

LAST SPACE REMAINING
2,368 SF



EMERSON T O W E R

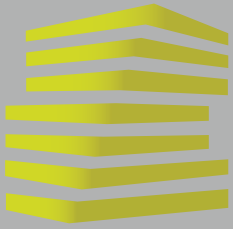
8 0 2 7 F O R S Y T H B L V D

CLAYTON, MO



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STREET LEVEL RESTAURANT | RETAIL OPPORTUNITY IN THE HEART CLAYTON'S CENTRAL BUSINESS DISTRICT

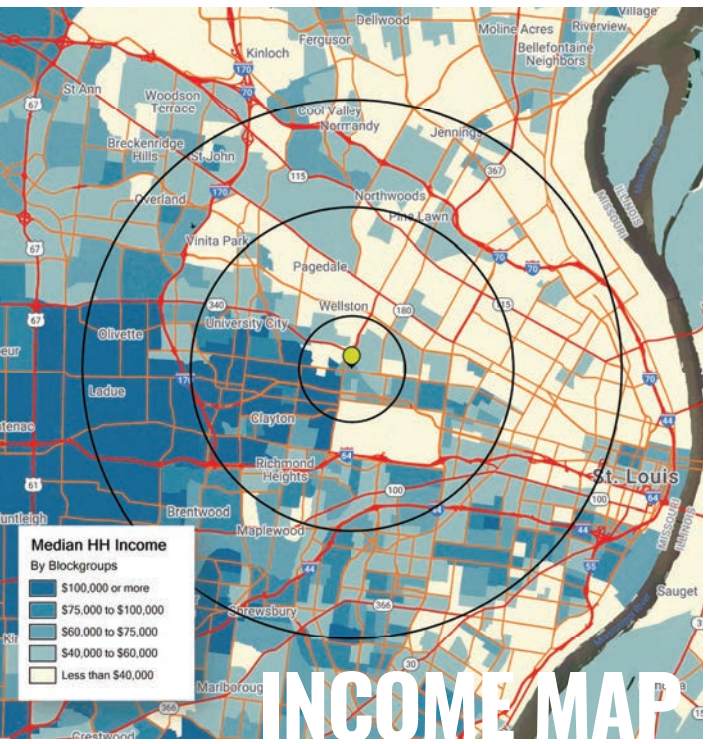


EMERSON TOWER

NEIGHBORHOOD VIBE

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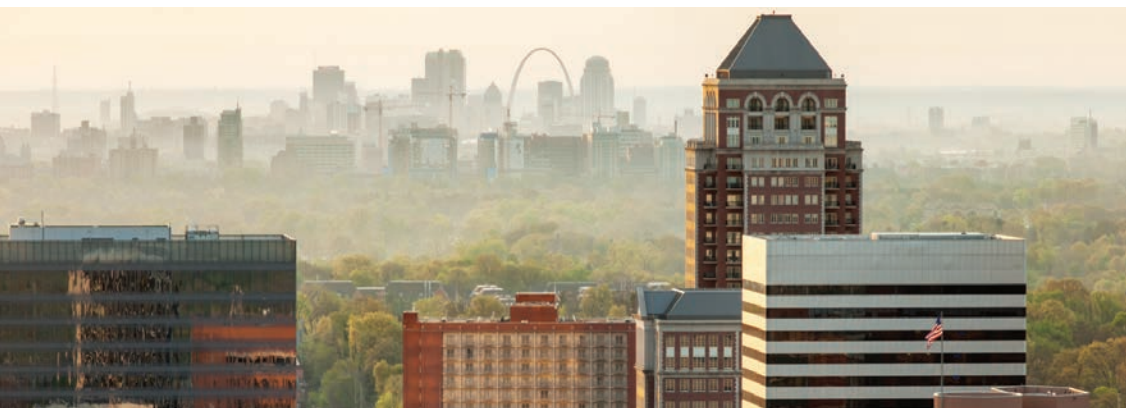
CURRENT YEAR DEMOGRAPHICS

| | 1 MI | 3 MI | 5 MI |
|----------------------|-----------|-----------|-----------|
| POPULATION | 17,137 | 111,822 | 287,352 |
| HOUSEHOLDS | 8,027 | 50,085 | 131,592 |
| AVG HH INCOME | \$266,955 | \$165,914 | \$132,664 |
| EMPLOYEES | 44,524 | 105,158 | 205,648 |

