



LOCATION.
commercial real estate

2605 WASHINGTON AVENUE | GW LOFTS BUILDING
RETAIL SPACE FOR LEASE
RECEIVE UP TO 3 YEARS OF FREE RENT*
MUST BUILD OUT SPACE



2605 WASHINGTON AVE

ABOUT THE SPACE



ONCE AN INDUSTRIAL WAREHOUSE FOR THE EDWIN F. GUTH LIGHTING Co., THE G.W. LOFTS BUILDING (2605 WASHINGTON AVE) NOW STAND AS A COLORFUL AND DISTINCTIVE LANDMARK AT THE NORTHWEST CORNER OF WASHINGTON AND JEFFERSON AVENUES.

LOCATED IN THE HEART OF THE MIDTOWN REDEVELOPMENT AREA, JUST NORTH OF THE WELLS FARGO HEADQUARTERS AND IN CLOSE PROXIMITY TO THE NEW CITYPARK MLS STADIUM, THIS RETAIL GEM OFFERS PRIME LEASING OPPORTUNITIES WITH AVAILABILITIES RANGING FROM 1,260 TO 8,546 SQUARE FEET AND AMPLE ON-STREET PARKING FOR CUSTOMERS.

FOR MORE DETAILS OR TO DISCUSS THIS OPPORTUNITY FURTHER, PLEASE REACH OUT TO OUR BROKERAGE TEAM.



Google Maps



2605 WASHINGTON AVE

NEIGHBORHOOD VIBE



1 mile 3 miles 5 miles

POPULATION	12,041	106,886	239,815
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HOUSEHOLDS	6,141	52,632	114,656
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EMPLOYEES	24,402	115,353	171,353
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MED HH INCOME	\$40,593	\$57,510	\$54,468
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THE MIDTOWN NEIGHBORHOOD IS JUST THAT, LOCATED RIGHT IN THE MIDDLE OF THE CITY OF ST. LOUIS. MIDTOWN IS A VIBRANT AND CULTURALLY DIVERSE NEIGHBORHOOD LOCATED JUST WEST OF DOWNTOWN ST. LOUIS. ITS BOUNDARIES ARE NOT PRECISELY DEFINED BUT GENERALLY STRETCH FROM GRAND BOULEVARD ON THE EAST TO VANDEVENTER AVENUE ON THE WEST, AND FROM CHOUTEAU AVENUE ON THE SOUTH TO DELMAR BOULEVARD ON THE NORTH.

MIDTOWN HAS A RICH HISTORY DATING BACK TO THE LATE 19TH AND EARLY 20TH CENTURIES WHEN IT WAS A HUB OF ECONOMIC ACTIVITY AND BOASTED MANY BEAUTIFUL MANSIONS, THEATERS, AND CULTURAL INSTITUTIONS.

THE DISTRICT IS HOME TO SEVERAL PROMINENT CULTURAL AND EDUCATIONAL INSTITUTIONS, MAKING IT A FOCAL POINT FOR ARTS AND ACADEMIA IN THE CITY. NOTABLE LANDMARKS INCLUDE THE ST. LOUIS UNIVERSITY (SLU) CAMPUS, THE GRAND CENTER ARTS DISTRICT, THE FABULOUS FOX THEATRE, POWELL HALL (HOME OF THE ST. LOUIS SYMPHONY ORCHESTRA), AND THE CONTEMPORARY ART MUSEUM ST. LOUIS (CAM). THESE INSTITUTIONS CONTRIBUTE TO THE NEIGHBORHOOD'S LIVELY AND DIVERSE ATMOSPHERE.





