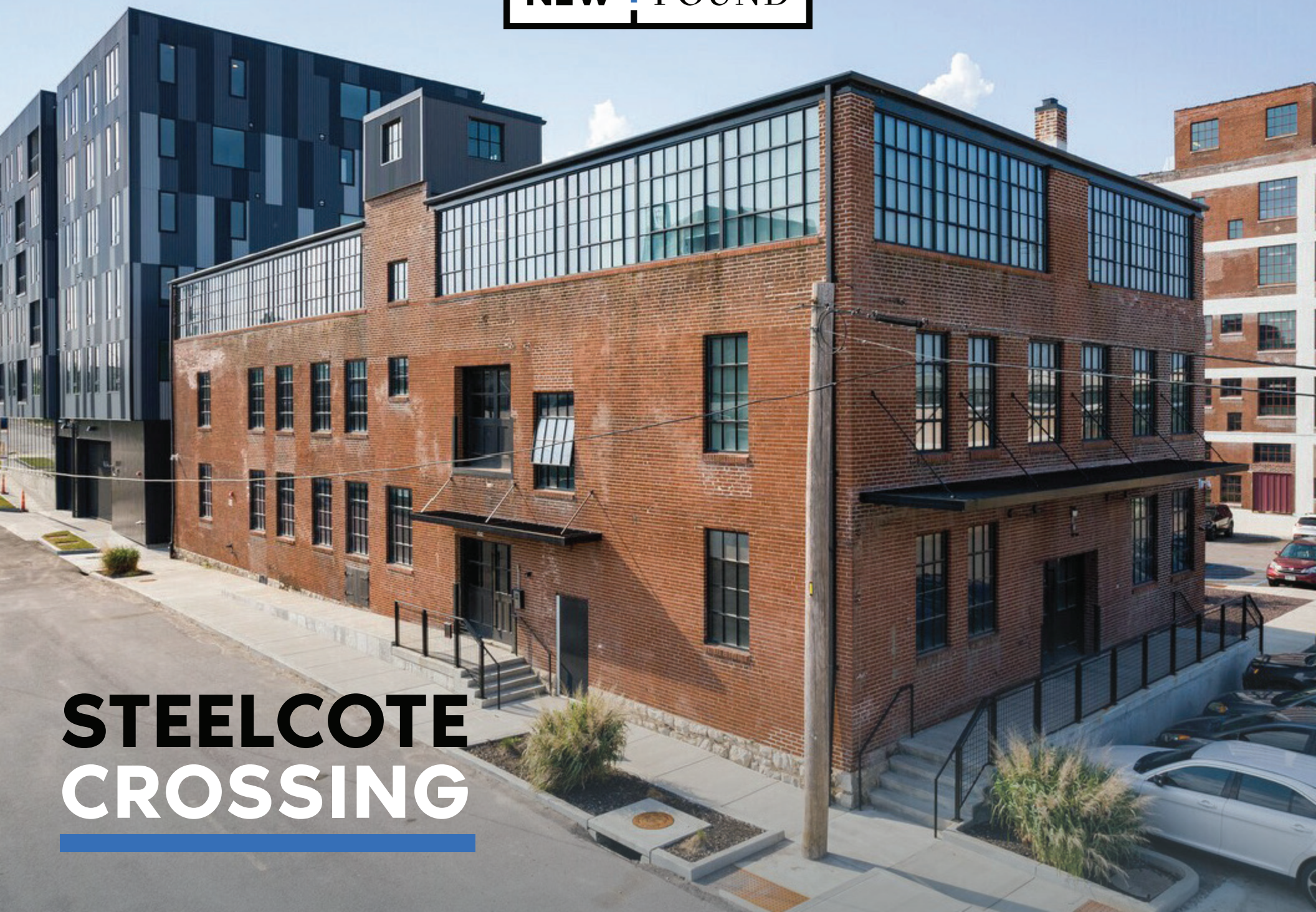


NEW + FOUND

STEELCOTE CROSSING





Nestled along Chouteau Ave near Grand Blvd, Steelcote Crossing is located smack-dab in the middle of the most vibrant parts of St. Louis. Steelcote Crossing is the a historic rehabilitation of the Columbia Oil Company building. 4,100 SF retail | restaurant space available on the ground level with outdoor seating and ample parking.

