

SPACE AVAILABLE

RETAIL/RESTAURANT

3,509 SF

METROPOLITAN FLATS
COME LIVE WITH US
metroflatsatl.com
314.367.2400
DISCOVER THE NEW METRO
Debuting Summer 2019



METROPOLITAN FLATS

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OWNED BY:

 **ALTUS**





Everything in Reach

Metropolitan Flats, NESTLED ON A BUSTLING AND HISTORIC CORNER **in the heart of the Central West End**, OFFERS YOU THE BEST OF ST. LOUIS, **with location and convenience** AT THE FOREFRONT.

Metropolitan Flats is located at the highly trafficked signalized intersection of Forest Park Parkway and Euclid Avenue. The CWE is an eclectic neighborhood designed with pedestrian-scaled amenities and attractions from sidewalk cafés to local boutiques and spas to national chains such as Whole Foods, Lululemon, Shake Shack, and more.

3,509
SQUARE FEET
RESTAURANT/
RETAIL SPACE

800
SQUARE FEET
OUTDOOR
PATIO SPACE

212
RESIDENTIAL
UNITS IN
BUILDING

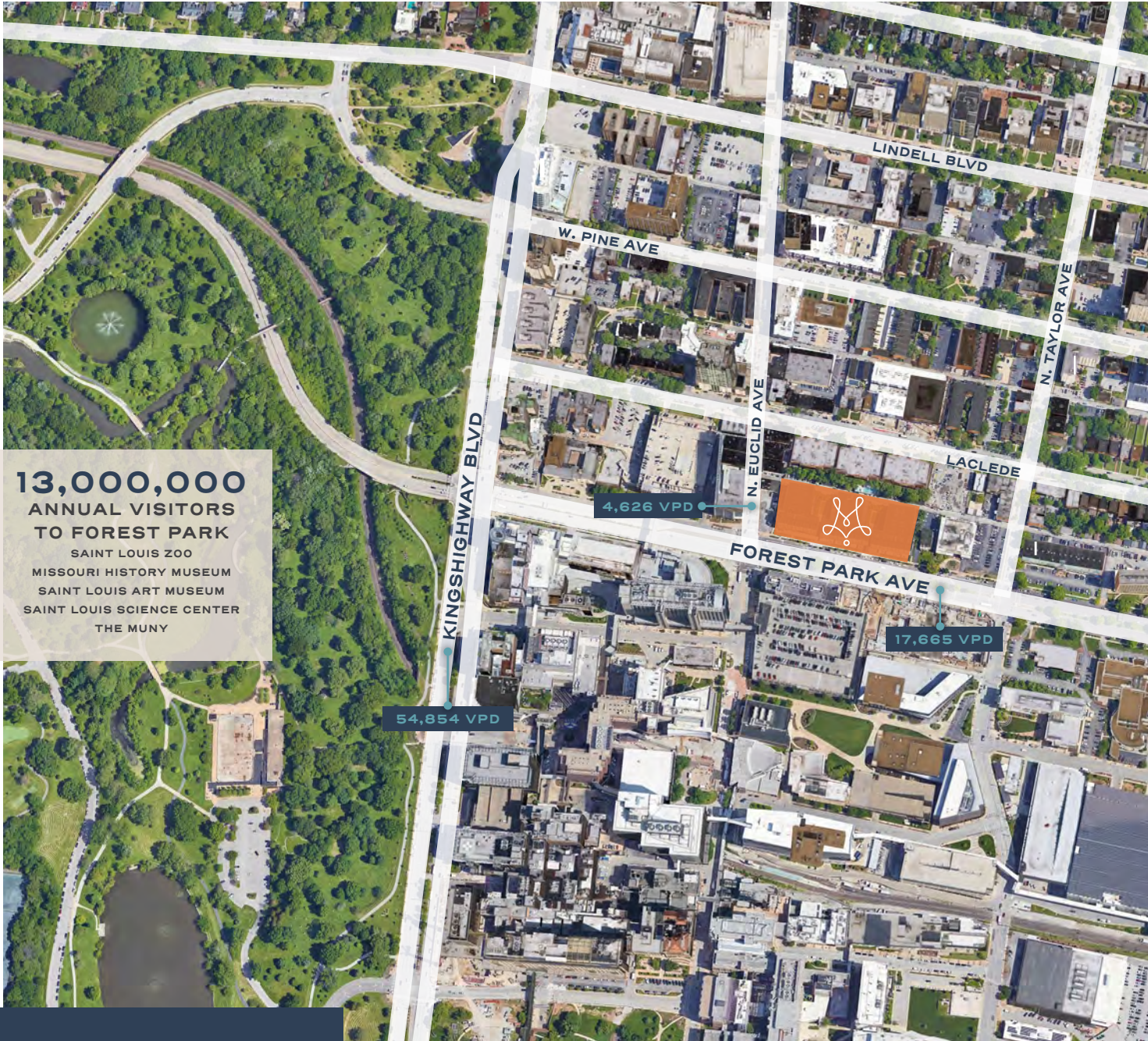
95%+
APARTMENT
BUILDING
OCCUPANCY



METROPOLITAN FLATS



Central West End



13,000,000
ANNUAL VISITORS
TO FOREST PARK
SAINT LOUIS ZOO
MISSOURI HISTORY MUSEUM
SAINT LOUIS ART MUSEUM
SAINT LOUIS SCIENCE CENTER
THE MUNY

AREA DEMOGRAPHICS
WITHIN THREE MILES:

144,439
POPULATION

34.20
MEDIAN AGE

211,588
DAYTIME POPULATION
ONE MILE: 53,169
FIVE MILES: 498,254

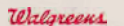
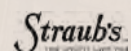
141,324
DAYTIME WORKFORCE

69,368
HOUSEHOLDS

\$82,158
AVG. HOUSEHOLD INCOME

