

# THE BLVD

COME JOIN THE  
EXPERIENCE

ST. LOUIS, MISSOURI

*Phase 2 Coming Summer 2022*







# Life at The Blvd

## CURATED RETAIL

In the heart of St. Louis is a lifestyle destination unlike any other. Stroll down the shops of Main Street and enjoy a curated experience of world-class retailers such as Soft Surroundings, Loft, and Crate & Barrel.

The Boulevard is a vibrant village and our mission is to create a unique retail experience that will have you coming back again and again.



## WORLD CLASS DINING

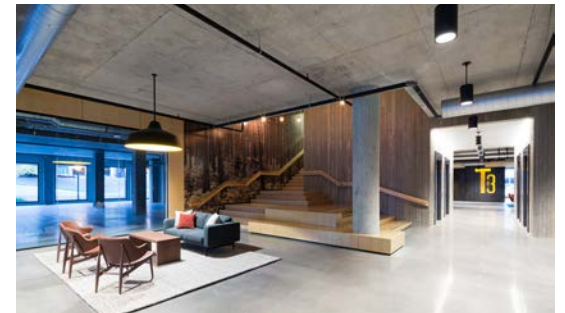
Home to Deer Creek Cafe, Maggiano's Little Italy, a popular summer farmers market, and more, The Boulevard is the perfect place to unwind after work or for an evening out with the family. Enjoy an unbeatable fine-dining experience and then take a stroll down The Boulevard!



## PREMIER OFFICE SPACE

The Phase II expansion brings up to 200,000 SF of Class A office space to The Boulevard. Tenants will have access to free covered parking with an attached sky-bridge, exterior signage opportunities along major regional arteries, and on-site restaurants, shops and banks.

We collaborate with the area's top architects to design and build creative work environments that suit your workspace needs. Every build-out encompasses your company's personality and vision.



# St Louis is...

## ST. LOUIS POPULATION & TOURISM



**2.8 MILLION**

Total Population in the St. Louis Metropolitan Statistical Area (20th largest in US)



**1.4 MILLION**

Total Labor Force in the St. Louis Metropolitan Statistical Area



**25.9 MILLION**

Total number of visitors to St. Louis each year



**5.8 BILLION**

Total amount spent by visitors to St. Louis each year

## ST. LOUIS IS HOME TO 9 FORTUNE 500 COMPANIES



Ranked #468



Ranked #51



Ranked #367



Ranked #178



Ranked #426



Ranked #448



Ranked #491



Ranked #512



Ranked #234

## ST. LOUIS' TOP EMPLOYERS



29,305 empl.



14,566 empl.



20,182 empl.



10,858 empl.



SSMHealth

13,500 empl.



11,727 empl.



13,000 empl.



13,000 empl.



17,688 empl.



# Trade Area

The Boulevard is strategically located in the heart of the region's most affluent and flourishing neighborhoods.





# Aerial







# The Blvd is...



Boasting immediate access to key regional arteries I-64 and I-170, as well as Brentwood Boulevard, The Boulevard is ideally situated and easily accessed by the affluent area patrons.



A short 3 minute walk from the Saint Louis Metrolink, The Boulevard is directly connected to important regional hubs such as Washington University, Saint Louis University, Downtown St. Louis, and the Lambert International Airport.



With 1,400 parking spots in a secured garage, The Boulevard provides a safe and accessible location for its patrons to park for free.



The Boulevard is located within 3 miles of Clayton High School & Ladue High School, both of which are ranked in the top 100 nationally. John Burroughs, which is located within 5 miles of the site, is also ranked in the top of the private high schools nationally.