CLAYTON COMBINES A BUSTLING DOWNTOWN WITH QUIET, SECURE RESIDENTIAL NEIGHBORHOODS. IT IS A CHIC SUBURBAN COMMUNITY WITH URBAN FLAIR. JUST WEST OF THE CITY OF ST. LOUIS, CLAYTON IS THE HUB OF METROPOLITAN ST. LOUIS AND THE SEAT OF ST. LOUIS COUNTY. CLAYTON'S CENTRAL LOCATION AND CONVENIENT ACCESS TO SEVERAL INTERSTATES AND MAJOR ARTERIES PLACE IT WITHIN MINUTES OF JUST ABOUT ANYWHERE IN THE REGION. WITH A MIX OF STATELY SINGLE-FAMILY HOMES, CONDOMINIUMS AND MULTIPLE-FAMILY APARTMENTS, CLAYTON'S EXCEPTIONAL RESIDENTIAL NEIGHBORHOODS OFFER A CHOICE OF LIVING STYLES AND PRICE RANGES, AND MOST ARE WITHIN WALKING DISTANCE OF BUSINESS DISTRICTS, OFFICES, RESTAURANTS, GALLERIES AND SPECIALTY BOUTIQUES AND SHOPS.

CLAYTON'S BUSTLING DOWNTOWN IS THE REGION'S PREMIER BUSINESS DISTRICT AND HOME TO FORBES AND FORTUNE 500 HEADQUARTERS AND BRANCH OFFICES. A VARIETY OF COMPANIES ARE HEADQUARTERED IN CLAYTON, SUCH AS ARMSTRONG TEASDALE, CALERES, CENTENE CORPORATION, ENTERPRISE RENT-A-CAR AND DTZ, AMONG OTHERS.

THE CITY'S PUBLIC SCHOOL DISTRICT IS ONE OF THE NATION'S BEST, WITH 95% OF ITS HIGH SCHOOL GRADUATES GOING ON TO COLLEGE. CLAYTON IS ALSO HOME TO SEVERAL PRIVATE INSTITUTIONS, INCLUDING WASHINGTON UNIVERSITY, FONTBONNE UNIVERSITY AND CONCORDIA SEMINARY.

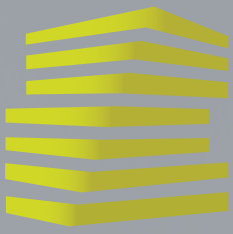


CLAYTON RESTAURANTS & RETAILERS INCLUDE:



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PROPERTY DETAILS

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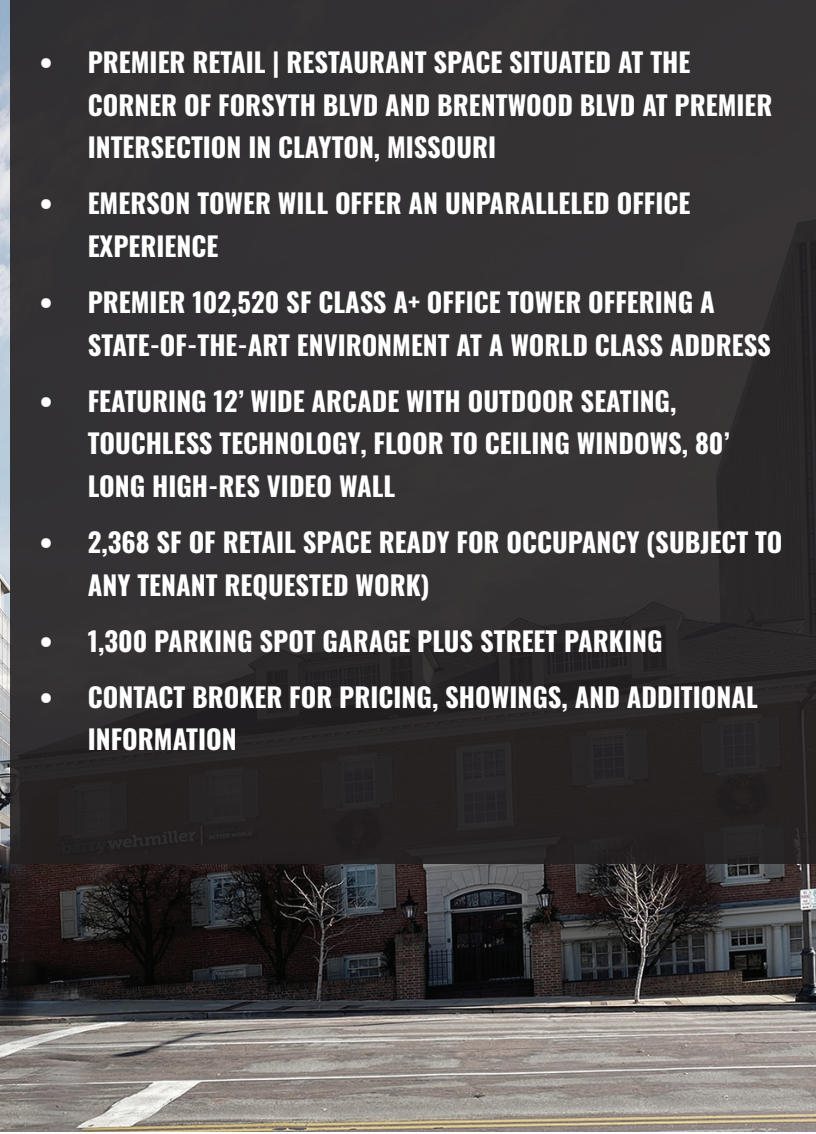
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- **PREMIER RETAIL | RESTAURANT SPACE SITUATED AT THE CORNER OF FORSYTH BLVD AND BRENTWOOD BLVD AT PREMIER INTERSECTION IN CLAYTON, MISSOURI**
- **EMERSON TOWER WILL OFFER AN UNPARALLELED OFFICE EXPERIENCE**
- **PREMIER 102,520 SF CLASS A+ OFFICE TOWER OFFERING A STATE-OF-THE-ART ENVIRONMENT AT A WORLD CLASS ADDRESS**
- **FEATURING 12' WIDE ARCADE WITH OUTDOOR SEATING, TOUCHLESS TECHNOLOGY, FLOOR TO CEILING WINDOWS, 80' LONG HIGH-RES VIDEO WALL**
- **2,368 SF OF RETAIL SPACE READY FOR OCCUPANCY (SUBJECT TO ANY TENANT REQUESTED WORK)**
- **1,300 PARKING SPOT GARAGE PLUS STREET PARKING**
- **CONTACT BROKER FOR PRICING, SHOWINGS, AND ADDITIONAL INFORMATION**