2605 WASHINGTON AVE

AREA EATS + HOT SPOTS



SCHLAFLY BEER

 CITYPARK



SAINT LOUIS
UNIVERSITY™



CITY WINERY



Puttshack
BAR • DINING • MINI GOLF



IKEA



VICIA



ROCKWELL
BEER CO



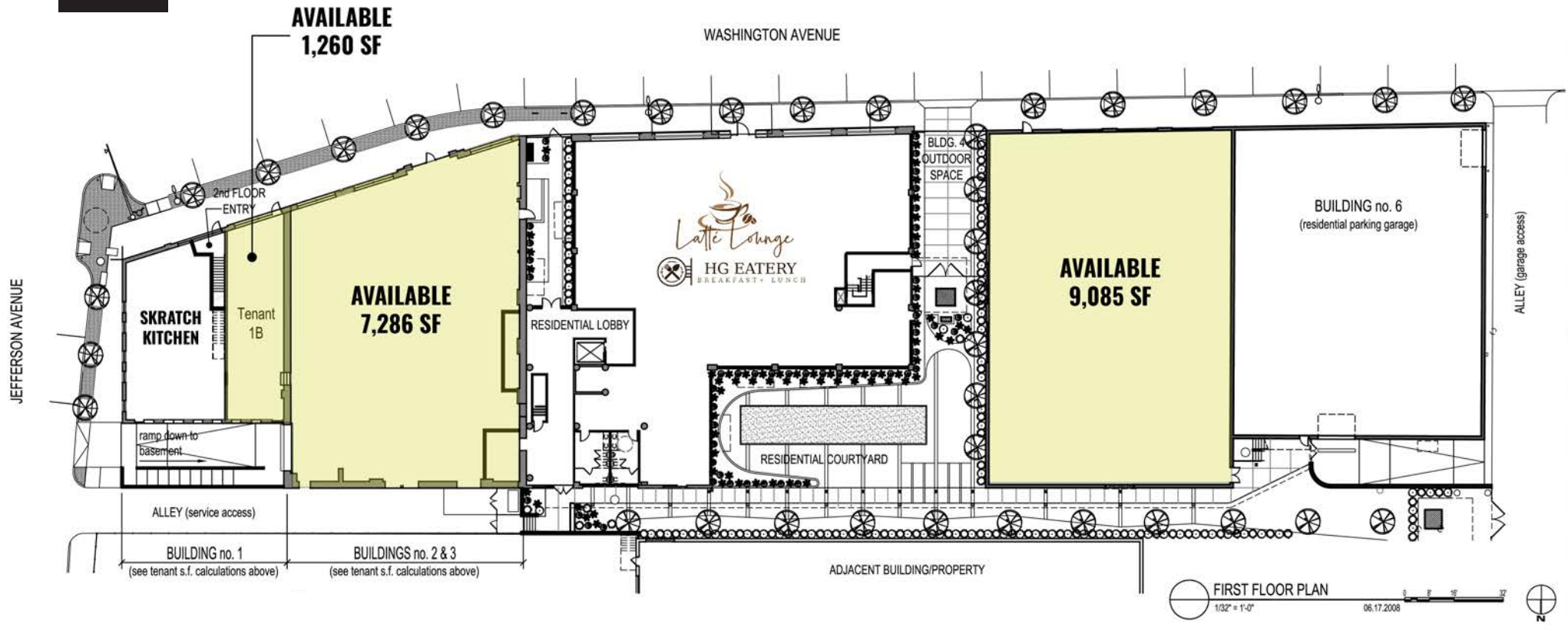
Schnucks



WHOLE
FOODS
MARKET

2605 WASHINGTON AVE

S I T E P L A N



* FREE RENT INCENTIVE: UP TO 3 YEARS OF FREE RENT SUBJECT TO THE FOLLOWING TERMS:

- AVAILABLE SPACES ARE TO BE DELIVERED IN RAW CONDITION.
- FREE RENT INCENTIVE IS SUBJECT TO LANDLORD'S REVIEW OF THE TENANT FINANCIALS AND CREDIT CHECK.
- TENANT BUILDOUT AND DESIGN SUBJECT TO THE LANDLORD'S REVIEW AND APPROVAL.
- TENANTS SHALL BE RESPONSIBLE FOR PAYING UTILITIES.
- OFFER IS SUBJECT TO THE EXECUTION OF MUTUALLY AGREEABLE ADDITIONAL TERMS.



**CLICK TO VIEW
1,260 SF AVAILABILITY!**



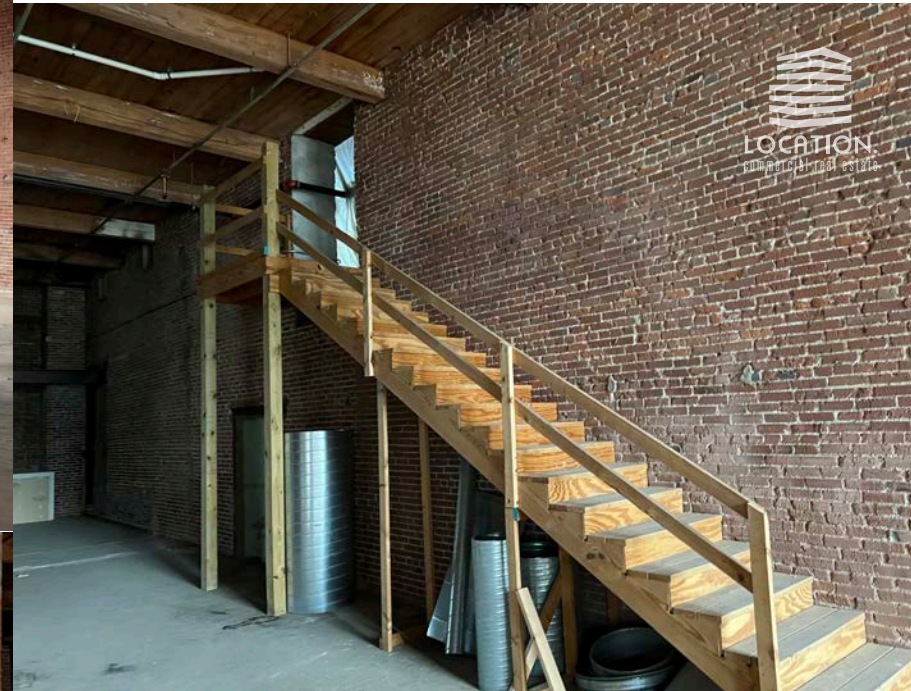
**CLICK TO VIEW
7,286 SF AVAILABILITY!**

