

**1717 Olive Street**  
St. Louis, MO 63103

THE  
VICTOR

RETAIL

WALKER  
DRINKERS

**RETAIL | RESTAURANT**  
**FOR LEASE**



TOWER  
REAL ESTATE GROUP








# THE VICTOR

**The Victor is a heroic building made anew with restaurant, retail, 384 apartments and endless amenities.**

**This \$119M redevelopment of the former Butler Brothers Building is a short kick from CITYPARK Stadium, the Aquarium, City Museum and all the city has to offer.**

**It's the place to work and play. To eat and drink. To gather and cheer. To embrace your city and live victoriously.**

## **CITYPARK Opening Day Fun Facts**

-  50,000 + People Visited Surrounding Restaurants / Bars
-  22,500 + People at Game
-  426% Average Restaurant Customer Increase



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- 7,685 SF Restaurant | Retail Space
- Exterior Street Level Seating Available
- First Generation Customizable Space
- Delivered White-Box
- Front Door is steps from CITYPARK: St. Louis City SC Stadium

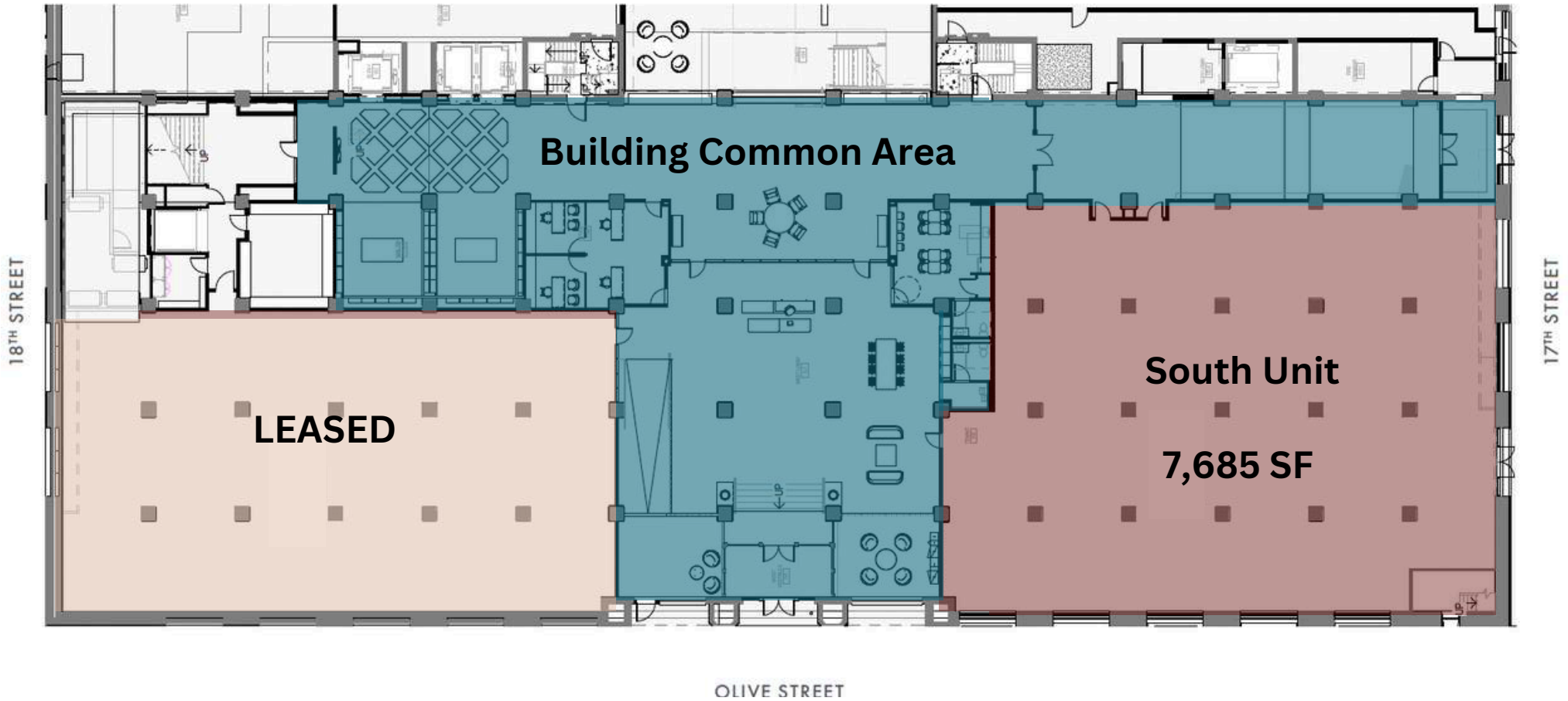
Offered At  
\$24.00/SF NNN



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# Floor Plan



**CUSTOMIZABLE SPACE**

Can Be Divided  
Street and Interior Gallery Entrances



# Parking Info:

- Employee Parking in Indoor Garage at Victor
- Surface Lot Parking for Customers
- Short Term / Pick Up Parking Directly in Front of Suite





