



L³ CORPORATION
COMMERCIAL REAL ESTATE

CITY CLUB

APARTMENTS

255 UNION BLVD. • ST. LOUIS, MO

FULLY BUILT OUT RESTAURANT AND PUB SPACE FOR LEASE
IN THE HIGHLY SOUGHT AFTER CENTRAL WEST END
TRADE AREA OF ST. LOUIS.



255 UNION BLVD.

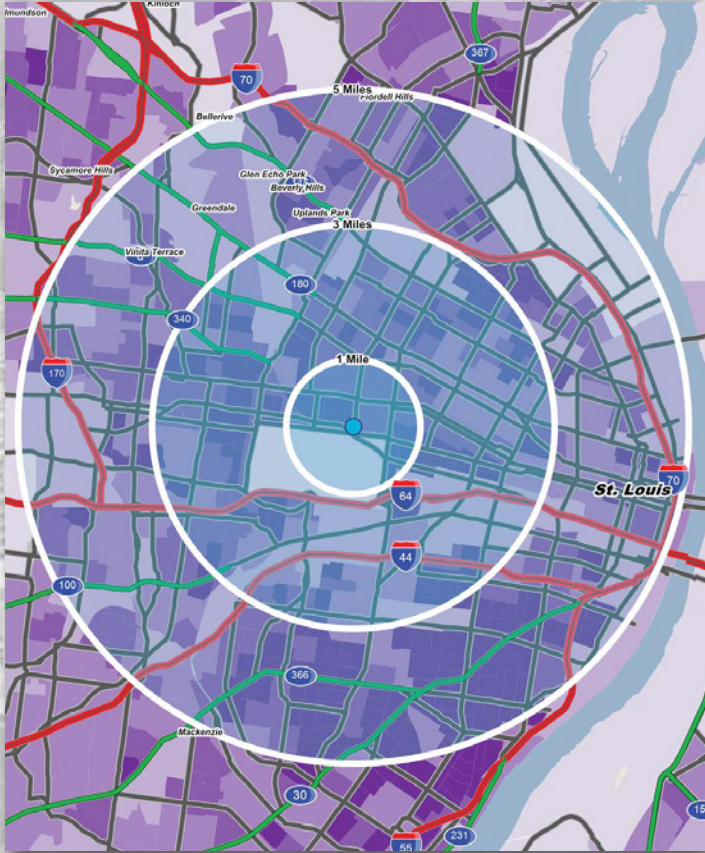
CITY CLUB APARTMENTS

MARKET OVERVIEW

PLEASE CONTACT:

KEVIN SHAPIRO
L³ CORPORATION
314.282.9831 (DIRECT)
314.283.4691 (MOBILE)
KEVIN@L3CORP.NET

ALEX APTER
L³ CORPORATION
314.282.9834 (DIRECT)
314.488.5900(MOBILE)
ALEX@L3CORP.NET



	1 MI	3 MI	5 MI
POPULATION	16,135	157,095	415,165
HOUSEHOLDS	9,253	70,936	188,823
AVG HH INCOME	\$65,177	\$56,177	\$58,417

Perched on the eastern edge of Forest Park and over a century old, the chic Central West End is full of charming sidewalk cafés, galleries, antique shops, restaurants, boutiques and pubs. It's a little European, a little New York and totally St. Louis. The CWE is the perfect place to relax and people-watch after exploring the neighborhood's popular visitor attractions. Adjacent to the commercial district, tree-lined streets with stately turn-of-the-century homes distinguish the area. Look for the family apartment of playwright Tennessee Williams, said to be the setting of his play *The Glass Menagerie*. The breathtaking Cathedral Basilica of Saint Louis, housing the world's largest collection of mosaic art, anchors this exciting neighborhood. The World Chess Hall of Fame, home of the world's largest chess piece, also has its roots set in the CWE. It regularly plays host to the top chess players in the world and major national and international competitions. Annual events include a popular house tour in the spring, the Central West End Art Fair & Taste Festival in June, a Greek Festival during Labor Day weekend and Halloween festivities in October.

