



**FOR SALE**

**3024 Locust Street, St. Louis, MO 63103**

**SINGLE TENANT CREATIVE OFFICE BUILDING**



**TOWER**  
REAL ESTATE GROUP

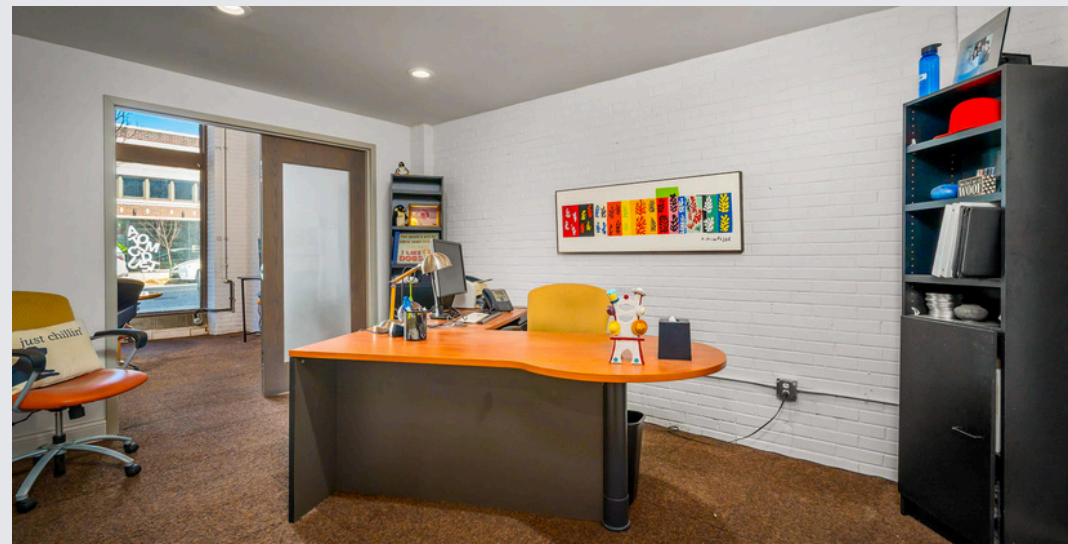
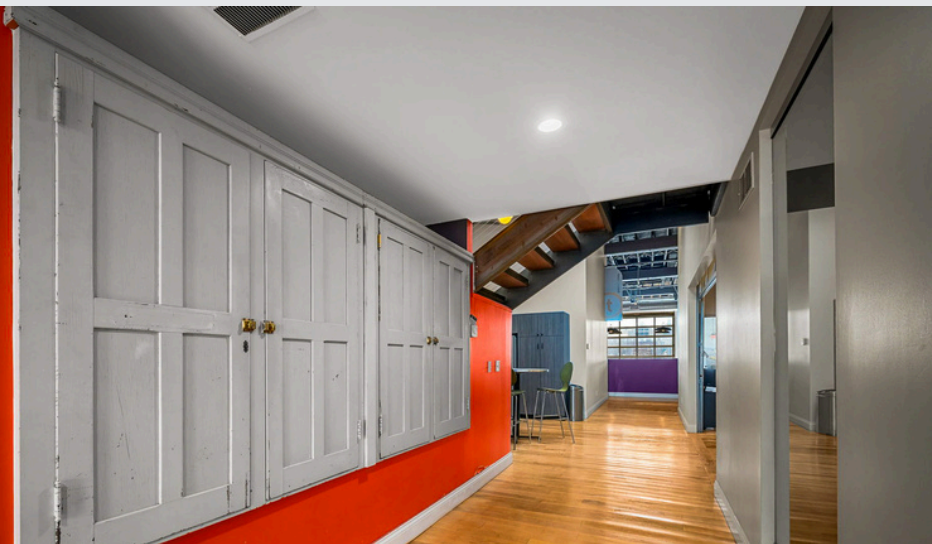


- 3,750 SF Plus Rooftop Deck
- Complete Redevelopment Including All Systems in 2013
- Four Private Offices, Conference Rm, Flex Space
- Full Kitchen and Break Area
- Glass Overhead Door in Rear for Loading Gear
- Walkable to Several Restaurants, Coffee and Entertainment