Just a short distance away are the top entertainment and social hubs such as South Grand, Lafayette Square, and The Grove. Surrounding the community are some of the hottest shopping and entertainment centers in the city.

Steelcote Crossing is conveniently situated near the St. Louis University campus and hospital, public transportation, the Midtown corridor, Cortex district, Lafayette Square and major thoroughfares I-64/40, I-44, and Forest Park Parkway.

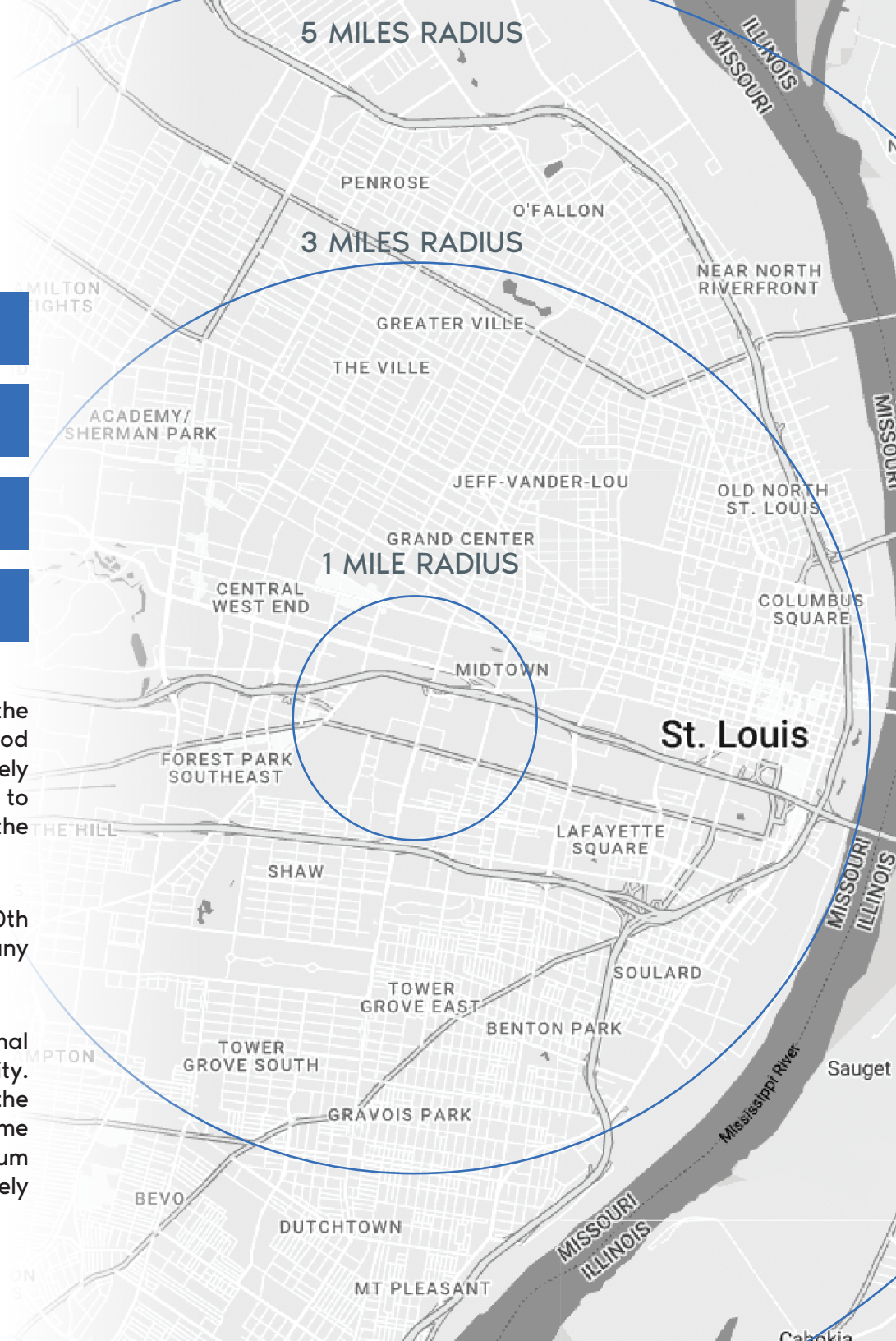
THE NEIGHBORHOOD

	1 MILE	3 MILES	5 MILES
POPULATION	12,272	135,911	298,472
HOUSEHOLDS	5,705	67,283	140,813
EMPLOYEES	23,403	184,310	246,954
MED HH INCOME	43,083	51,928	50,980

The Midtown Neighborhood is just that, located right in the middle of the City of St Louis. Midtown is a vibrant and culturally diverse neighborhood located just west of downtown St. Louis. Its boundaries are not precisely defined but generally stretch from Grand Boulevard on the east to Vandeventer Avenue on the west, and from Chouteau Avenue on the south to Delmar Boulevard on the north.

