

BROADWAY TOWER

100 N Broadway
St. Louis, MO 63102

Where Work Comes to Life

Up to 340,419 SF Available For Lease in the Heart of Downtown

Premier Building Signage Available

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Building Overview

Broadway Tower is a premier Class A office destination located in the heart of downtown St. Louis, offering exceptional visibility, modern amenities, and unbeatable connectivity.

With expansive floorplates, abundant natural light, and significant contiguous availability, the building is well-suited for tenants of any size seeking a highly efficient and recognizable workplace environment.

Key Features & Highlights:

- On-site ownership and property management
- Newly constructed amenity center
- Prominent building signage opportunity
- Floor-to-ceiling windows providing exceptional natural light & views
- Remodeled lobby featuring a staffed security station
- 0.4/1,000 SF parking ratio along with 700 spaces in the Kiener Plaza East Garage

Lease Rate:

$18.00 PSF, Full Service







Premium Amenity Center

Broadway Tower's amenity center sets a new standard for downtown office environments by delivering a level of quality, variety, and intentional design.

Following its $20 million renovation in 2022, the building offers a highly curated mix of spaces that align with the evolving expectations of today's tenants, prioritizing flexibility, wellness, and experience driven workplaces.

From the expansive conference center and dedicated training room that accommodate seamless collaboration to thoughtfully designed co working areas and tenant lounges that foster connection and adaptability, every element supports modern workstyles. The inclusion of an on site café with indoor and outdoor seating adds a hospitality forward touch, while the fully equipped fitness center and striking living green wall emphasize health, well being, and biophilic design.

Together, these amenities create a dynamic environment that not only enhances daily productivity but also helps tenants attract and retain talent, positioning Broadway Tower as a standout destination in the downtown St. Louis office market.

View Virtual Tour of Amenity Center





1 Conference Center

A versatile suite of meeting rooms in various sizes—ideal for everything from small team huddles to large presentations.

2 Large Training Room

Fully equipped to host seminars, workshops, and company-wide meetings with ease.

3 Tenant Lounge

Stylish, flexible environments that encourage collaboration or provide a comfortable alternative to the traditional office setting.

4 Outdoor Seating

Outdoor seating area offers a relaxing space with scenic views of the Old Courthouse and the iconic Gateway Arch.

5 On-Site Café (coming soon)

Enjoy convenient dining perfect for casual meetings or a refreshing break.

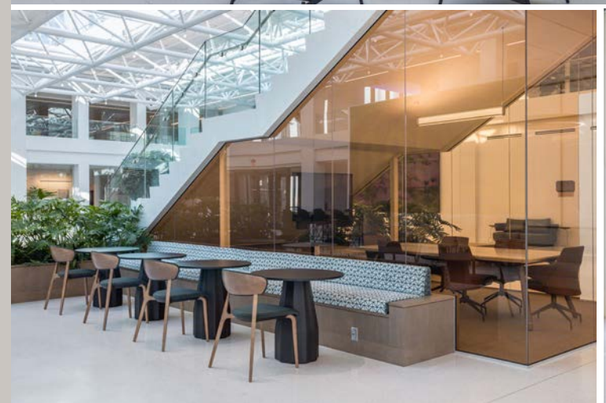
6 Living Green Wall

A striking natural feature that enhances air quality and brings biophilic design into the workplace.











Upcoming Building Amenities

Fitness Center

A brand-new, fully upgraded fitness center is planned for the third floor, designed to offer a comprehensive, amenity-rich wellness experience. The facility will feature a wide range of modern cardio and strength-training equipment, along with thoughtfully designed locker rooms and private showers for convenience. Dedicated spaces for personal training and group fitness classes will support a variety of workout styles, from individual routines to instructor-led sessions. This thoughtfully curated amenity is intended to promote health, productivity, and overall well-being, providing tenants with an accessible, high-quality fitness experience just steps from the workplace.



*Conceptual Rendering

On-Site Cafe

Elevate your workday with the addition of Toastique Gourmet Toast, Juice & Coffee, arriving later this year in the first-floor amenity center. Designed as a convenient and inviting gathering space, the café will feature a full-service counter, comfortable dining room seating, and an intimate, cozy corner lounge ideal for casual meetings, coffee breaks, or catching up with colleagues.