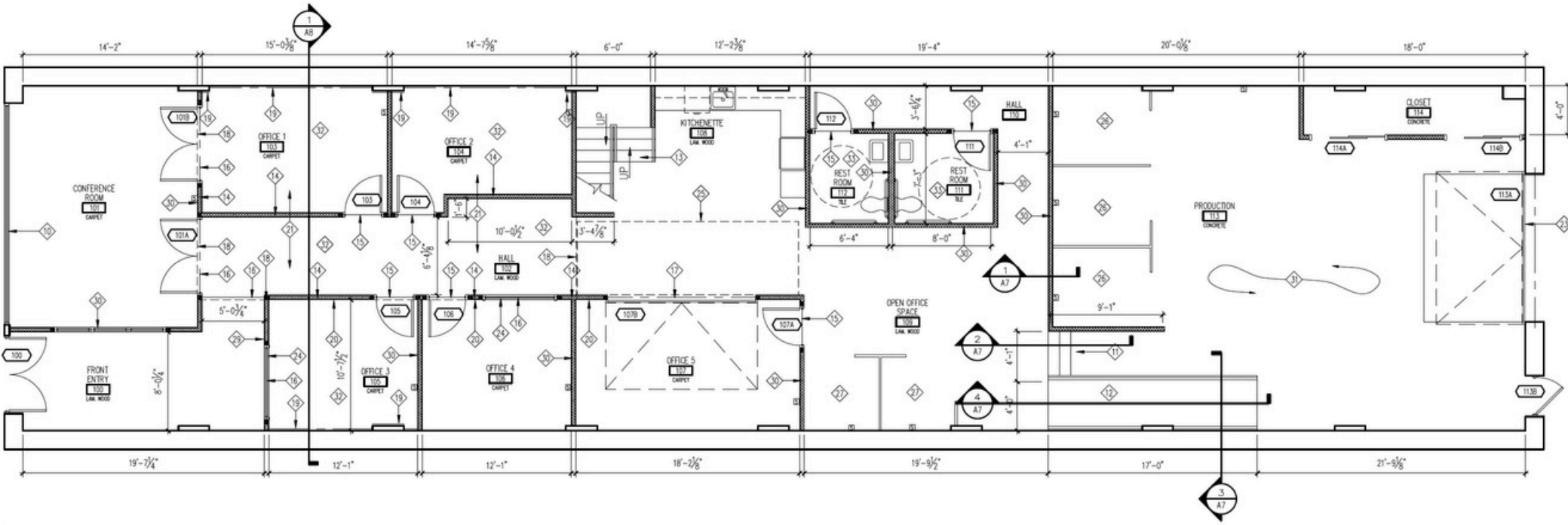
Sale Price  
\$775,000



TOWER  
REAL ESTATE GROUP



# Floor Plan



Take a 360  
Virtual Tour





# 27,700 +

employees work in the area on a daily basis

# 17

Nearby Restaurants & Retail

# 1,894

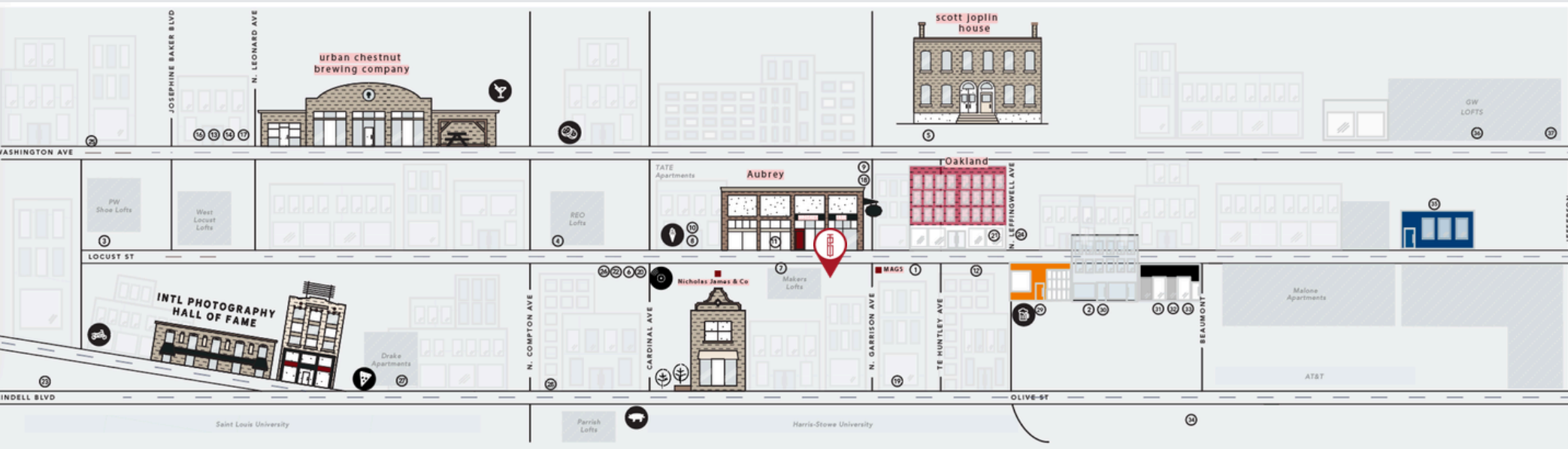
residential units currently occupied and being built

# BLOCKS

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



# Location



- |  |   |  |   |  |  |
|--|---|--|---|--|--|
| <p><b>RETAIL</b></p> <ul style="list-style-type: none"> <li>■ Nicholas James &amp; Co</li> <li>1. The Luxe Department Store</li> <li>2. Sonder Lush Nail Studio</li> <li>3. Epiphany Boutique</li> <li>4. Love is One.</li> <li>5. Grand Wig House</li> <li>6. Golden Gems</li> <li>7. Inked Beauty Bar</li> </ul> | <p><b>CULTURE</b></p> <ul style="list-style-type: none"> <li>■ International Photography Hall of Fame and Museum</li> <li>■ Scott Joplin House</li> <li>🎵 The Hawthorne</li> <li>🚩 Red Flag</li> <li>🏛️ The MOTO Museum</li> <li>8. BTMA Studio</li> <li>9. Apollo Fit</li> </ul> | <ul style="list-style-type: none"> <li>10. Float STL</li> <li>11. Pilates/Yoga/Barre Studio For Lease</li> <li>12. Catherine Burnhart Art Gallery</li> <li>13. Bullivant Gallery</li> <li>14. Metro Theatre