Midtown has a rich history dating back to the late 19th and early 20th centuries when it was a hub of economic activity and boasted many beautiful mansions, theaters, and cultural institutions.

The district is home to several prominent cultural and educational institutions, making it a focal point for arts and academia in the city. Notable landmarks include the St. Louis University (SLU) campus, the Grand Center Arts District, The Fabulous Fox Theatre, Powell Hall (home of the St. Louis Symphony Orchestra), and the Contemporary Art Museum St. Louis (CAM). These institutions contribute to the neighborhood's lively and diverse atmosphere.



NEIGHBORHOOD HOTSPOTS

FRESH THYME
• MARKET •



IKEA

CVS
pharmacy®

CITY
FOUNDRY
PUBLIC STL MARKET

CORTEX
Innovation community



THE FOOD HALL
— AT CITY FOUNDRY —



ROCKWELL
BEER CO



CITY WINERY



ATOMIC
GOWBOY
FOOD • SPIRITS • MUSIC



MISSOURI
BOTANICAL
GARDEN

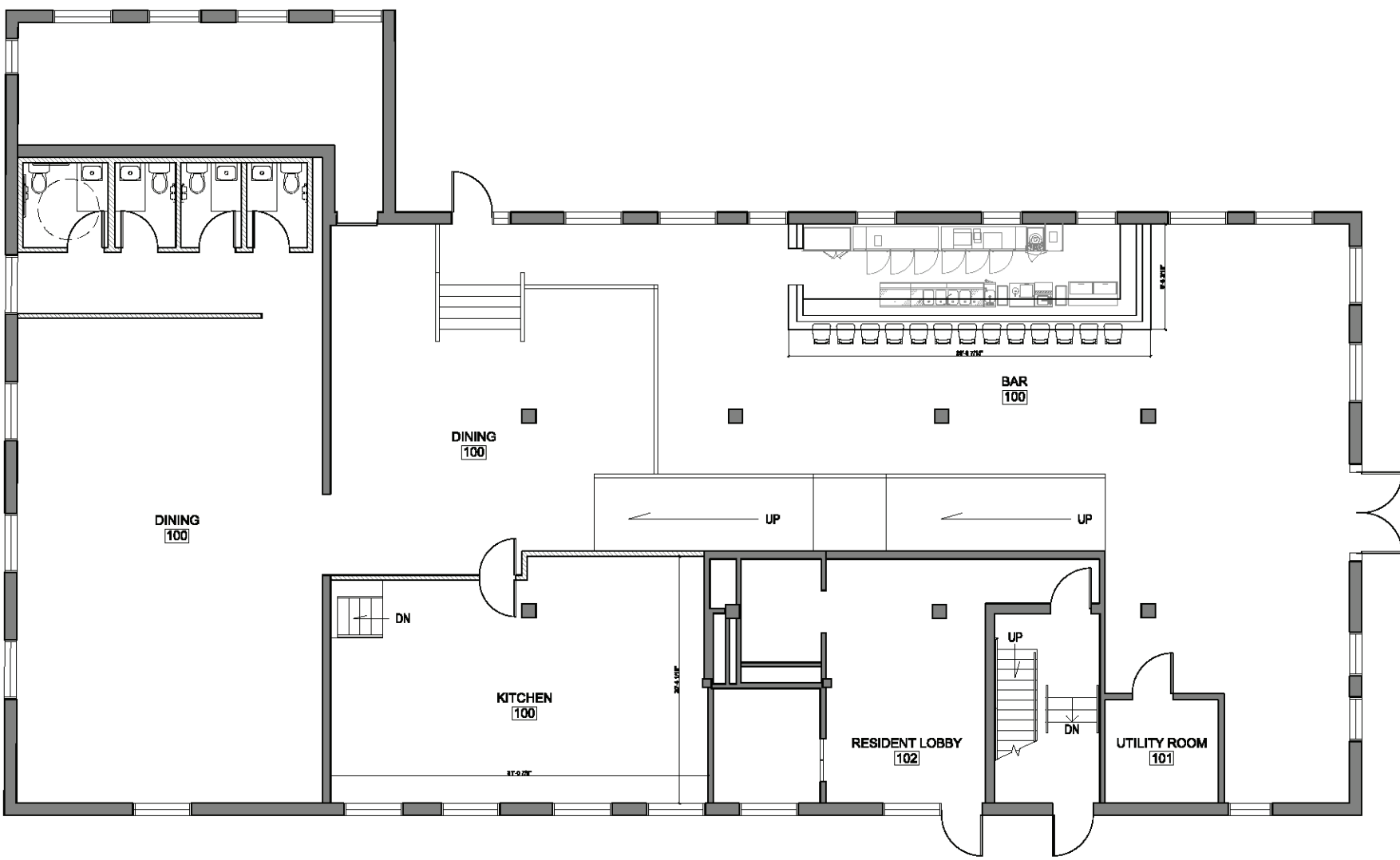
Puttshack



SANDBOX^{VR}

FIND YOUR EDGE
TRUFUSION

RESTAURANT FLOOR PLAN A



ARCHITECT

BL

BLACKLINE
DESIGN+CONSTRUCTION

BLACKLINE
DESIGN + CONSTRUCTION
2217 Larned Ave, Third Floor
St. Louis, Missouri 63103
Tel: 314.281.1900, ext. 1002
Fax: 314.281.1722
www.blackline2.net

Prepared and for construction
purpose purposes of information

CONTRACTOR:

BLACKLINE
DESIGN + CONSTRUCTION
2217 LOCUST, FIRST FLOOR
ST. LOUIS, MO 63103

CONSULTANTS:

STEELCOTE CROSSING
FIRST FLOOR FIT OUT

OWNER:

TBD

No.	Revised/Issued	Date
1	PERMIT SET	01/25/21

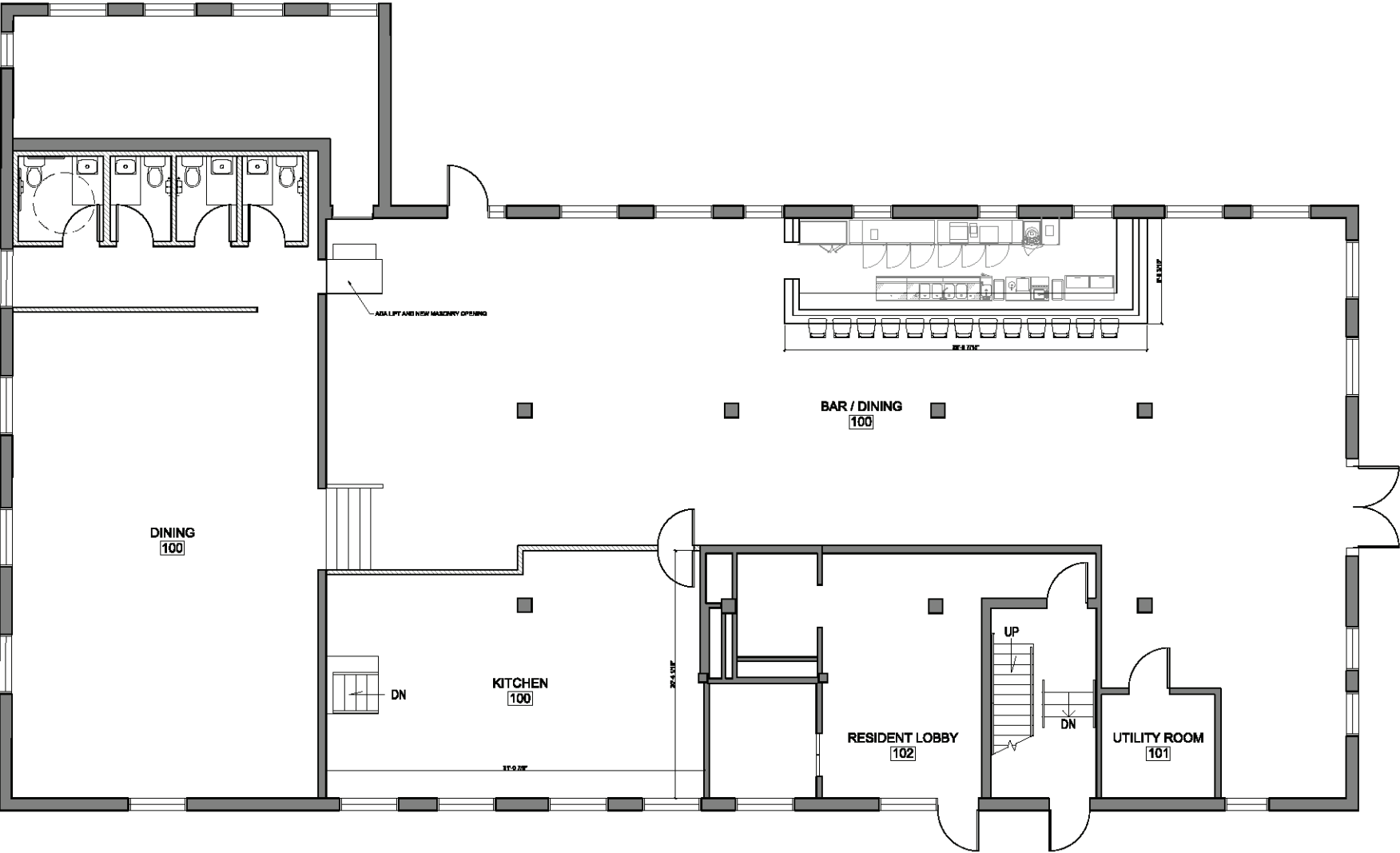
PROJECT ADDRESS:

3419 Pech Street
St. Louis, MO 63103

BUILDING FIRST FLOOR PLAN

Project Number	Sheet
20-006	A001
Date	01/25/21
By	
Verify	

RESTAURANT FLOOR PLAN B



1 FLOOR PLAN - OPTION B
SCALE: 1/8" = 1'

ARCHITECT

BL

BLACKLINE
DESIGN + CONSTRUCTION

BLACKLINE
DESIGN + CONSTRUCTION
2217 Larned Ave, Third Floor
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Tel: 314.261.0000, ext. 1002
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*Not for construction
without permission of architect*

CONTRACTOR:

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DESIGN + CONSTRUCTION
2217 LOCUST, FIRST FLOOR
ST. LOUIS, MO 63103

CONSULTANTS:

STEELCOTE CROSSING
FIRST FLOOR FIT OUT

OWNER:

TBD

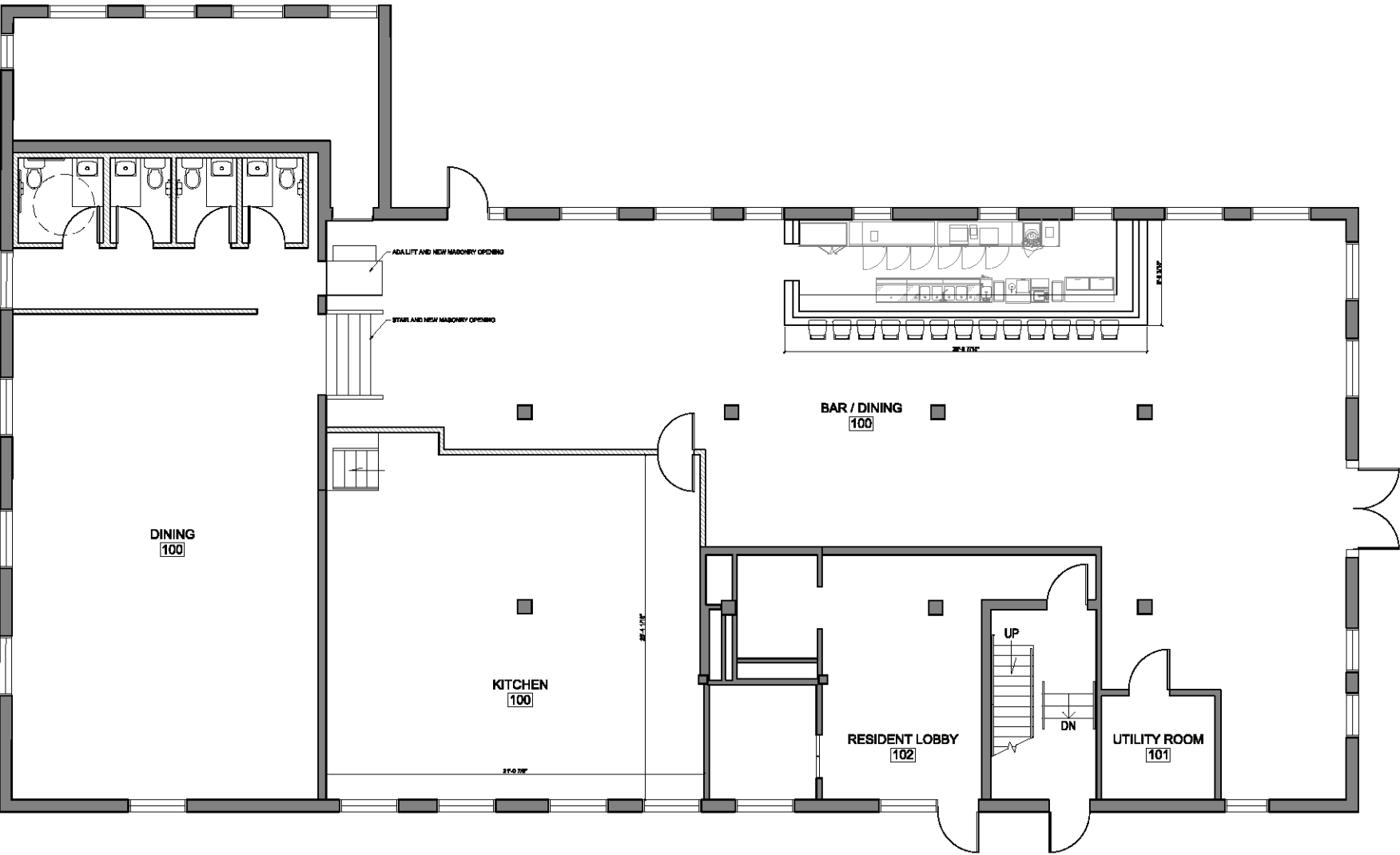
No.	Revised/Issued	Date
1	PERMIT SET	01/25/21

