

# SPACE AVAILABLE

## RETAIL/RESTAURANT

### 5,477 SF

**COME LIVE WITH US**  
metroflatsatl.com  
314.367.2400

**DISCOVER THE NEW METRO**  
Debuting Summer 2019

**METROPOLITAN FLATS**



**METROPOLITAN FLATS**

LEASED BY:

**CBRE**

**NICK GARAVAGLIA**  
Vice President  
314 655 5827  
nick.garavaglia@cbre.com

OWNED BY:

 **ALTUS**

**CHARLIE FARON**  
Associate  
314 655 5922  
charlie.faron@cbre.com





# 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.

**5,477**  
SQUARE FEET  
RESTAURANT/  
RETAIL SPACE

**1,500**  
SQUARE FEET  
OUTDOOR  
PATIO SPACE

**212**  
RESIDENTIAL  
UNITS IN  
BUILDING

**95%+**  
APARTMENT  
BUILDING  
OCCUPANCY

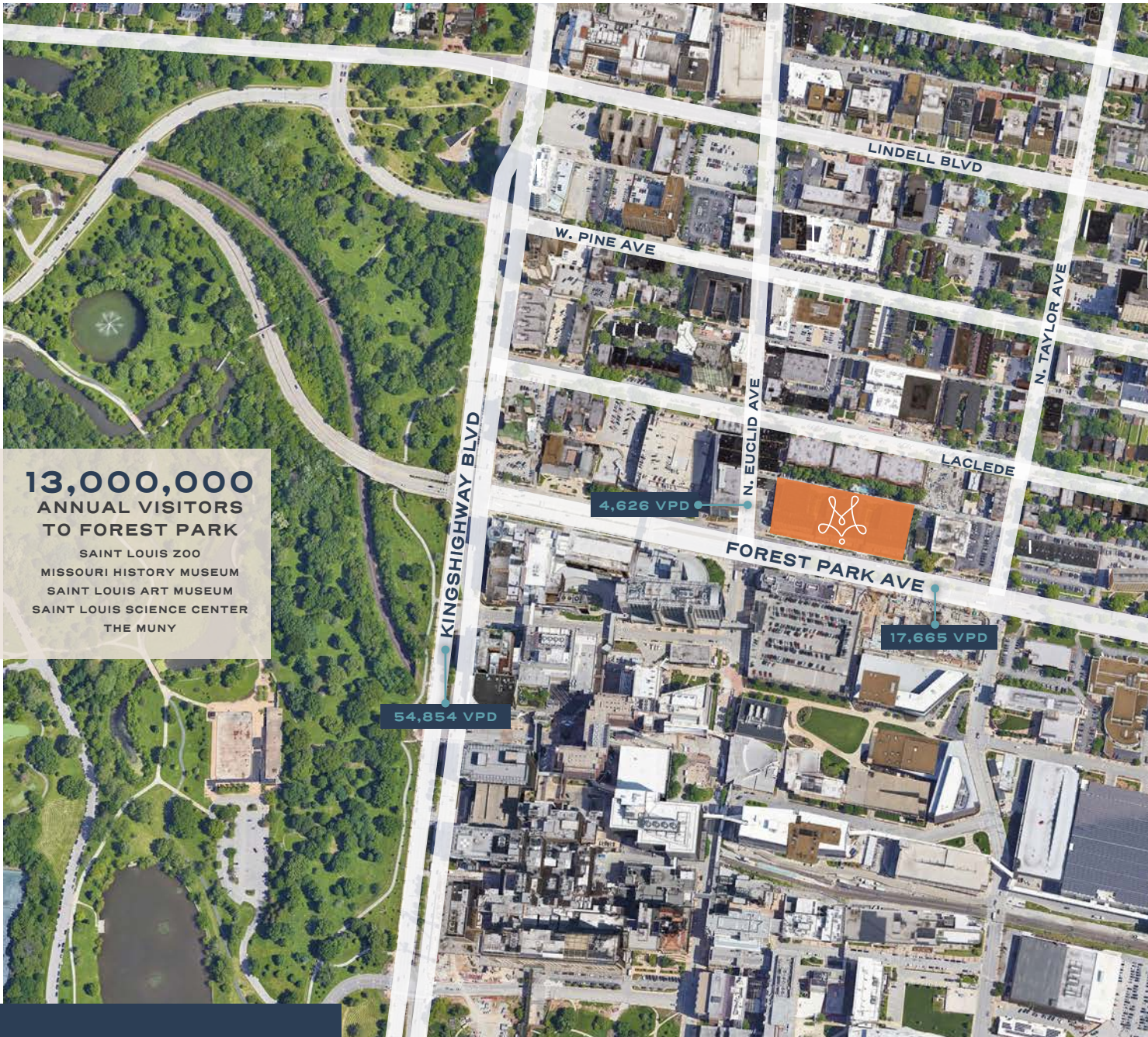


METROPOLITAN FLATS





# Central West End



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.