Company</li> <li>15. New Line Theatre at the Marcelle</li> <li>16. Folk School</li> <li>17. CEL Gallery</li> <li>18. Satori</li> <li>19. Midtown Barbershop</li> </ul> | <p><b>FOOD</b></p> <ul style="list-style-type: none"> <li>■ MAGS Taco &amp; Pizza</li> <li>■ Urban Chestnut Brewing Company</li> <li>■ Aubrey</li> <li>🍷 Elevation by R.Kena</li> <li>🍷 Pappy's Smokehouse</li> <li>🍷 The Bronson House</li> <li>🍷 Bluejay Brewery</li> <li>🍷 Medina Grill</li> </ul> | <ul style="list-style-type: none"> <li>📍 The Fountain On Locust</li> <li>20. Egg Midtown</li> <li>21. ST.L Slice Bar</li> <li>22. Ash Cigar Bar and Lounge</li> <li>23. Vito's Pizzeria and Restaurant</li> <li>24. The Sweet Creamery</li> <li>25. Sophie's Artists Lounge</li> <li>26. Hidden Gems</li> <li>27. Baby Cakez Bakery</li> <li>28. Mayo Ketchup</li> </ul> | <ul style="list-style-type: none"> <li>29. BlueJay Brewing</li> <li>30. Scout's</li> <li>31. Curated Cocktail Club</li> <li>32. Kain Tayo</li> <li>33. Vidiera Wine Bar</li> <li>34. Beffa's Restaurant</li> <li>35. Bar Restaurant Available for Lease</li> <li>36. Latte Lounge</li> </ul> |
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CONTACT BROKERS FOR MORE INFO

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