\$52,090
MEDIAN HOUSEHOLD INCOME

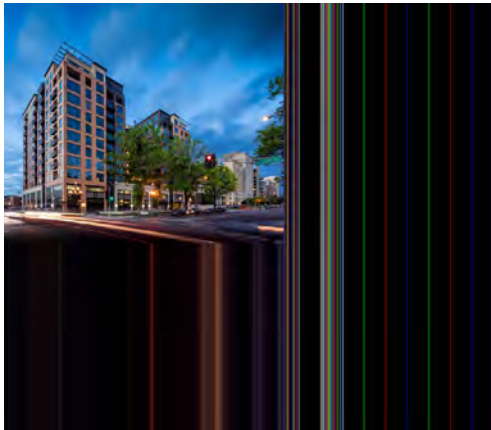
NEIGHBORING ESTABLISHMENTS INCLUDE:



LOCATED WEST OF DOWNTOWN ST. LOUIS, THE CENTRAL WEST END OR “THE CWE,” AS LOCALS OFTEN CALL IT, COMPRISES 112 CITY BLOCKS NESTLED BETWEEN ST. LOUIS’ CROWN JEWEL, FOREST PARK AND THE ST. LOUIS UNIVERSITY CAMPUS.

Locals and tourists alike flock to the neighborhood’s mixed-use district along Euclid Avenue. Tree-lined sidewalks, and a dense clustering of statues and other public art add to the CWE’s pedestrian-scaled amenities and attractions.

The neighborhood’s medical campus, BJC Healthcare and Washington University School of Medicine, combined with the University of Health Sciences and Pharmacy in St. Louis and the Cortex Innovation District, form one of the largest regional centers of employment and are national leaders in medical research and tech startups.





Locally distinct, distinctly local

IDEALLY SUITED FOR BOTH RESTAURANT AND RETAIL

A destination within a destination, the corner of Euclid and Forest Park Avenues is ideal for a boutique shopping or dining experience in the heart of St. Louis' premier neighborhood, the Central West End. Street and garage parking offers convenient customer access and nearby neighbors combine to draw a strong customer base.

With a raised siteline, entrances are elevated above Forest Park Avenue and visibility for your brand is unmatched. An open patio and a wall of windows provides the perfect spot for patio dining.

