

Pre-Leasing  
Available Early  
Q1 2019

III ARTIN

INTERACTIVE. INSPIRED. UNBELIEVABLE.

MIDTOWN III ARTIN.COM

# MARTIN

## Property Features of 2315 Locust

- Located in St. Louis' Premier Design District
- Flexible Leases Allow for Growth
- Onsite Rooftop Restaurant | Bar
- Common Area Amenities
  - " Voice Interaction with Martin
  - " 1st Floor Conference Room with Full Kitchen
  - " 2nd Floor Conference Room with Wet Bar
  - " Brainstorming & Breakout Areas
  - " Life-Sized Board Games Throughout
- Fitwel Designated
  - " Lactation & Zen rooms
  - " Bike Parking | Showers & Lockers
- Gated Parking
- Elevator Served
- Gigabit Fiber Internet



TOWER  
REAL ESTATE GROUP



# 1ST FLOOR

LEASED

SUITE 4

SUITE 3

LEASED

SUITE 2

SUITE 1

SUITE 5

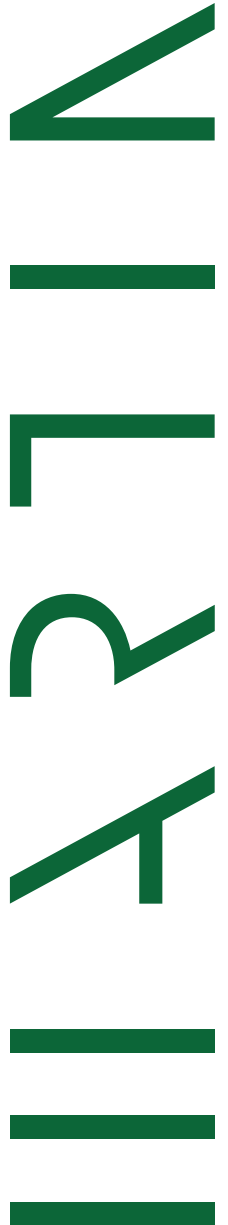
Suite 1:  
- 2,564 SF  
- \$3,206.00/MO

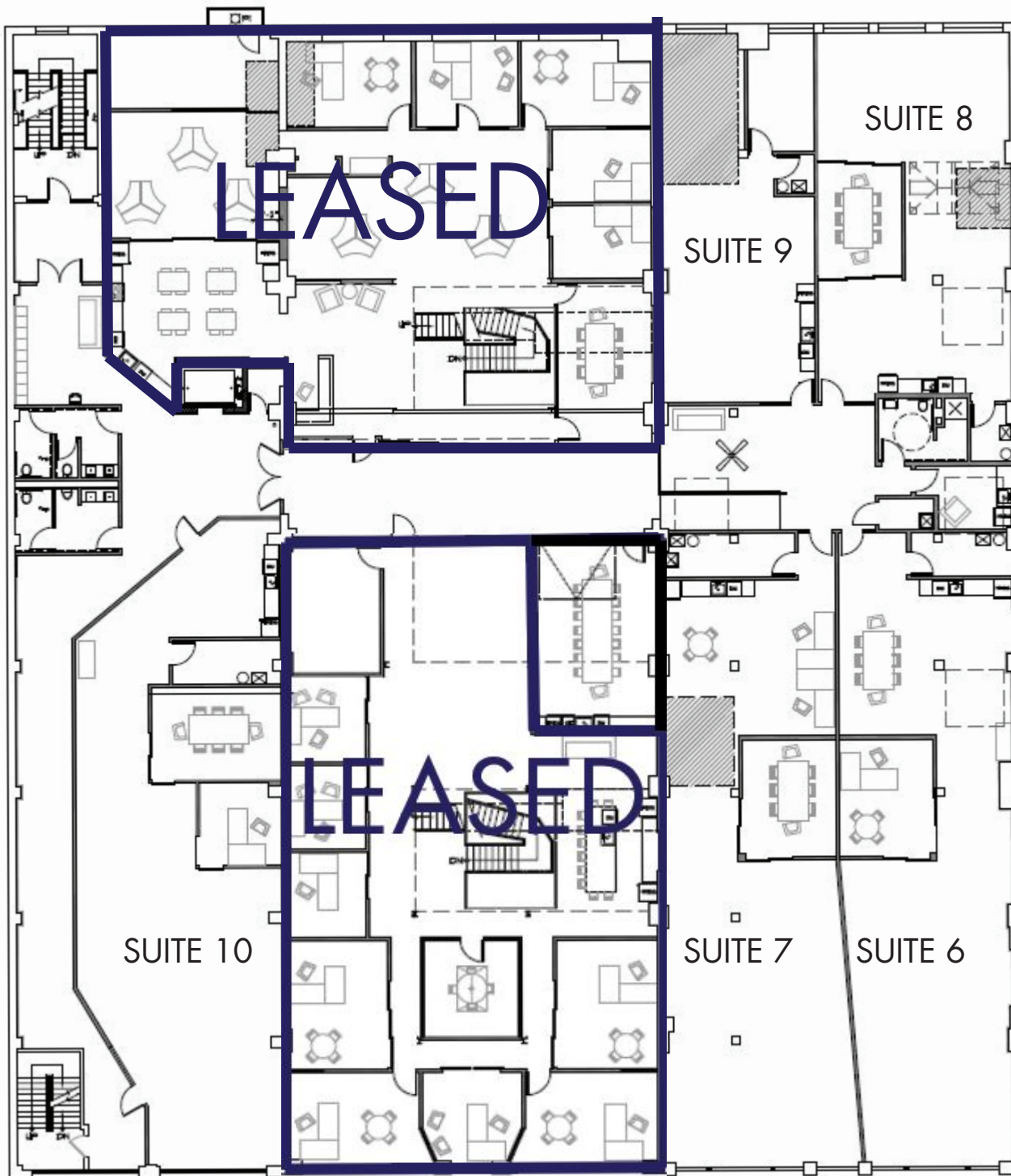
Suite 2:  
- 2,564 SF  
- \$3,206.00/MO

Suite 3:  
- 1,772 SF  
- \$2,215.00/MO

Suite 4:  
- 1,391 SF  
- \$1,738.00/MO

Suite 5:  
- 2,507 SF  
- \$3,134.00/MO





## 2ND FLOOR

Suite 6:

- 2,245 SF

- \$2,807.00/MO

Suite 7:

- 2,507 SF

- \$3,134.00/MO

Suite 8:

- 1,772 SF

- \$2,215.00/MO

Suite 9:

- 1,391 SF

- \$1,738.00/MO

Suite 10:

