

3001 Locust

1st Floor

St. Louis, MO 63103



**RESTAURANT
FOR LEASE**



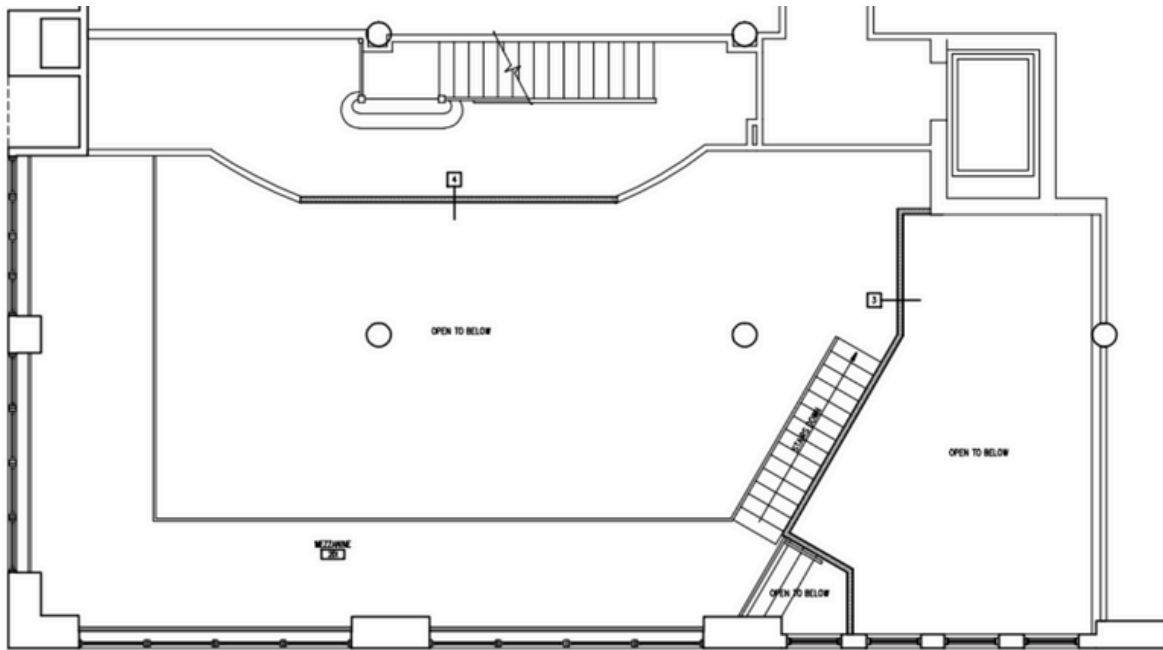
TOWER
REAL ESTATE GROUP



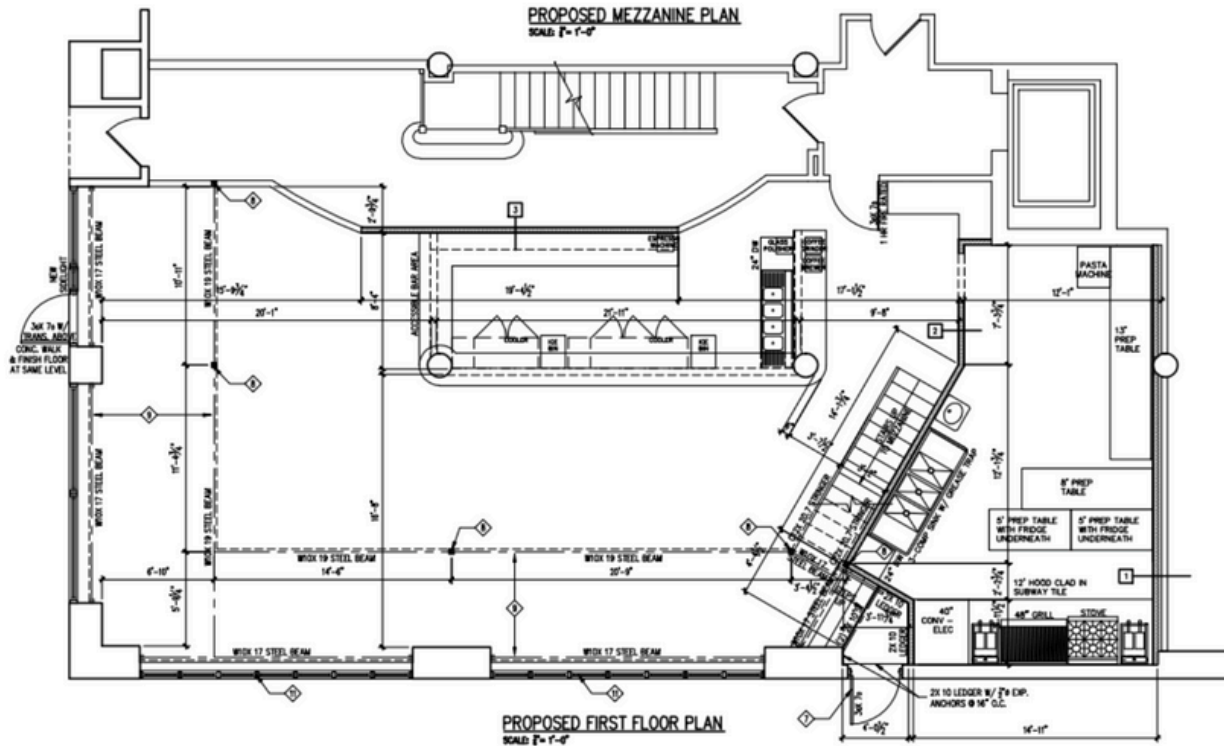
- 1,860 SF + Mezzanine Seating + Lower Level Restrooms and Storage
- Highly Visible Ground Level Corner Space with Floor To Ceiling Storefront Windows
- Multiple Retractable Storefronts Open to a Large Adjacent Patio
- Located In the Middle of the Vibrant Midtown Alley Design District
- 18' Ceilings Flooded with Natural Light
- Custom Built Parisian Styled Interiors with Mezzanine Seating Looks Down to an Oversized Bar
- Furniture and Equipment are Available to be Purchased From the Current Tenant if interested

For Lease: \$4,300/MO MG

FLOOR PLAN



PROPOSED MEZZANINE PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"





27,700 +

employees work in the area on a daily basis

17

Nearby Restaurants & Retail

1,894

residential units currently
occupied and being built

BLOCKS

from the MLS CITYPARK
Stadium, Union Station, Enterprise
Center, City Commons and Grand
Center



PARKING OPTIONS