# 27,700 +

employees work in the area on a daily basis

# 24,000+

proposed visitors to the CITYPARK Stadium

# 1,894

residential units currently occupied and being built

# BLOCKS

from the MLS CITYPARK Stadium, Union Station, Enterprise Center, Midtown Alley and other Developments in the area





# Location



HOTELS



RETAIL



RESIDENTIAL



AVAILABLE PROPERTIES



**THE VICTOR**

1717 Olive



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# CITY COMMONS AMENITIES | HOTELS

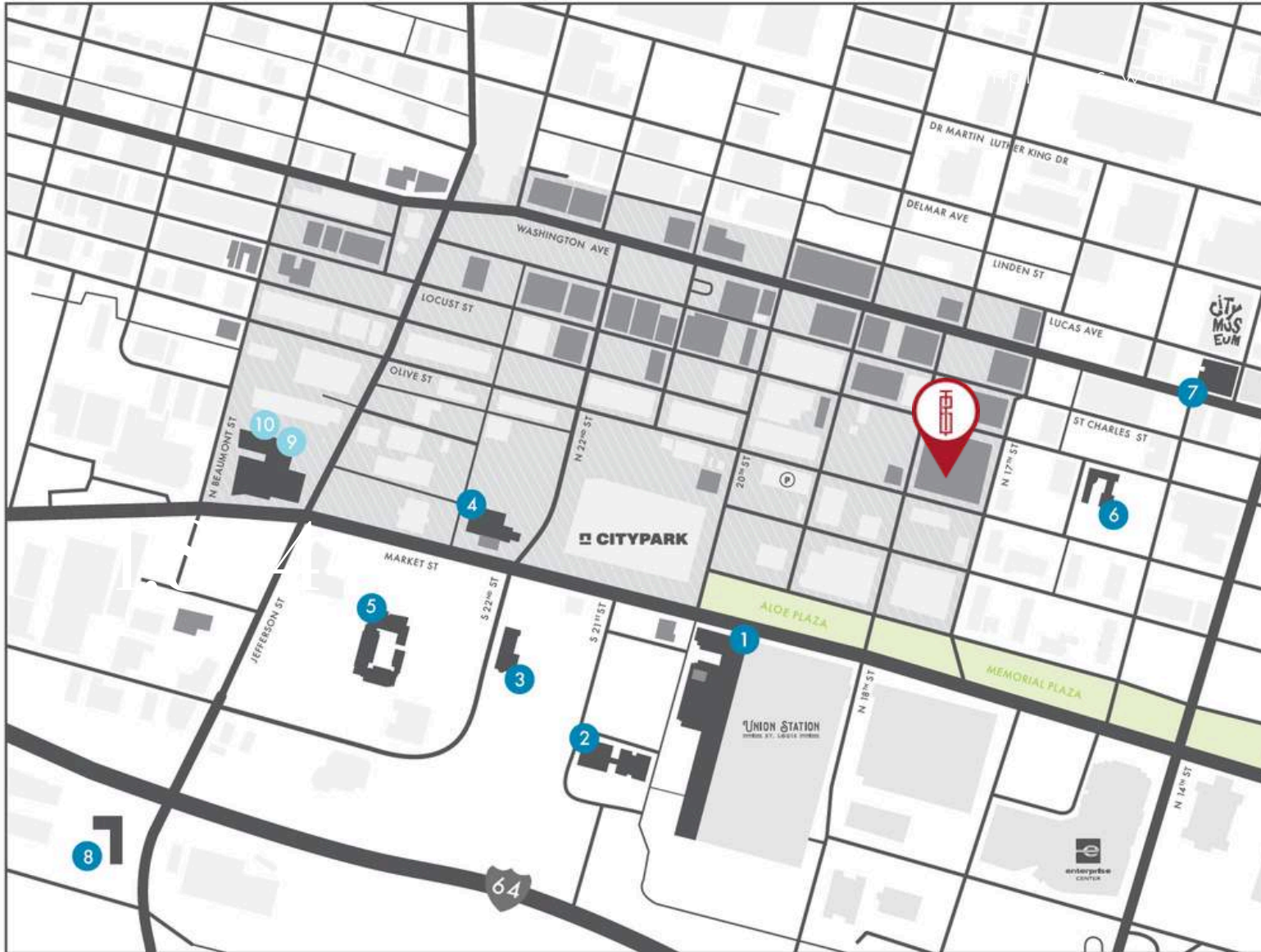


## HOTELS

- 1 **UNION STATION, CURIO**  
1820 Market | 539 rooms
- 2 **DRURY iNN**  
South 20th Street | 176 rooms
- 3 **FAIRFIELD INN & SUITES**  
2144 Market | 137 Room
- 4 **PEAR TREE INN**  
2211 Market | 237 rooms
- 5 **COURTYARD BY MARRIOTT**  
2340 Market | 151 rooms
- 6 **21C**  
1528 Locust | 173 rooms
- 7 **LAST HOTEL**  
1501 Washington Ave. | 142 rooms
- 8 **RESIDENCE INN**  
525 S Jefferson | 188 rooms

