MANOR REAL ESTATE

FOR LEASE



TUDOR BUILDING IN DOWNTOWN WEST

SCAN HERE!

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1901-33 WASHINGTON AVENUE
ST. LOUIS, MO 63103
2,080 S.F. | $18.00/S.F. N.N.N.

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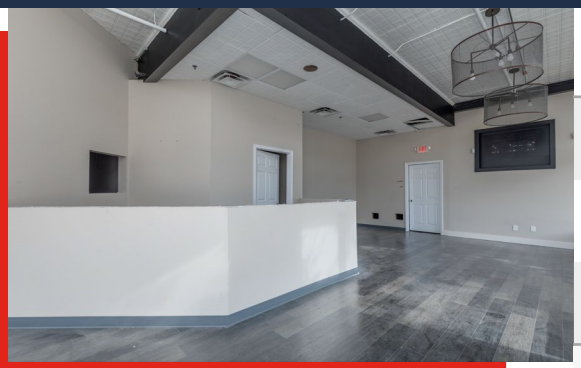
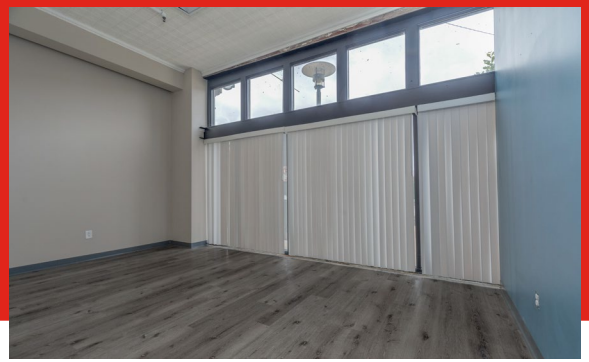
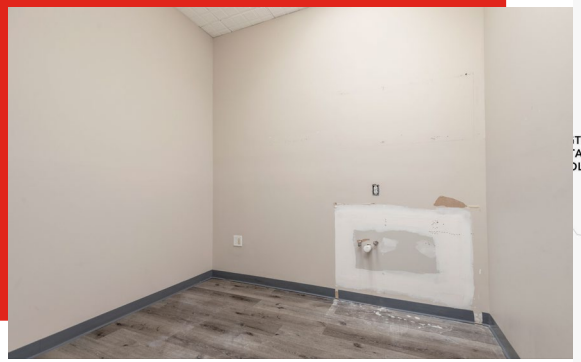
PROPERTY INFORMATION

