



LOCATION.
commercial real estate



TAKE A
360°
VIRTUAL TOUR

GERHART LOFTS

3900 LACLEDE AVE

ST. LOUIS, MO

GERHART LOFTS

about the space



EXCITING OPPORTUNITY AT THE GERHART LOFTS BUILDING: THE HIGHLY SOUGHT-AFTER BLK MKT EATS SPACE, BOASTING 960 SQUARE FEET, IS NOW AVAILABLE FOR LEASE.

JOIN THE RANKS OF THRIVING RESTAURANT TENANTS SUCH AS SAUCY PORKA, NARWHALS CRAFTED, AND YAPI MEDITERRANEAN. SITUATED JUST STEPS FROM THE ST. LOUIS UNIVERSITY CAMPUS, THIS LOCATION BENEFITS FROM A CONSTANT FLOW OF TRAFFIC, WITH OVER 13,000 STUDENTS IN CLOSE PROXIMITY.

THE GERHART LOFTS BUILDING IS AT THE EPICENTER OF EXPLOSIVE DEVELOPMENT, WITH CITY FOUNDRY LEADING THE WAY. THIS DEVELOPMENT INCLUDES 272 RESIDENTIAL UNITS, 83,000 SQUARE FEET OF OFFICE SPACE, AND A LINEUP OF ATTRACTIONS INCLUDING PUTTSHACK, ALAMO DRAFHOUSE, AND CITY WINERY. ADDITIONALLY, THE ARMORY, A 250,000 SQUARE FOOT ENTERTAINMENT COMPLEX, ADDS TO THE VIBRANCY OF THE LOCALE.



