 15 | 200 - 224 Lombard Street | 00490000150 | 28,259 | .65 | L | 20,903 | Group 4 |
| 16 | 1023 S. 2nd Street | 00480000700 | 61,115 | 1.40 | K | - | Group 5 |
| 17 | 109 Cedar Street | 00410001500 | 6,534 | 0.15 | L | | Group 6 |
| 18 | 719-727 S. 1st Street | 00410001300 | 17,032 | 0.39 | L | | Group 6 |
| 19 | 711-717 S. 1st Street | 00410001200 | 15,333 | 0.35 | L | 26,216 | Group 6 |
| Totals | - | - | 515,423 | 11.83 | | 869,821 | - |

ZONING KEY:

L = Jefferson Memorial District
K = Unrestricted

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**Matt Bukhshtaber**

Executive Vice President
+1 314 655 6060
matt.bukhshtaber@cbre.com

Will Mura

Senior Associate
+1 314 655 5826
will.mura@cbre.com