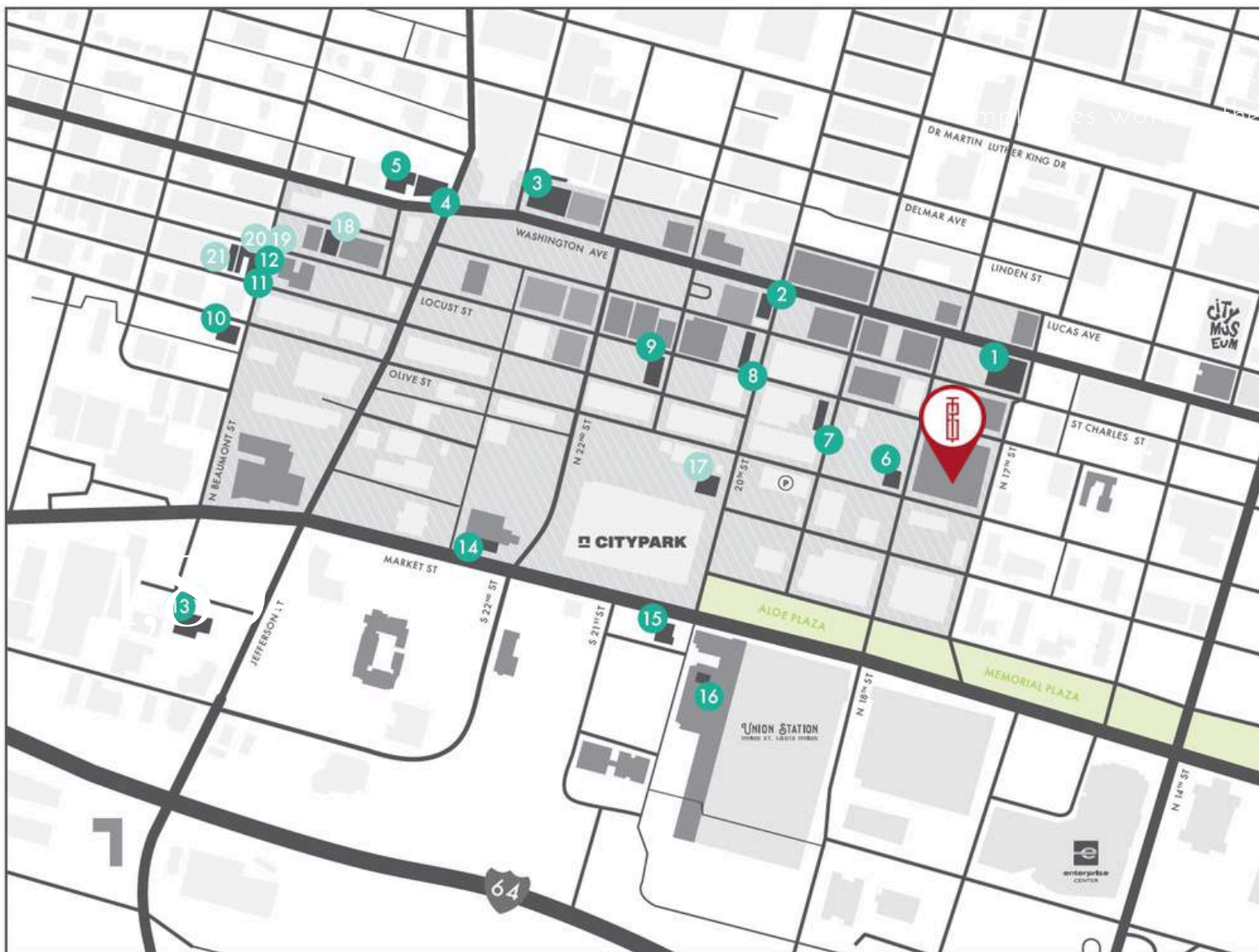
## PROPOSED

- 9 **KIMPTON**  
2601 Market | 170 rooms
- 10 **EXTENDED STAY**  
2601 Market | 129 rooms





# CITY COMMONS AMENITIES | RETAIL



## RETAIL

- 1 **FIELDS FOODS**  
1705 Washington | Grocery
- 2 **BRICK RIVER CIDER**  
2000 Washington | Brewery
- 3 **HAWTHORN**  
2231 Washington | Event
- 4 **SKRATCH**  
2605 Washington Ave | Restaurant
- 5 **LATTE LOUNGE**  
2617 Washington | Coffee
- 6 **WHITE KNIGHT DINER**  
1801 Olive | Restaurant
- 7 **LONDON TEA ROOM**  
1900 Locust | Tea
- 8 **THE PEPPER LOUNGE**  
2005 Locust | Bar
- 9 **SCHLAFLY TAP ROOM**  
2100 Locust | Brewery
- 10 **BEFFA'S LOUNGE**  
2700 Olive | Bar/Restaurant
- 11 **ANITA CAFÉ AND BAR**  
2700-2710 Locust | Bar/Restaurant
- 12 **KAIN TAYO**  
2700 Locust | Bar/Restaurant
- 13 **STARBUCKS**  
201 S Jefferson | Coffee
- 14 **SYBERG'S**  
2211 Market | Bar/Restaurant
- 15 **MAGGIE O'BRIEN'S**  
2000 Market | Bar/Restaurant
- 16 **THE PITCH**  
2 S 20th Street | Bar/Restaurant

## COMING SOON

- 17 **VIOLA DISPENSARY**  
2000 Olive | Retail
- 18 **RICK'S**  
2639 Locust | Bar/Restaurant
- 19 **VIDERIA WINE BAR**  
2700 Locust | Bar
- 20 **NEXUS CULTURAL CUISINE**  
2700 Locust | Bar/Restaurant
- 21 **BLUE JAY BREWING**  