PROJECT ADDRESS:
3410 Pech Street
St. Louis, MO 63103

BUILDING FIRST FLOOR PLAN

Project Number	Sheet
20-006	A001
Date	01/25/21
By	Vivien

RESTAURANT FLOOR PLAN C



1 FLOOR PLAN - OPTION C
SCALE: 1/8" = 1'

ARCHITECT

BL

BLACKLINE
DESIGN + CONSTRUCTION

BLACKLINE
DESIGN + CONSTRUCTION
2217 Lamed Ave, Third Floor
St. Louis, Missouri 63105
Tel: 314.285.1722, ext. 1002
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ST. LOUIS, MO 63105

CONSULTANTS:

STEELCOTE CROSSING
FIRST FLOOR FIT OUT

OWNER:

TBD

No.	Revised/Issued	Date
1	PERMIT SET	01/25/21

PROJECT ADDRESS:
3419 Pech Street
St. Louis, MO 63105

BUILDING FIRST FLOOR PLAN

Project Number	Date
20-006	01/25/21
By	

A001

This aerial map of downtown St. Louis features numerous landmarks and data labels. Key locations include Forest Park (15,000,000 visitors), St. Louis Zoo (2,700,000 annual visitors), The Muny (347,000 annual visitors), St. Louis Science Center (549,941 annual visitors), Mo History Museum (187,000 annual visitors), St. Louis Art Museum (347,992 annual visitors), BJC Medical Campus (25,000 employees), Cortex Innovation Community (415 companies, 6,000 employees), St. Louis University (15,344 students, 2,022 full-time faculty), Chaifetz Arena (10,600 seats), Wells Fargo Advisors, City Museum (519,700 annual visitors), The Dome at America's Center (82,634 real capacity), City Foundry (2M annual visitors), Target, Topgolf, Ameren (1494 Fortune 500 company), Enterprise Center (176 events annually, 2,000,000 guests annually), Stifel Theatre (3,100 seats), Purina (2,000 employees), Gateway Arch (2,422,835 annual visitors), Chouteau's Landing Development, Lafayette Park, Missouri Botanical Garden (1,000,000 annual visitors), Tower Grove Park (921,000 annual visitors), and the Mississippi River. Major highways shown include I-64, I-44, I-55, and I-70. A yellow circle labeled 'SITE' is located near the intersection of Market St and Chouteau Ave.



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realty@newandfound.com

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