## WITHIN 3 MILES OF THE BLVD...



The average household income is \$122,708



Ladue is ranked 32nd nationally in household income



64% of population have college degrees

## WITHIN 5 MILES OF THE BLVD...



Population is nearly 300,000

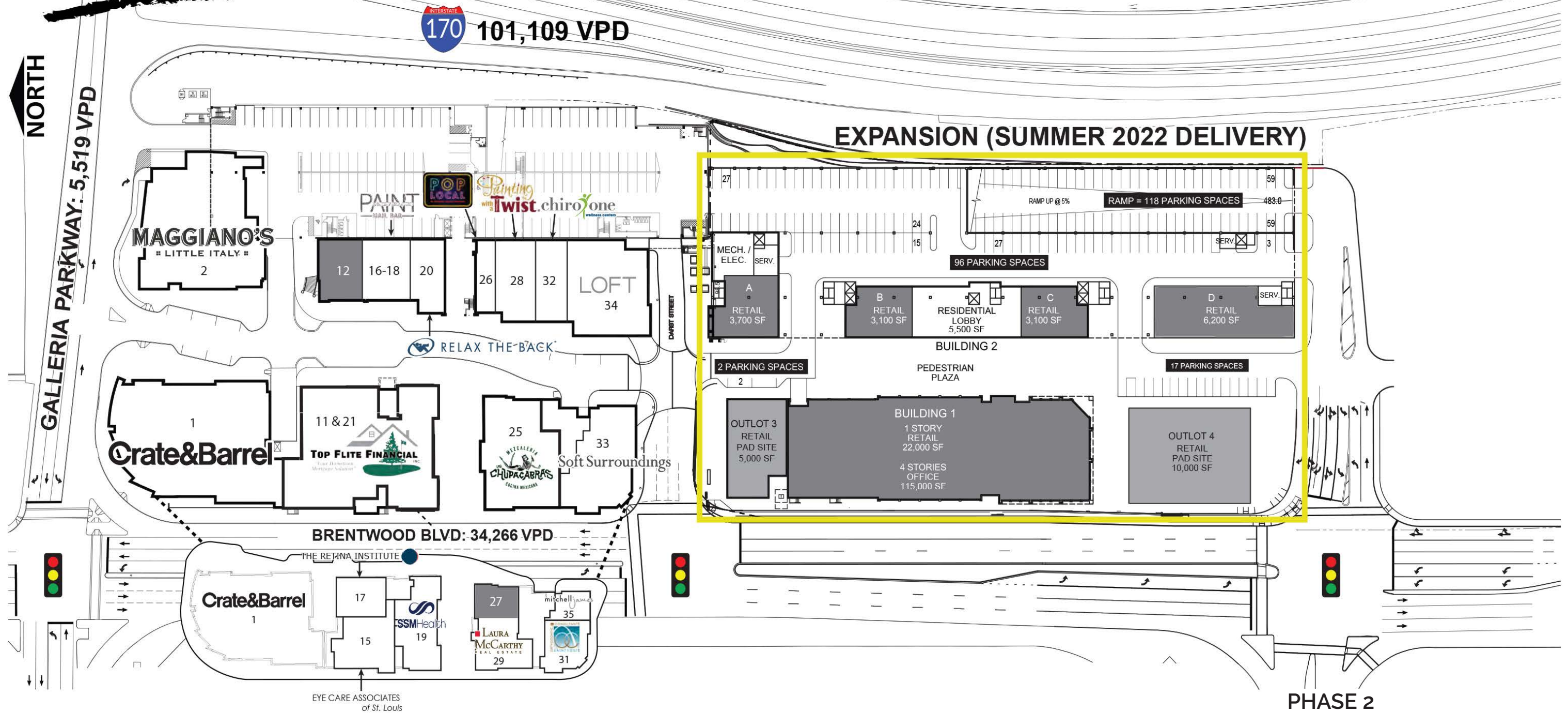


Daytime population is approx. 300,000



Average household income is \$99,000+

# The Boulevard



## PHASE 1

Suite	Tenant	SF
1	Crate & Barrel	35,953
2	Maggiano's Little Italy	12,324
11 & 21	Top Flite Financial	14,332
12	Available	3,000
15	Eye Care Associates	4,851

Suite	Tenant	SF
16-18	Paint Nail Bar	2,297
17	Retina Consultants, LTD	3,808
19	SSM Health	6,128
20	Relax the Back	2,180
25	Mezcaleria	6,947

Suite	Tenant	SF
26	Pop Local	1,380
27	Available	2,795
28	Painting With a Twist	2,950
29	Laura McCarthy Real Estate	4,500
31	Orthodontic Consultants	3,312

Suite	Tenant	SF
32	ChiroOne	2,430
33	Soft Surroundings	5,196
34	Ann Taylor Loft	6,629
35	Mitchell James Salon	2,921

## PHASE 2

Bldg	Tenant	SF
Bldg 1	Available	22,000
Bldg 1	Office	115,000
Bldg 2 A	Available	3,700
Bldg 2 B	Available	3,100
Bldg 2 C	Available	3,100
Bldg 2 D	Available	6,200
Outlot 3	Available	5,000
Outlot 4	Available	5,000





# Connect With Us

## THE BOULEVARD LEASING TEAM

### PAIGE SCHIESSER

Mid-America Asset Management, Inc.

+1 (630) 954 7221

[pschiesser@midamericagrp.com](mailto:pschiesser@midamericagrp.com)

### APRIL SMITH

Mid-America Asset Management, Inc.

+1 (630) 954 7451

[asmith@midamericagrp.com](mailto:asmith@midamericagrp.com)

### RICK SPECTOR

L<sup>3</sup> Corporation

+1 (314) 708 2009

[rick@L3corp.net](mailto:rick@L3corp.net)