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RETAIL

- Nicholas James & Co
- 1. The Luxe Loft
- 2. Music Record Shop
- 3. Epiphany Boutique
- 4. Love is One.
- 5. Grand Wig House
- 6. Golden Gems
- 7. Inked Beauty Bar

CULTURE

- International Photography Hall of Fame and Museum
- Scott Joplin House
- The Hawthorne
- Red Flag
- The MOTO Museum
- 8. BTMA Studio
- 9. Apollo Fit

- 10. Float STL
- 11. Work & Leisure
- 12. Catherine Burnhart Art Gallery
- 13. Bullivant Gallery
- 14. Metro Theatre Company
- 15. New Line Theatre at the Marcelle
- 16. Folk School
- 17. CEL Gallery
- 18. Satori
- 19. Midtown Barbershop
- 39. The Hawthorne

FOOD

- MAGS Taco & Pizza
- Urban Chestnut Brewing Company
- Small Batch
- Turn
- Pappy's Smokehouse
- The Bronson House
- Wellspend Brewing Company
- Medina Grill

- The Fountain On Locust
- 20. Egg Midtown
- 21. Southern
- 22. Ash Cigar Bar and Lounge
- 23. Vito's Pizzeria and Restaurant
- 24. Field House Pub and Grille
- 25. Sophie's Artists Lounge
- 26. Hidden Gems
- 27. Baby Cakez Bakery
- 28. Mayo Ketchup

CONTACT BROKERS FOR MORE INFO

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