CENTRAL WEST END RESTAURANTS & RETAILERS



L³ CORPORATION
COMMERCIAL REAL ESTATE





255 UNION BLVD.

PROPERTY SNAPSHOT

CITY CLUB APARTMENTS

KEVIN SHAPIRO
L³ CORPORATION
314.282.9831 (DIRECT)
314.283.4691 (MOBILE)
KEVIN@L3CORP.NET

PLEASE CONTACT:
ALEX APTER
L³ CORPORATION
314.282.9834 (DIRECT)
314.488.5900(MOBILE)
ALEX@L3CORP.NET

St. Louis holds an incredible mix of people, places and activities, and they're all within walking distance of 255 Union Boulevard.

Enjoy the nearby restaurants of the Euclid/McPherson area, the Euclid/Laclede area and in Maryland Plaza, The property is also minutes from Saint Louis University, Washington University and Fontbonne University, and a short drive from Ballpark Village St. Louis, the Gateway Arch, and the Saint Louis Zoo.



- FULLY BUILT OUT RESTAURANT AND PUB SPACE AVAILABLE IN THE HIGHLY SOUGHT AFTER CENTRAL WEST END TRADE AREA
- 7,154 SF AVAILABLE (5,393 SF OF MAIN RESTAURANT SPACE AND 1,761 SF OF ADDITIONAL DRY STORAGE SPACE)
- HUGE OUTDOOR PATIO SEATING AVAILABLE
- LOCATED AT THE NORTHWEST CORNER OF LINDELL BOULEVARD AND UNION BOULEVARD. SITUATED DIRECTLY ACROSS THE STREET FROM FOREST PARK
- ONSITE PARKING AVAILABLE
- ASKING \$12.00 NNN PER SQUARE FOOT
- 401 APARTMENTS ON SITE (MAJORITY ARE GRADUATE STUDENTS OR MEDICAL PROFESSIONALS WITH AN AVERAGE AGE OF 28 YEARS OLD)



255 UNION BLVD.

SITE PHOTOS

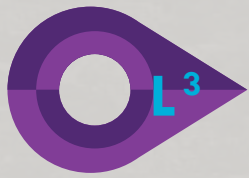
CITY CLUB APARTMENTS

KEVIN SHAPIRO
L³ CORPORATION
314.282.9831 (DIRECT)
314.283.4691 (MOBILE)
KEVIN@L3CORP.NET

PLEASE CONTACT:
ALEX APTER
L³ CORPORATION
314.282.9834 (DIRECT)
314.488.5900(MOBILE)
ALEX@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



255 UNION BLVD. MARKET AERIAL

CITY CLUB APARTMENTS

KEVIN SHAPIRO
L³ CORPORATION
314.282.9831 (DIRECT)
314.283.4691 (MOBILE)
KEVIN@L3CORP.NET

PLEASE CONTACT:
ALEX APTER
L³ CORPORATION
314.282.9834 (DIRECT)
314.488.5900(MOBILE)
ALEX@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



255 UNION BLVD.

ABOUT THE LANDLORD

CITY CLUB

APARTMENTS

KEVIN SHAPIRO
L³ CORPORATION
314.282.9831 (DIRECT)
314.283.4691 (MOBILE)
KEVIN@L3CORP.NET

PLEASE CONTACT:
ALEX APTER
L³ CORPORATION
314.282.9834 (DIRECT)
314.488.5900(MOBILE)
ALEX@L3CORP.NET

City Club Apartments develops, owns and manages luxury urban apartment and penthouse mixed-use communities in CBD locations within vibrant and growing urban cores. These attract a cross-generational demographic that includes millennials, career professionals, empty nesters and baby boomers all seeking the energy, excitement and lifestyle of 24/7 city living. The company owns more than 10,000 apartments in 30 communities totaling more than \$2 billion in real estate assets. City Club Apartments also has more than \$500 million under development in Cincinnati, Detroit, Chicago, Pittsburgh, Minneapolis, Kansas City, Louisville and the east coast. Each CCA community embodies a unique and immersive design, green technology, integrating thoughtfully and purposefully into its urban environment. Whether new construction, redevelopment or the next evolution of a historic or iconic gem, each community offers time-saving services and resort-class amenities that rival the world's finest boutique hotels and exclusive clubs. The results are communities that expand the imagination; invite social connectivity and drive civic and economic performance.

CITY CLUB

APARTMENTS