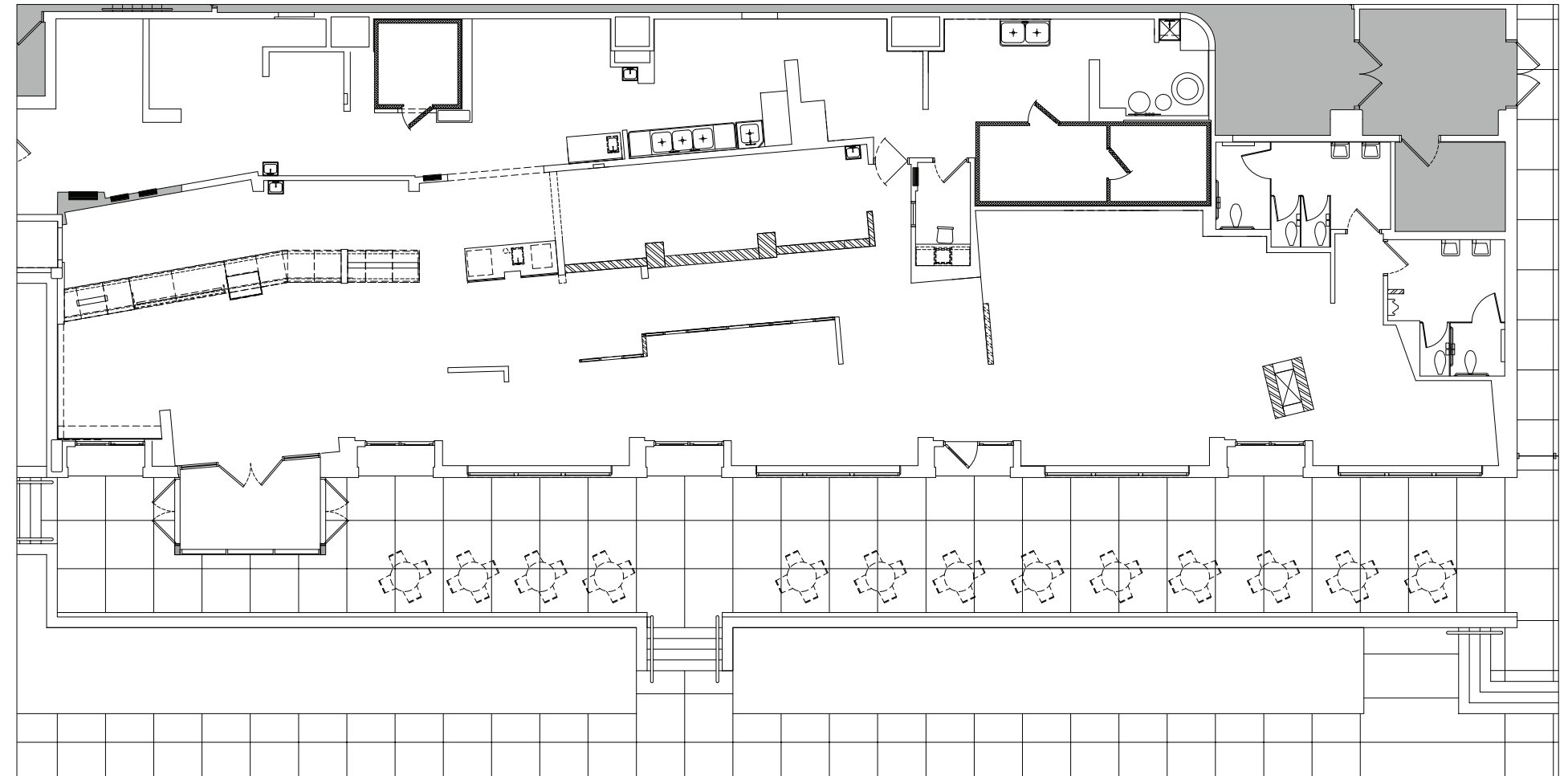


## Floor Plan

AS BUILT | 5,477 SF



METROPOLITAN FLATS



### 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



CLICK FOR VIRTUAL TOUR

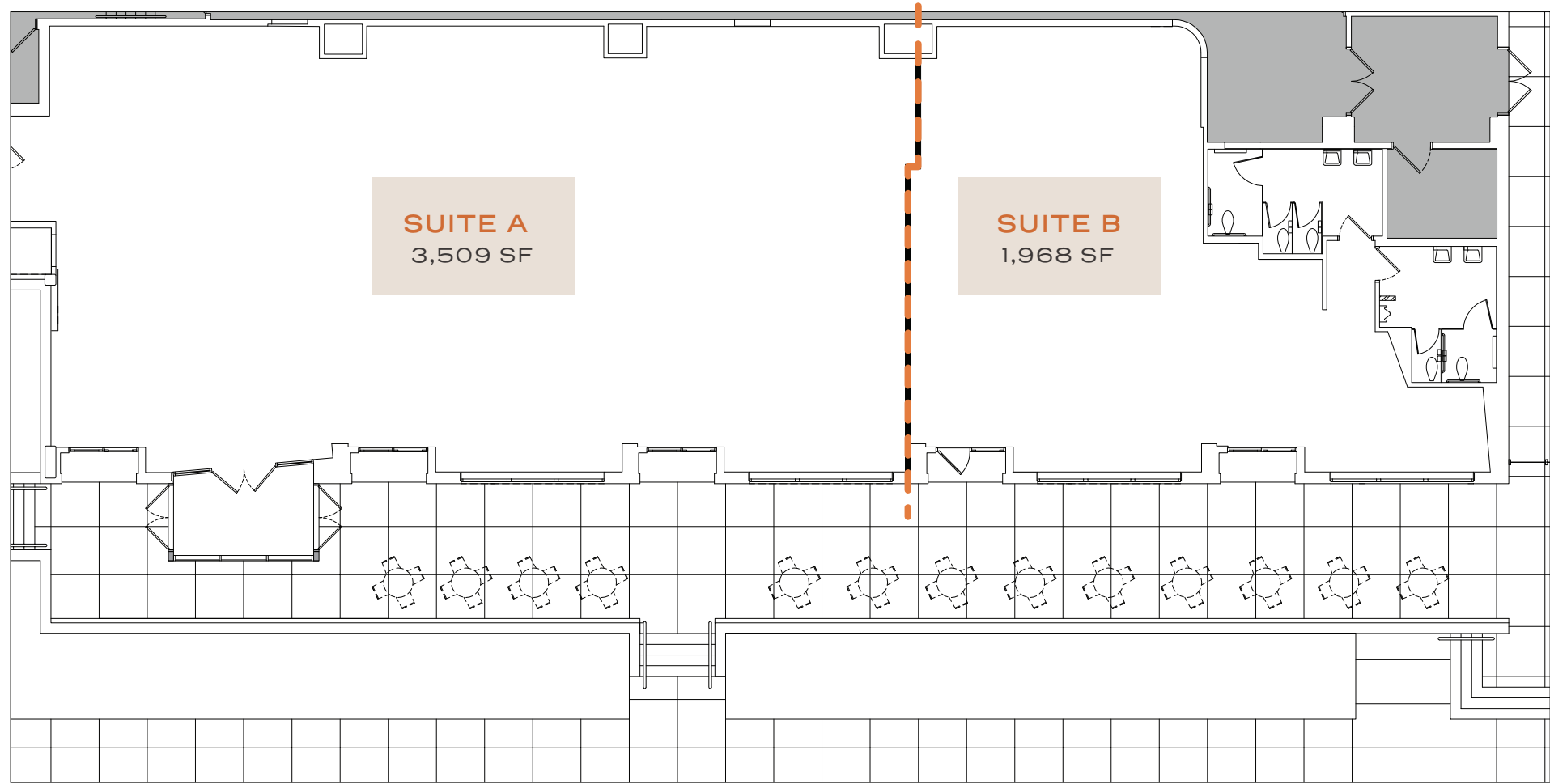
# Demising Plan

OPTION 1



# Demising Plan

OPTION 2





# 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. It's 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

**CLAYTON**

**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

**FOREST PARK**

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

**CENTRAL WEST END**

**METROPOLITAN FLATS**

**CORTEX**

**THE GROVE**

**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

**SLU MEDICAL SCHOOL**

**SSM HEALTH UNIVERSITY HOSPITAL**

**SSM HEALTH CARDINAL  
GLENNON CHILDREN'S HOSPITAL**  
1,125 total employees

**GRAND CENTER/  
MIDTOWN**

**DOWNTOWN**

**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

**NEW NGA CAMPUS**  
3,000+ employees



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