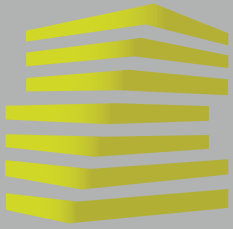


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EMERSON TOWER

ENTIRE FIRST FLOOR PLAN

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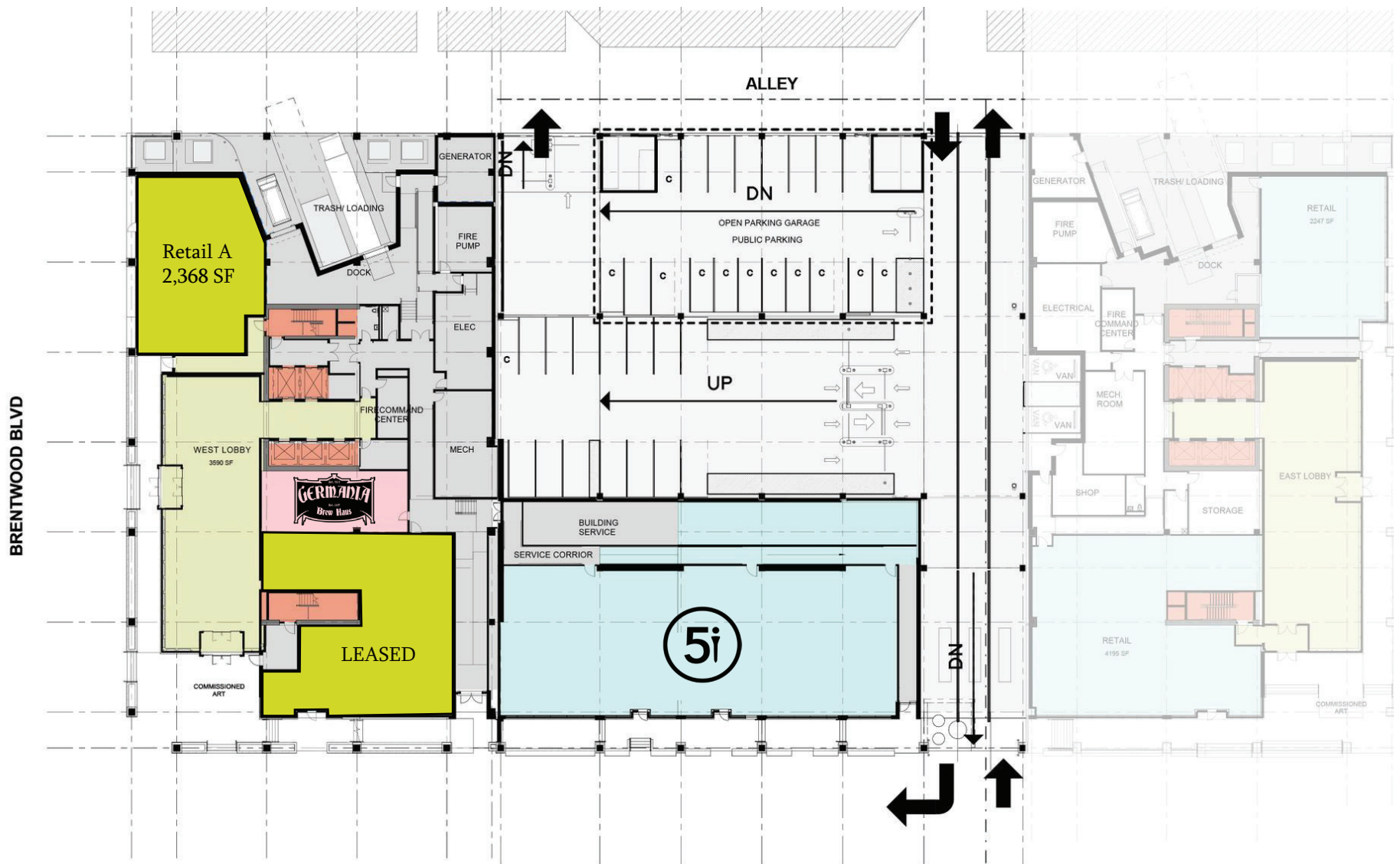
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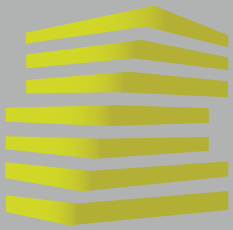