22,291
TRAFFIC COUNT
AT EUCLID AND
FOREST PARK

25,000
DAILY POPULATION
OF WASH U/BJC
MEDICAL CAMPUS

55,000
RESIDENTS
WITHIN
ONE MILE

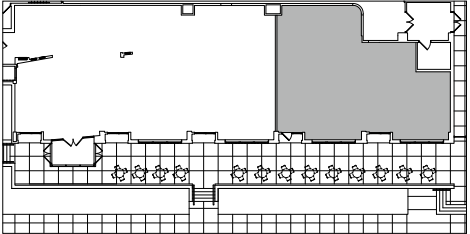
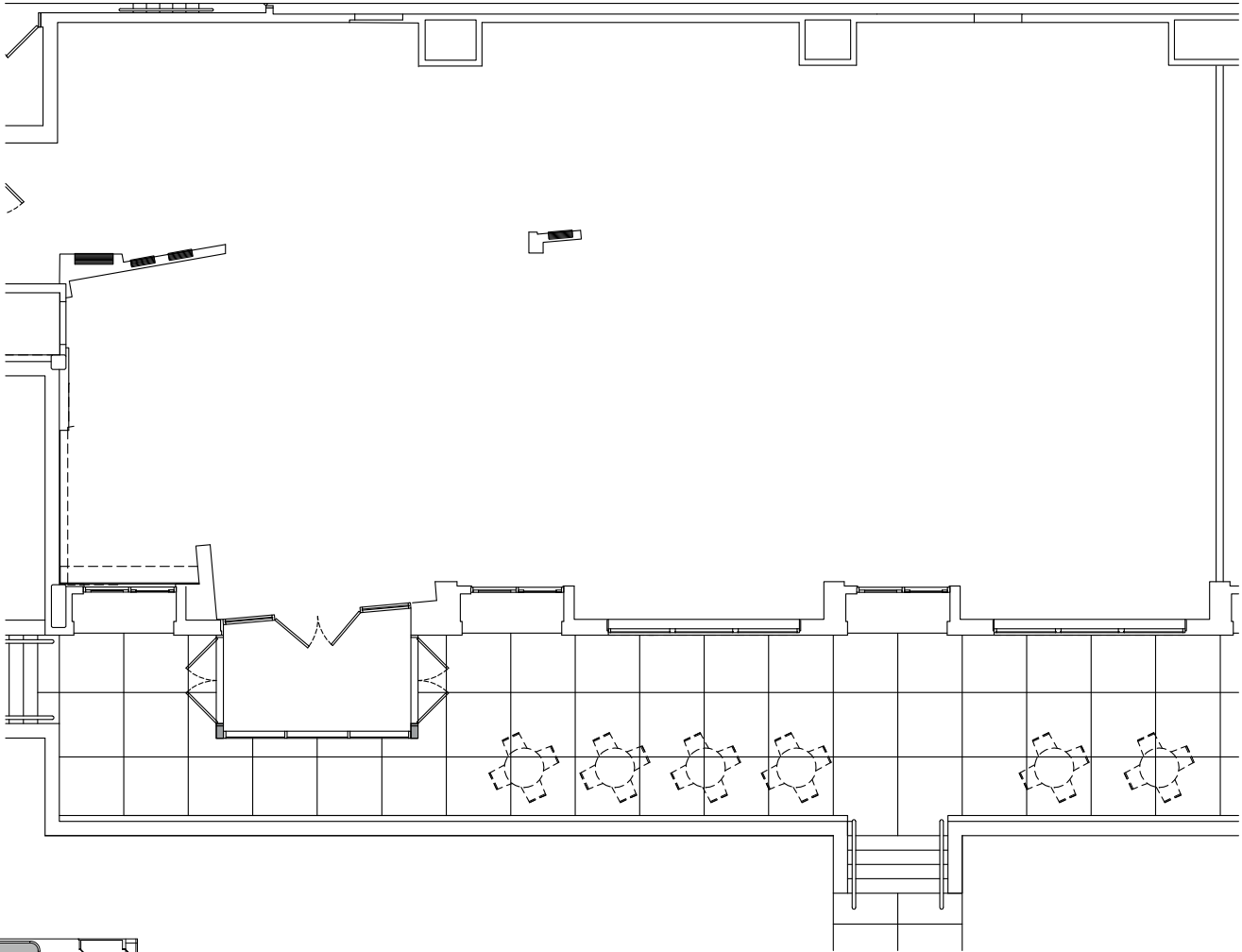