Google Maps



GERHART LOFTS

NEIGHBORHOOD VIBE



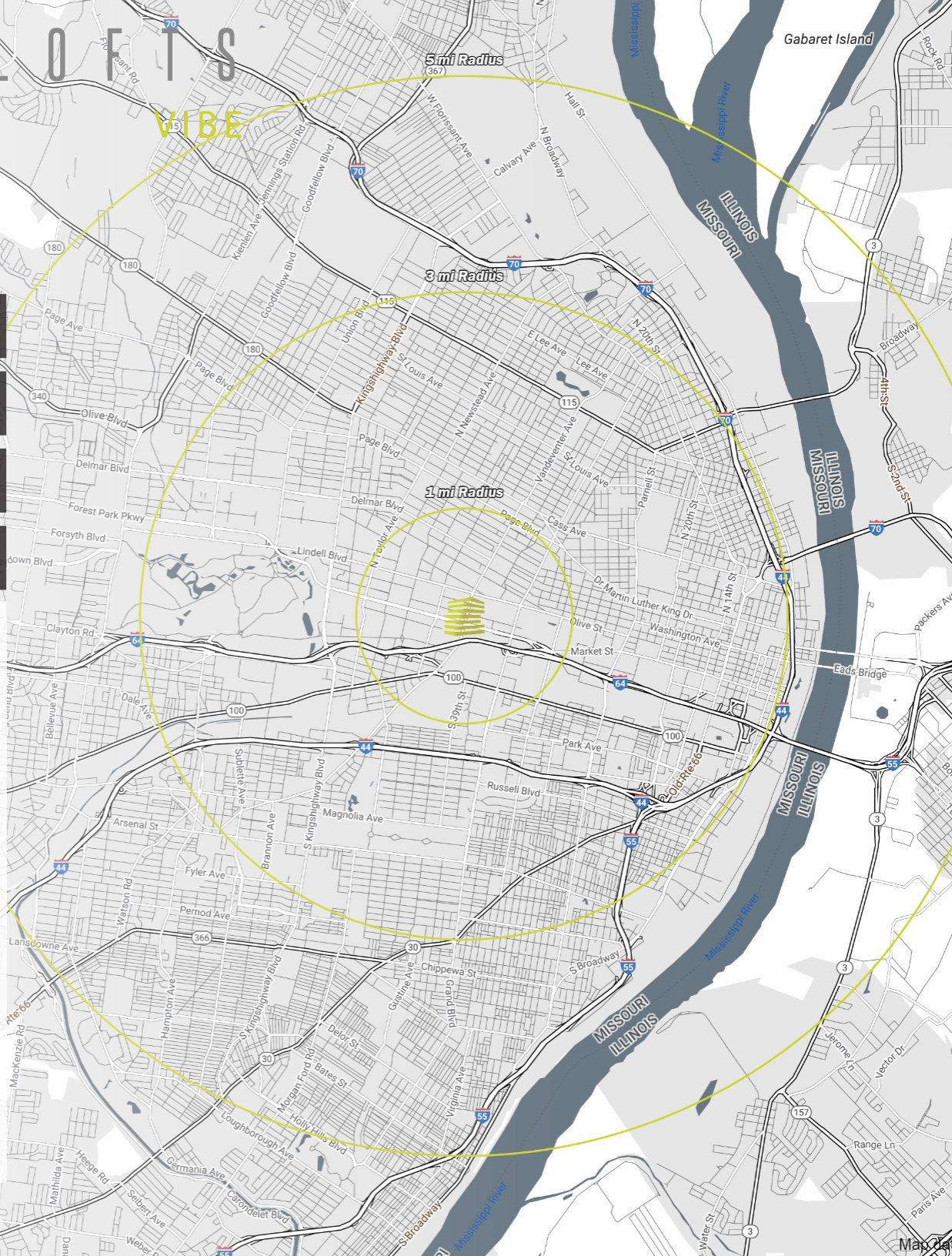
1 mile 3 miles 5 miles

POPULATION	19,241	143,489	317,305
HOUSEHOLDS	9,169	70,953	150,639
EMPLOYEES	23,032	123,133	196,356
MED HH INCOME	\$44,832	\$58,015	\$62,208

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.