Open from 7:00 a.m. to 3:00 p.m., Toastique will offer a fresh selection of breakfast and lunch options, along with premium coffee, handcrafted juices, smoothies, and gourmet toasts. Whether you're grabbing a quick bite before the workday begins or enjoying a midday recharge, this new onsite amenity will provide a convenient and vibrant dining experience just steps from your office.

Toastique

GOURMET TOAST
JUICE & COFFEE



Available Space

With multiple suites currently available, spaces range from 215 square feet to an expansive 340,419 square feet of contiguous space, allowing for seamless scalability whether you're a growing company or an established organization seeking a flagship presence.

Third Floor
» Suite 300 - 21,708 SF 360°

Fourth Floor
» Suite 400 - 5,855 SF 360°
» Suite 410 - 14,835 SF 360°

Fifth Floor
» Suite 500 - 21,707 SF 360°

Sixth Floor
» Suite 600 - 21,699 SF 360°

Seventh Floor
» Suite 700 - 21,709 SF 360°

Eighth Floor
» Suite 800 - 21,709 SF 360°

Ninth Floor
» Suite 900 - 21,708 SF

Tenth Floor
» Suite 1000 - 12,417 SF
» Suite 1010 - 2,600 SF
» Suite 1060 - 1,730 SF
» Suite 1065 - 6,295 SF

Eleventh Floor
» Suite 1100 - 3,200 SF
» Suite 1120 - 1,130 SF
» Suite 1130 - 3,160 SF 360°
» Suite 1140 - 740 SF
» Suite 1150 - 1,060 SF
» Suite 1160 - 1,050 SF
» Suite 1170 - 745 SF
» Suite 1175 - 2,009 SF 360°
» Suite 1180 - 3,955 SF 360°
» Suite 1198 - 337 SF
» Suite 1199 - 215 SF

Twelfth Floor
» Suite 1200 - 21,725 SF 360°

Thirteenth Floor
» Suite 1300 - 21,456 SF 360°

Fourteenth Floor
» Suite 1450 - 10,490 SF

Fifteenth Floor
» Suite 1500 - 8,892 SF 360°
» Suite 1550 - 7,827 SF
» Suite 1575 - 860 SF

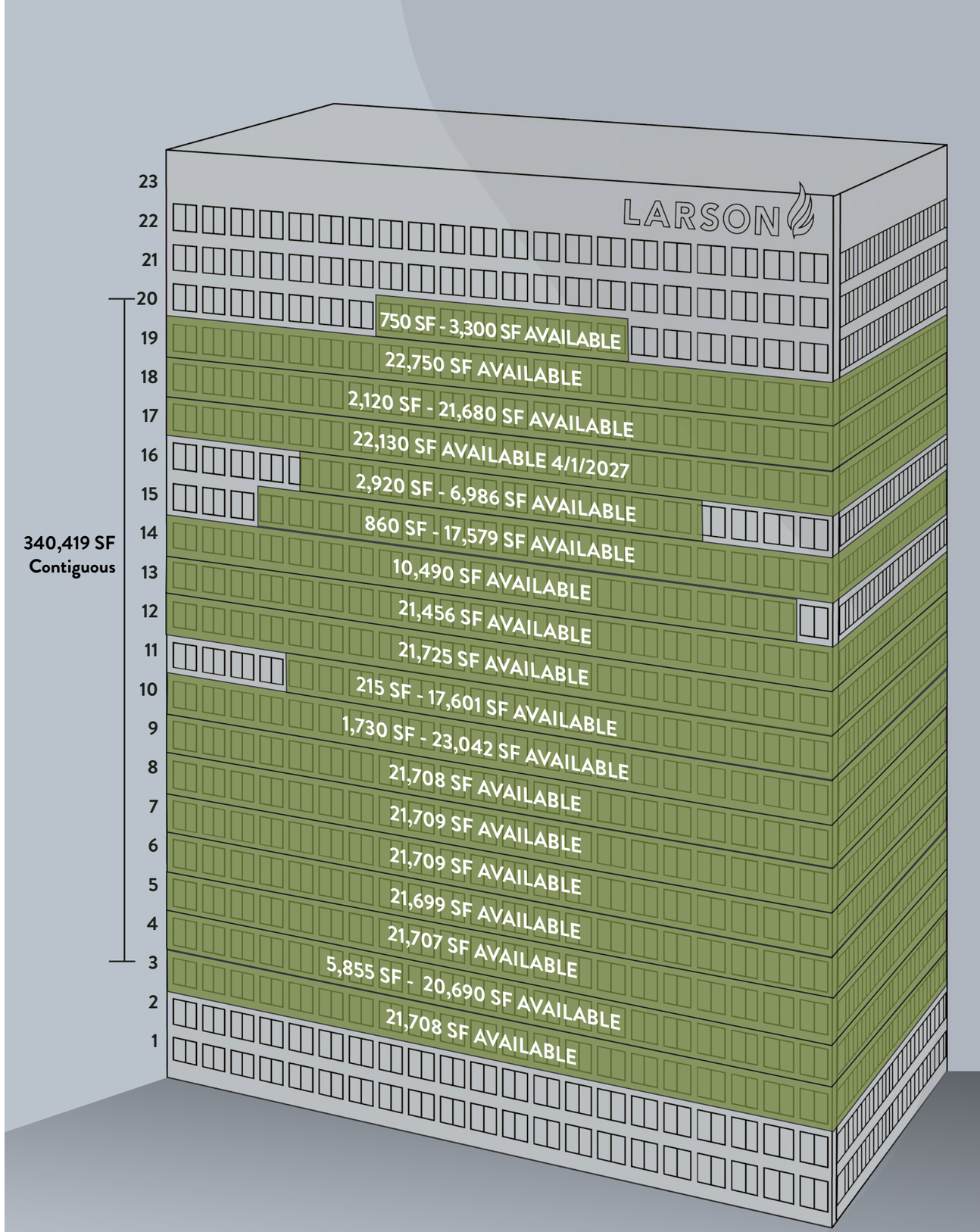
Sixteenth Floor
» Suite 1675 - 4,066 SF
» Suite 1680 - 2,920 SF