2605 WASHINGTON AVE

INTERIOR PHOTOS



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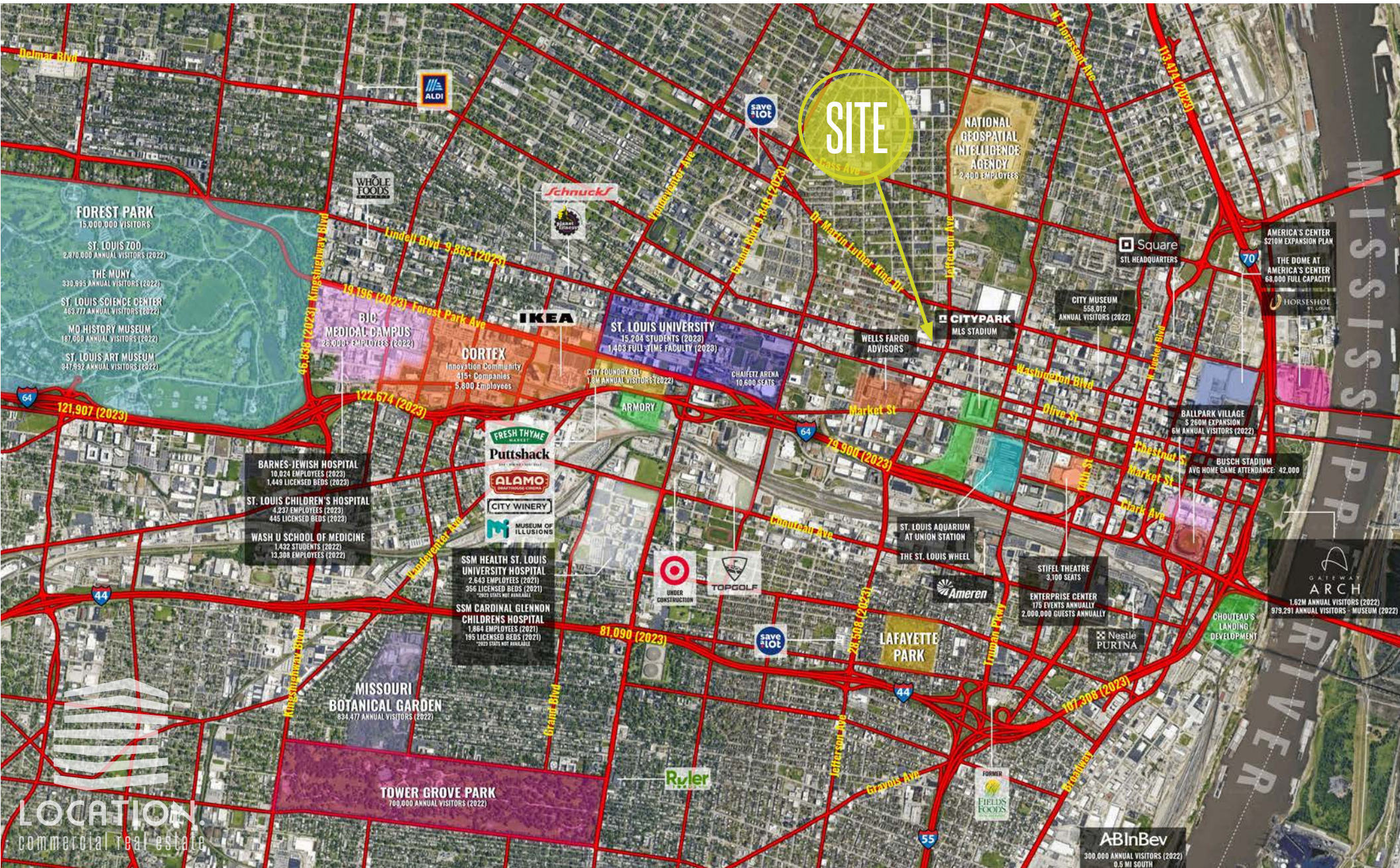


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2605 WASHINGTON AVE MARKET AERIAL





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