GERHART LOFTS

AREA eats + Hot spots



Narwhal's
CRAFTED

YAPI
MEDITERRANEAN SUBS AND SANDWICHES

SAUCY PORKA

IKEA

CITY FOUNDRY
PUBLIC STL MARKET

Puttshack
BAR • DINING • MINI GOLF

FRESH THYME
MARKET

ALAMO
DRAFTHOUSE CINEMA

CITY WINERY

GoldenGems

SAINT LOUIS UNIVERSITY

ARMORY

ROCKWELL BEER CO

RETREAT
+ ESTD 2015 +

THE SCOTTISH ARMS
PUBLIC HOUSE

PAPPY'S
SMOKEHOUSE
ST. LOUIS

THE GROVE

CORTEX
innovation community

VICIA

planet fitness

Schnucks

CENTRAL WEST END
CWE
SAINT LOUIS • MISSOURI

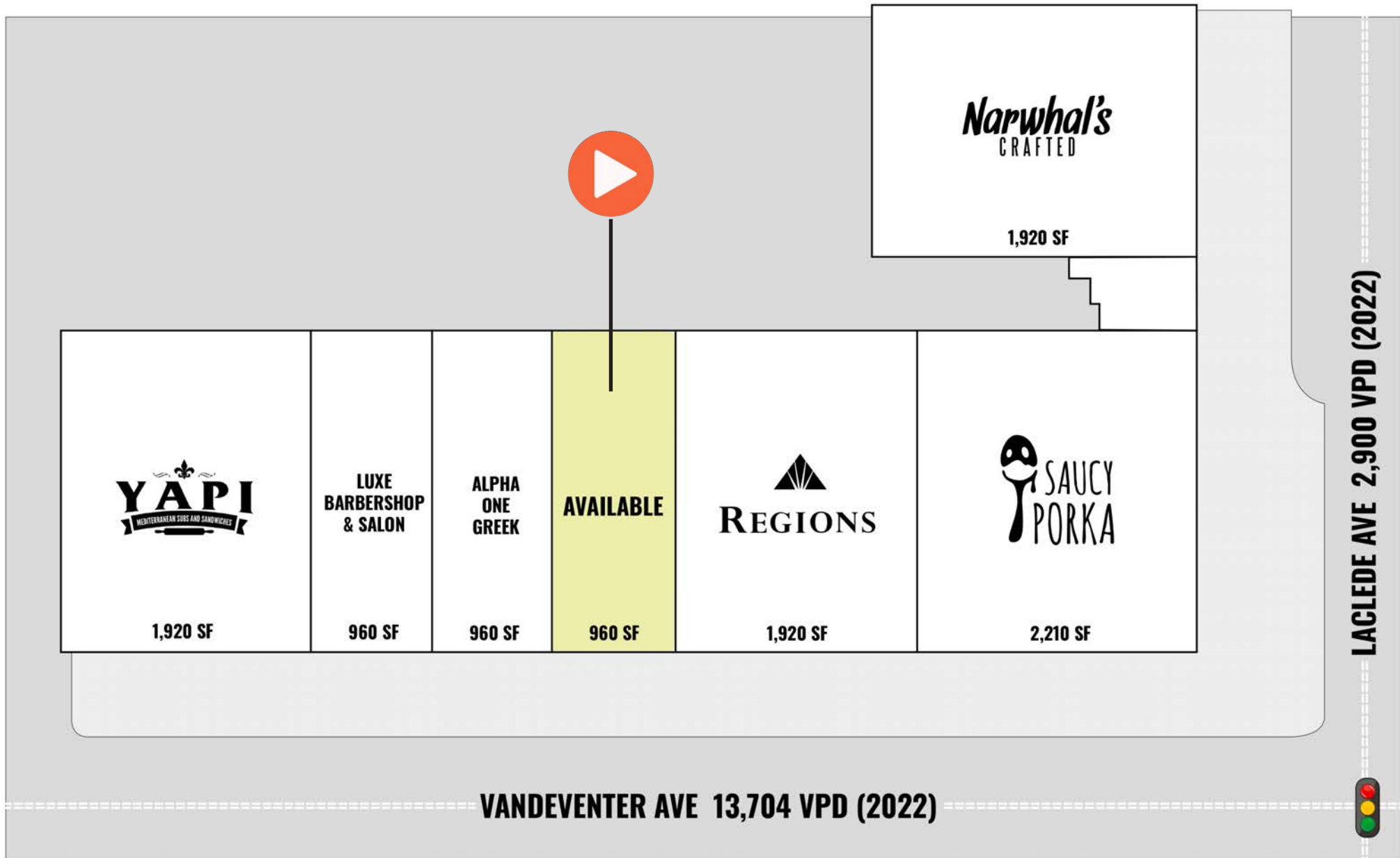
WHOLE FOODS
MARKET

BRASSERIE BY NICHE

GERHART LOFTS

s i t e

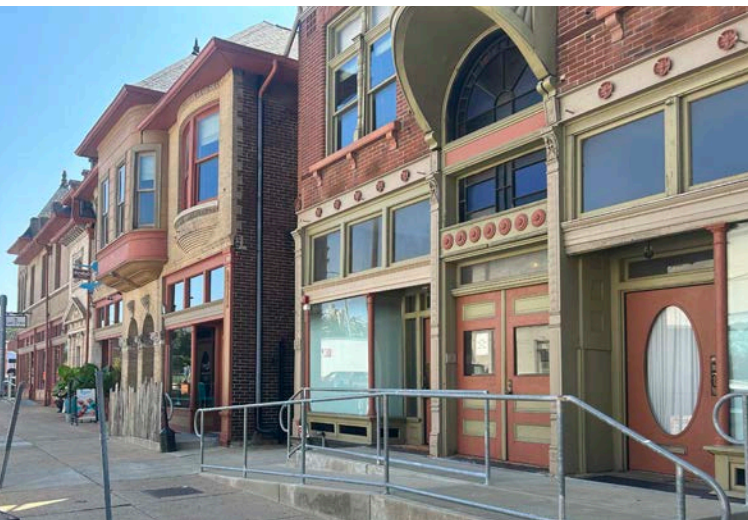
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GERHART LOFTS