Seventeenth Floor
» Suite 1700 - 22,130 SF 360°
(Available 4/1/2027)

Eighteenth Floor
» Suite 1800 - 8,260 SF
» Suite 1801 - 11,300 SF 360°
» Suite 1850 - 2,120 SF

Nineteenth Floor
» Suite 1900 - 22,750 SF

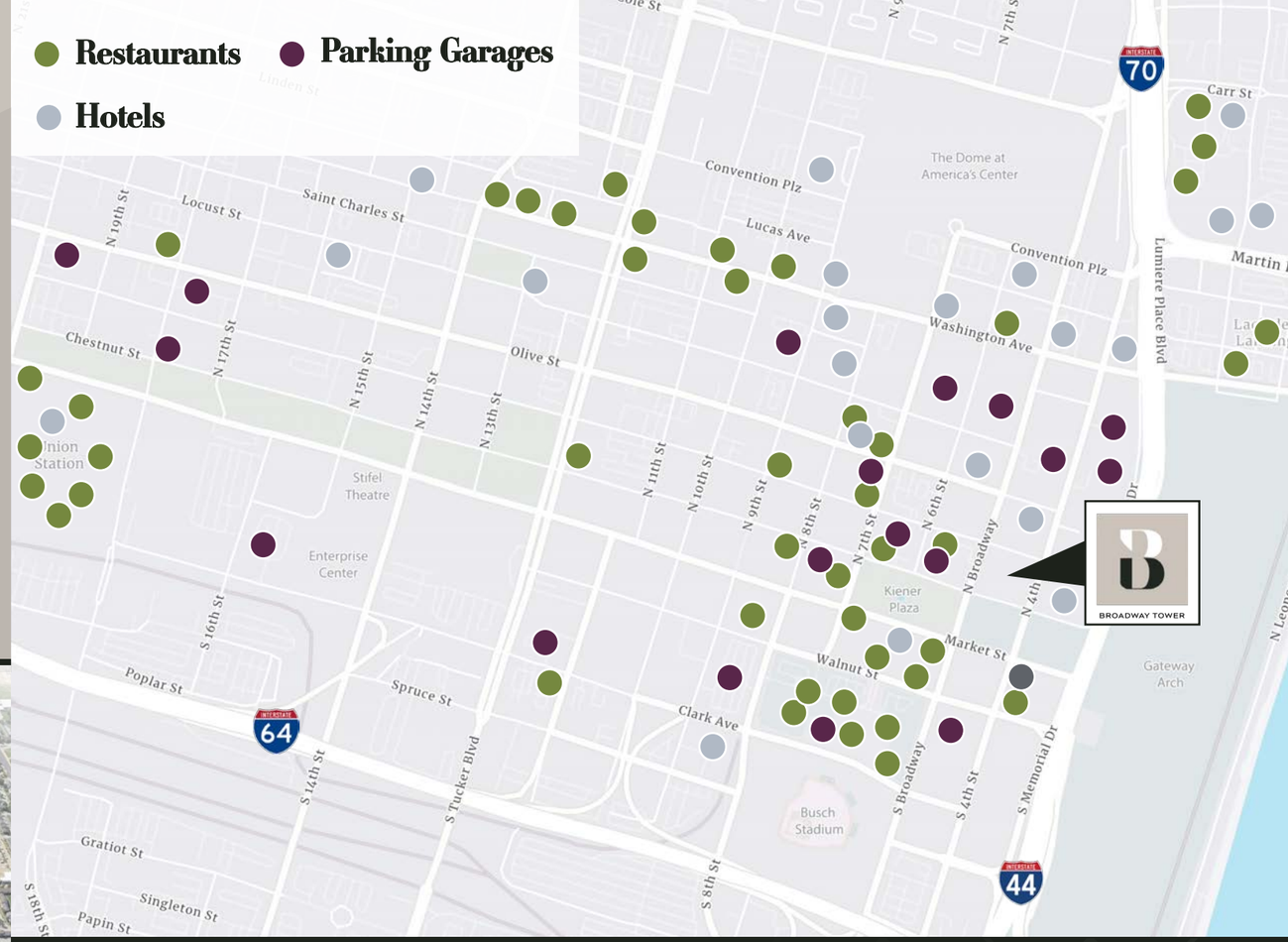
Twentieth Floor
» Suite 2010 - 3,300 SF
» Suite 2060 - 750 SF



Where St. Louis Comes Together

Broadway Tower offers a premier Downtown St. Louis address steps from the Gateway Arch National Park and riverfront. The property is within walking distance of Busch Stadium and Ballpark Village, providing convenient access to dining, entertainment, and one of the city's most vibrant districts. Nearby Enterprise Center and Energizer Park further energize the area with year-round sports and events, while easy access to major highways and MetroLink ensures seamless connectivity across the region.





Restaurants

- White Night Diner
- The Pitch Athletic Club
- St. Louis Union Station Soda Fountain
- The Train Shed
- 1894 Cafe
- The Grand Hall
- Landry's Seafood House
- Station Grille
- Chris' @ the Docket