- 2,507 SF

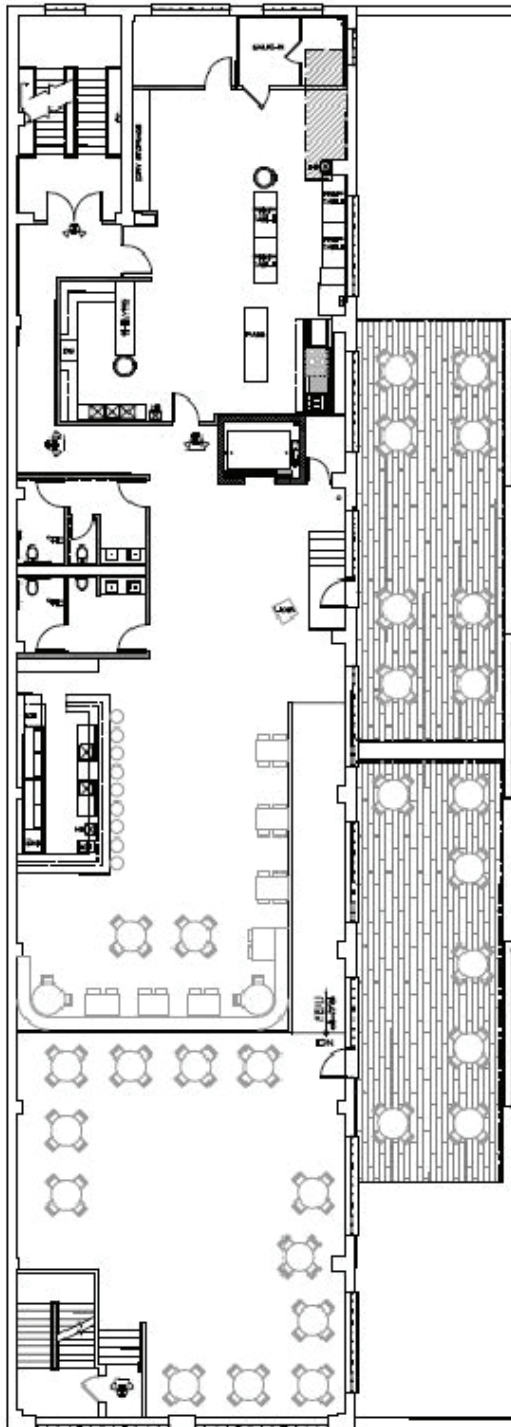
- \$3,134.00/MO

214

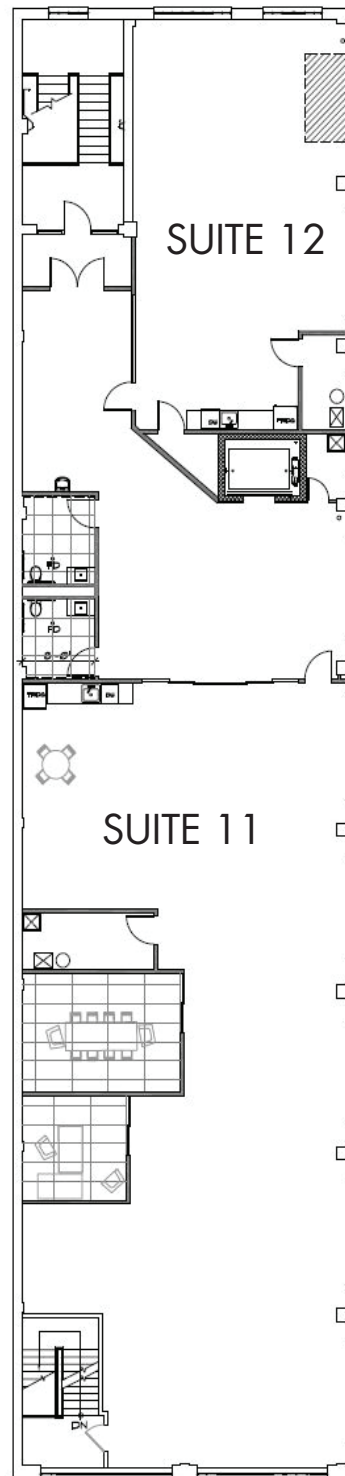
# 3RD FLOOR



- 5,200 SF
- Whitebox
- \$7,367.00/MO
- Restaurant
- Hood
- Rooftop Seating







# 4TH FLOOR

Suite 11  
 - 3,488 SF  
 - \$4,650.00/MO

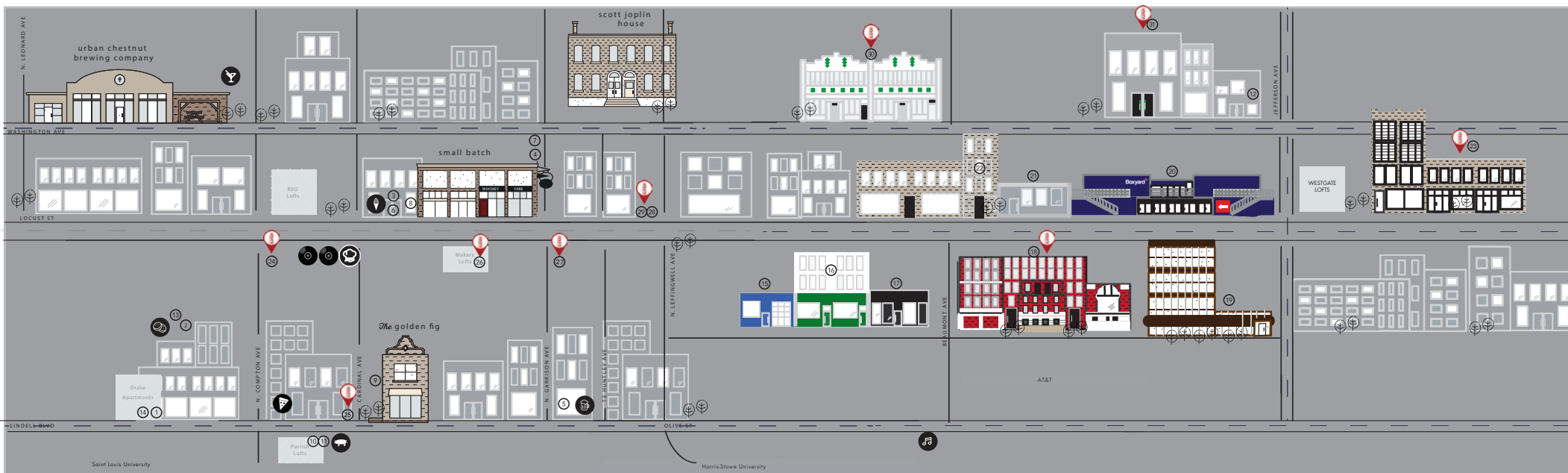
Suite 12  
 - 1,214 SF  
 - \$1,618.00/MO



# EXPLORING



## & Jefferson Connector



### happening now.

#### shopping.

- The Golden Fig
- 1. The Luxe Loft
- 2. Music Record Shop

#### culture.

- Scott Joplin House
- 🎵 The Firebird
- 🍷 Fubar
- 3. Float STL
- 4. Satori
- 5. Midtown Barbershop
- 6. BTMA Studio
- 7. Apollo Fit

#### food.

- Urban Chestnut Brewing Company
- Small Batch
- 🍷 Pappy's Smokehouse
- 🍷 The Bronson House
- 🍷 Wellspend Brewing Company
- 🍷 The Fountain On Locust
- 🍷 Turn
- 🍷 Hugo's Pizzeria
- 8. Brennan's
- 9. Sapporo 2
- 10. Southern
- 11. Center Ice Brewery
- 12. The Corner
- 13. Sophie's Artists Lounge
- 14. Baby Kakez Bakery

### coming to the neighborhood.



- 15. 🍷
- 16. AirBnb
- 17. Coffeehouse
- 18. MAIONE
- 19. Hotel
- 20. Boxyard
- 21. 🍷
- 22. Lofts
- 23. MARTIN

### available to lease now.

- 🍷 24. 3146 Locust
- 🍷 25. 3101 Olive
- 🍷 26. 3010 Locust
- 🍷 27. 2940 Locust
- 🍷 28. 2811 Locust
- 🍷 29. 2815 Locust
- 🍷 30. 2647 Washington
- 🍷 31. 2601 Washington

### pre-leasing.

- 15. 🍷
- 🍷 18. MAIONE
- 🍷 20. Boxyard
- 🍷 22. Lofts



# MARTIN

For Lease

\$15.00-\$17.00/SF NNN



## TOWER

REAL ESTATE GROUP

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