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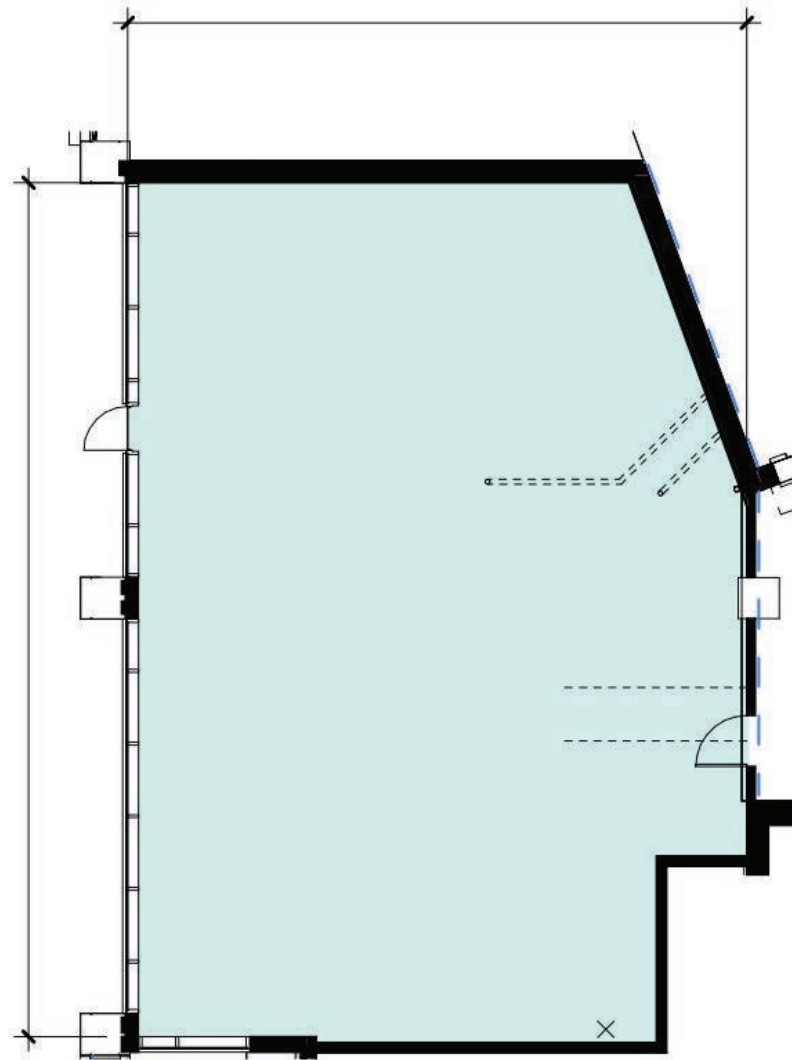
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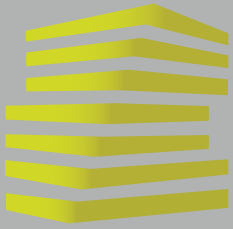


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FROM ABOVE

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