2710 Locust | Brewery



# CITY COMMONS AMENITIES | RESIDENTIAL



## RESIDENTIAL



- 1 MONOGRAM**  
1706 Washington | 168 units
- 2 KING BEE**  
1709 Washington | 36 units
- 3 MULLIGAN PRINTING**  
1800 Washington | 71 units
- 4 1818 WASHINGTON**  
1818-30 Washington | 39 units
- 5 THE BEATRICE**  
1900 Washington | 36 units
- 6 TUDOR BUILDING**  
1901-1933 Washington | 64 units
- 7 SPORTING NEW LOFTS**  
2020 Washington | 103 units
- 8 ADLER LOFTS**  
2034 Lucas | 30 units
- 9 MOTOR LOFTS**  
2201 Washington | 90 units
- 10 GW LOFTS**  
2601-2637 Washington | 59 units
- 11 THE VICTOR**  
1717 Olive | 384 units
- 12 LOFTS AT THE HUPP**  
1815 Locust | 70 units
- 13 THE PACKARD**  
2201 Locust | 33 units
- 14 THE 22 APARTMENTS**  
2200 Locust | 27 units
- 15 LOCUST STREET LOFTS**  
2223 Locust | 95 units
- 16 MALONE**  
2650 Locust | 72 units
- 17 THE ELLIOT**  
2647 Locust | 8 units

## PROPOSED

- 18 COOPER**  
2621 Locust | 221 units
- 19 2100 WASHINGTON**  
2100 Washington | 110 units
- 20 2125 LOCUST**  
2125 Locust | 60 units
- 21 2109-2113 LOCUST**  
2109-2113 Locust | 42 units
- 22 2011-2033 LOCUST**  
2011-2033 Locust | 279 units
- 23 1801 WASHINGTON**  
1801 Washington | 183 units
- 24 1701 LOCUST**  
1701 Locust | 57 units