Floor Plan

AS BUILT | 3,509 SF



METROPOLITAN FLATS



St. Louis Metro Central Corridor



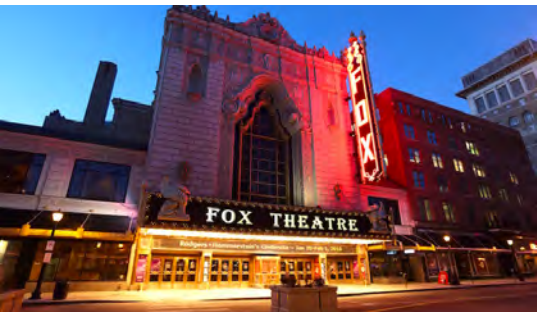
CORTEX

Founded in 2002, the 200-acre Cortex is the Midwest's premier innovation hub of bioscience and technology research, development, and commercialization, serving as the anchor of St. Louis' growing ecosystem for over 250 innovative startup programs and established companies. The Cortex is surrounded by nationally ranked universities, medical centers, and abundant cultural and recreational assets. New and rehabilitated spaces total \$550 million of investment and have generated 4,200 technology-related jobs. When fully implemented, the Cortex master plan projects \$2.3 billion of construction, over 4.5 million square feet of mixed-use development, and 15,000 permanent technology-related jobs.



FOREST PARK

Forest Park is a 1,293 acre public park with 30 miles of paths and trails located in western part of the city. Bounded by Skinker, Lindell, and Kingshighway Boulevards, the park is the heart of St. Louis and features a variety of attractions, including the Saint Louis Zoo, the Saint Louis Art Museum, The Muny Outdoor Theater, two public golf courses, the Missouri History Museum, and the Saint Louis Science Center. Forest Park has more than 15 million visitors per year and is home to several annual Saint Louis cultural or entertainment events. The park has been named #1 city park in the U.S. by readers of USA Today and is the sixth most visited urban park in the U.S.



GRAND CENTER

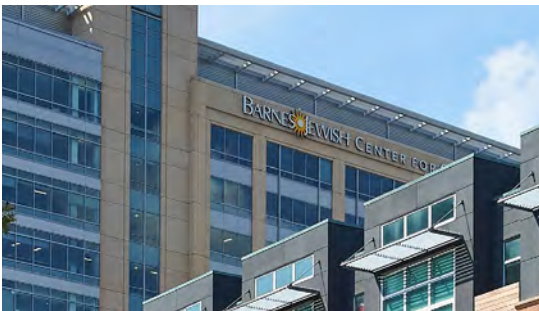
The artistic hub of the city, Grand Center is home to galleries, museums, and theaters. Hear live music, see a Broadway show, or view a collection of contemporary art in Grand Center's premier theaters, numerous cultural events, and dozens of galleries and museums. Art and entertainment venues located in Grand Center include the Fox Theatre, Powell Symphony Hall, the Contemporary Art Museum Saint Louis, and Sheldon Concert Hall.





WASHINGTON UNIVERSITY

Located in proximity to the Central West End, Washington University in Saint Louis is one of the country's premier private universities, with over 14,600 students, nearly equally split between undergraduate and graduate studies. The school boasts more than 3,400 academic staff, and is currently ranked 19th in the country by U.S. News and World Report. WashU provides a full range of academic programs and has graduate programs in Law, Medicine, Business, and Social Work. The University has a major presence in the city with its close affiliation to the burgeoning industries of biotechnology and plant sciences.



BJC HEALTHCARE

BJC HealthCare is one of the largest nonprofit healthcare organizations in the United States and is the largest employer in the St. Louis MSA. Its flagship Barnes-Jewish Hospital is located directly across from Metropolitan Flats in the Central West End. BJC recently completed the first phase of an expansion to their CWE campus, adding over \$300 million in infrastructure investment to its 16-block area, which features a 30,000-person daytime population. BJC HealthCare is consistently recognized as one of the top employers in the St. Louis metro.