- Tin Roof
- Rooster
- The Over/Under Bar & Grill
- Sen Thai Asian Bistro
- Insomnia Cookies
- STL City Grill
- Crabs Landing
- Rosalita's Cantina
- Blondie's Coffee & Wine Bar
- Medina Grill
- Breakfast, Lunch & Tacos
- The Old Spaghetti Factory
- Kimchi Guys
- Gyro Express
- Red Door
- Union 30
- Pharaohs Donuts
- Subway
- Jimmy John's
- Hooters
- Burger 809
- Ukraft
- Carmine's Steak House
- Ballpark Pizza
- Starbucks
- Three Sixty Rooftop Bar
- Condado Tacos
- Koibito Poke
- Salt + Smoke
- Sports & Social St. Louis
- Katie's Pizza & Pasta
- Ramsay's Kitchen
- Riverfront Grill
- Morton's Steakhouse

Hotels

- Union Station Hotel
- The Last Hotel STL
- Tru by Hilton
- 21c Museum Hotel
- Holiday Inn
- Courtyard
- Marriott
- Magnolia Hotel
- Embassy Suites
- Pear Tree Inn
- Missouri Athletic Club
- Hampton Inn
- Horseshoe St. Louis
- Four Seasons
- Hotel Lumiere
- Hyatt Regency
- Drury Plaza Hotel
- Hilton at the Ballpark
- Hotel Indigo
- Hilton Pennywell
- Hotel Saint Louis
- The Westin

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