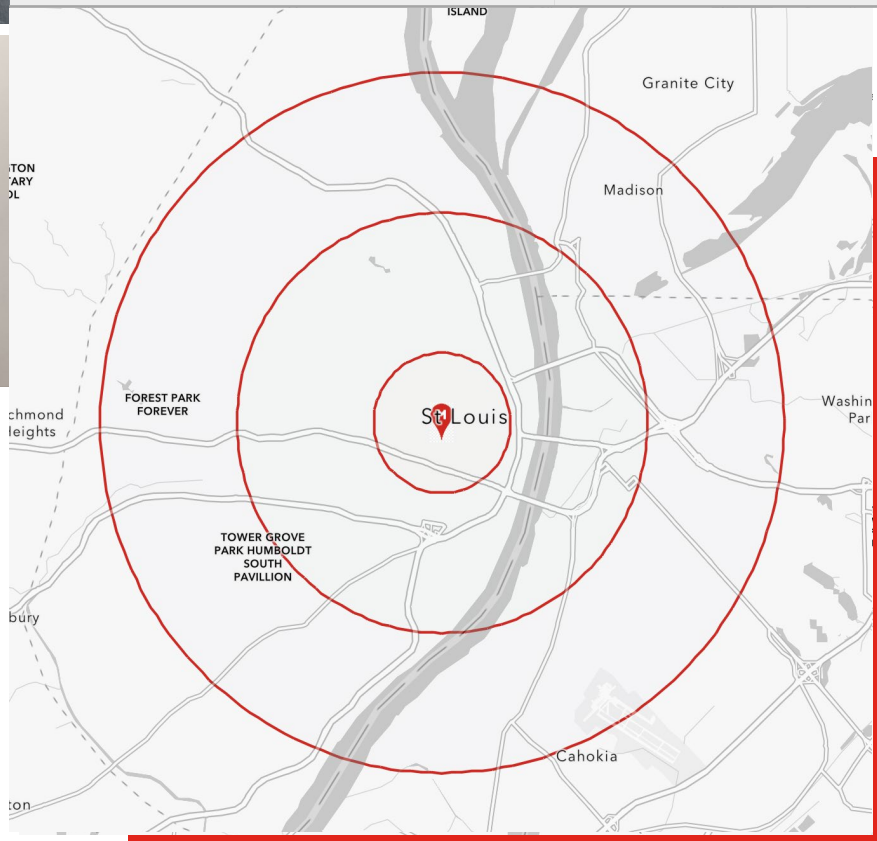








DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		23,970	160,404	385,349
HOUSEHOLDS		9,323	50,264	111,727
AVERAGE HH INCOME		$44,734	$50,835	$47,741



- 1 SPACE CURRENTLY AVAILABLE — 2,080 S.F.
- THE 2,408 S.F. SUITE FEATURES A MOSTLY OPEN FLOOR PLAN
- THE 3,430 S.F. SUITE IS ON THE CORNER OF 19TH AND WASHINGTON AND FEATURES CREATIVE OFFICE FINISHES
- THE 6,000 S.F. SUITE FEATURES A SECOND-GENERATION CLUB/RESTAURANT WITH A COMMERCIAL KITCHEN
- NEW OWNERSHIP AND MANAGEMENT
- STREETSCAPE AND EXTERIOR IMPROVEMENTS ARE UNDERWAY
- BECOME PART OF THE DOWNTOWN WEST RESURGENCE

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TUDOR BUILDING

SUITE	SIZE	STATUS
1901-1905	3,430 S.F.	LEASED
1907	1,210 S.F.	LEASED
1909	1,212 S.F.	LEASED
1911	1,147 S.F.	LEASED
1913-1919	4,000 S.F.	LEASED
1923	1,209 S.F.	LEASED
1925	1,204 S.F.	LEASED
1927	1,204 S.F.	LEASED
1929-1931	2,408 S.F.	LEASED
1933	2,080 S.F.	AVAILABLE

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DOWNTOWN WEST AERIAL



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MARKET HIGHLIGHTS

DOWNTOWN WEST

Downtown West (DTW) in St. Louis, Missouri, is a vibrant neighborhood west of the Mississippi River, featuring landmarks like St. Louis City Hall, Union Station, Stifel Theatre, Enterprise Center, and CityPark stadium. The Washington Avenue Historic District, a former garment district, features converted high-rise warehouses now housing residential lofts, restaurants, taverns, and coffee shops.

DTW is undergoing over $3.5 billion in development, including CITYPARK ($461 million), Union Station ($200 million), and the Enterprise Center renovation ($42 million). Residential projects include Butler Bros ($130 million, 384 units) and The Monogram ($51 million, 168 units), with new builds like 1801 Washington ($52 million, 184 units) and 21c Hotel ($47.5 million, 173 keys). Major employers such as Square HQ ($70 million) and the $2 billion NGA Campus are transforming DTW into a multifaceted neighborhood.

Enhancing DTW further, Barnes-Jewish Hospital at Washington University Medical Center is Missouri's largest hospital and private employer. The Cortex Innovation Campus hosts 400+ companies and employs over 6,000 people. Saint Louis University, with over 16,000 students, and the $2 billion Next NGA West project solidify DTW as a key hub for healthcare, innovation, education, and intelligence.



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