SAINT LOUIS UNIVERSITY/SSM HEALTH SLU HOSPITAL

Saint Louis University located in Midtown serves nearly 13,000 students. SLU is a major research institution and catalyst for urban renewal in the heart of the city. The University has funded more than \$850 million in campus improvements and expansions during the past 25 years and its annual economic impact on the region exceeds \$715 million. SSM Health Saint Louis University Hospital serves as the medical teaching hospital for Saint Louis University School of Medicine. In 2020, SSM Health opened a new \$550 million, 16-bed, 802,000 square foot replacement hospital and academic medical center. SSM Health is ranked as the fifth largest employer in the St. Louis region.



RESTAURANTS, BARS, AND CAFÉS
 Drunken Fish
 Gamlin Whiskey House
 Mission Taco
 Pi Pizzeria
 Shake Shack

SHOPPING & FITNESS
 Whole Foods
 Lululemon
 AG Jeans
 Bonobos
 Pure Barre
 Orangetheory

BARNES JEWISH HOSPITAL
 9,689 employees
 1,631 physicians
 1,113 resident/fellows

UNIVERSITY OF HEALTH SCIENCES AND PHARMACY
 1,400 students
 150 academic staff

WASHINGTON UNIVERSITY SCHOOL OF MEDICINE
 1,409 students
 9,785 employees

ST. LOUIS CHILDREN'S HOSPITAL
 3,334 employees
 818 physicians

THEATERS & MUSEUMS
 Fabulous Fox Theater
 Powell Symphony Hall
 Contemporary Art Museum
 The Sheldon Concert Hall

RESTAURANTS, BARS, AND CAFÉS
 BaiKu Sushi Lounge
 Curtain Call Lounge
 Fieldhouse Pub and Grill
 Jazz at the Bistro
 LaRusso's on Grand
 Sweetie Pie's

SAINT LOUIS UNIVERSITY
 12,949 students
 3,200 faculty
 3,000 staff

WELLS FARGO ADVISORS
 5,000 employees

HARRIS-STOWE STATE UNIVERSITY
 1,464 enrollment
 174 academic staff

CITY FOUNDRY

WASHINGTON UNIVERSITY IN ST. LOUIS
 15,396 students
 3,819 faculty
 16,428 total employees

RESTAURANTS, BARS, AND CAFÉS
 Capital Grille
 Café Napoli
 Ruth's Chris Steak House
 801 Fish
 Pastaria

PARKS & ATTRACTIONS
 Shaw Park
 Shaw Park Aquatic Center
 Shaw Park Ice Rink
 St. Louis Government Center
 The Ritz-Carlton

3,408 BUSINESSES
 Centene
 Caleres
 Graybar
 Enterprise
 Olin Corporation

Saint Louis Zoo
 Missouri History Museum
 Saint Louis Art Museum
 Saint Louis Science Center
 The Muny

201 companies with 4,500 total employees, including:
 Microsoft
 Square
 Uber
 Pandora
 Boeing
 Biogenerator
 Centene
 Ikea



METROPOLITAN FLATS

CENTRAL WEST END

FOREST PARK

CORTEX

THE GROVE

GRAND CENTER/MIDTOWN

DOWNTOWN

SLU MEDICAL SCHOOL
SSM HEALTH UNIVERSITY HOSPITAL
SSM HEALTH CARDINAL GLENNON CHILDREN'S HOSPITAL
 1,125 total employees

RESTAURANTS, BARS, AND CAFÉS
 Urban Chestnut
 The Ready Room
 Atomic Cowboy
 Firecracker Pizza
 HandleBar
 The Gramophone
 Vincent Van Doughnut
 Sauce on the Side
 Grace Meat + Three

ATTRACTIONS
 Ballpark Village
 Busch Stadium
 America's Center Convention Complex
 City Library
 Gateway Arch
 City Museum

RESTAURANTS, BARS, AND CAFÉS
 Charlie Gitto's
 Bailey's Range
 Sauce on the Side
 The Old Spaghetti Factory
 Lombardo's Trattoria
 Broadway Oyster Bar
 Schlafly Tap Room



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