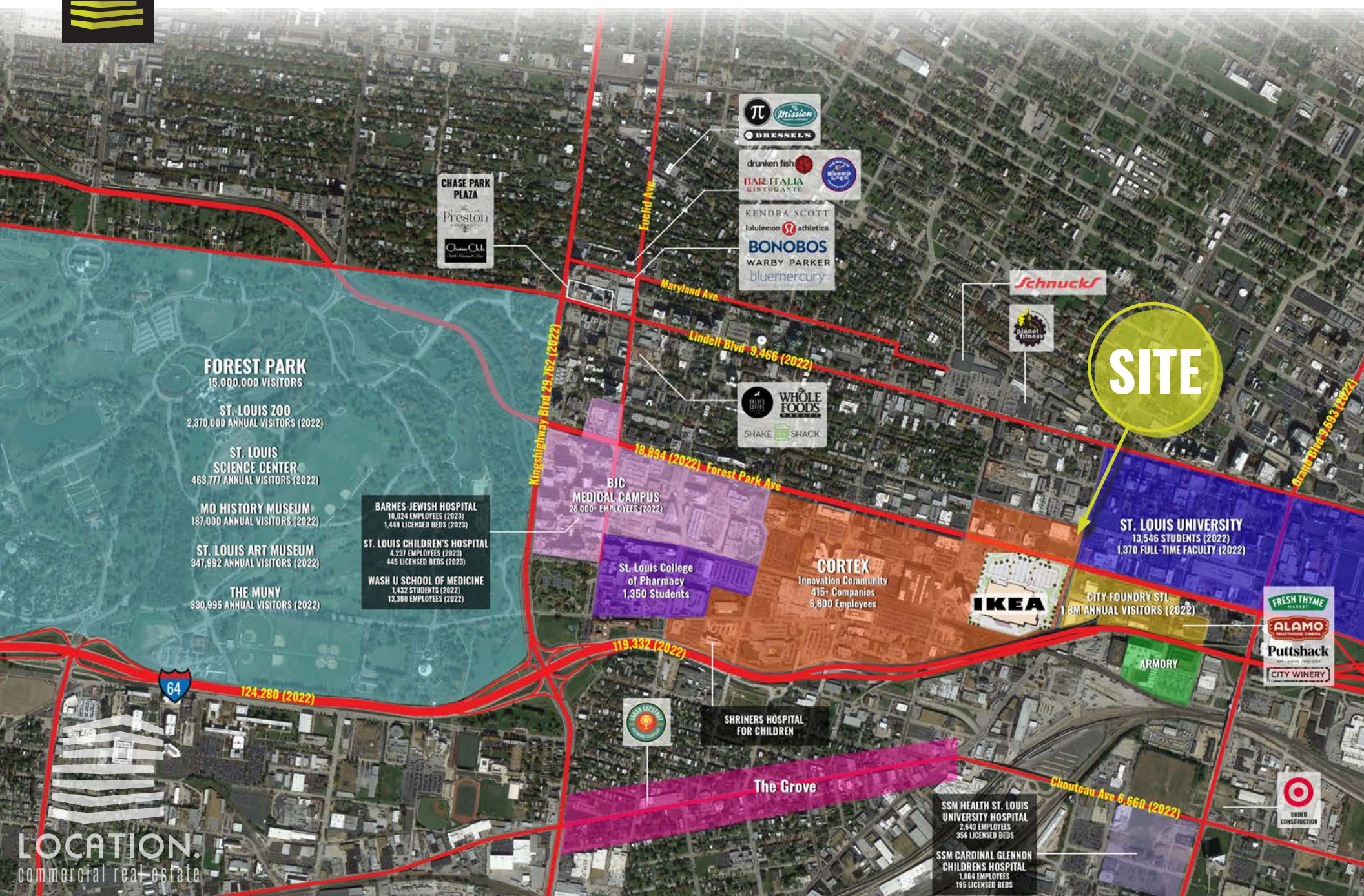
center

PHOTOS



GERHART LOFTS

market aerial



FOREST PARK
15,000,000 VISITORS

ST. LOUIS ZOO
2,370,000 ANNUAL VISITORS (2022)

ST. LOUIS SCIENCE CENTER
463,777 ANNUAL VISITORS (2022)

MO HISTORY MUSEUM
187,000 ANNUAL VISITORS (2022)

ST. LOUIS ART MUSEUM
347,992 ANNUAL VISITORS (2022)

THE MUNY
380,995 ANNUAL VISITORS (2022)

BARNES-JEWISH HOSPITAL
10,824 EMPLOYEES (2022)
1,449 LICENSED BEDS (2023)

ST. LOUIS CHILDREN'S HOSPITAL
4,237 EMPLOYEES (2022)
445 LICENSED BEDS (2023)

WASH U SCHOOL OF MEDICINE
1,432 STUDENTS (2022)
13,308 EMPLOYEES (2022)

Kingshighway Blvd 29,762 (2022)

Euclid Ave

Maryland Ave.

Lindell Blvd 9,466 (2022)

18,894 (2022) - Forest Park Ave

119,332 (2022)

124,280 (2022)

Grand Blvd 5,893 (2022)

Chouteau Ave 6,660 (2022)

CHASE PARK PLAZA
The Preston
Chase Club

π Mission
DRESSELS

drunken fish
BAR ITALIA RESTORANTE

KENDRA SCOTT
lululemon athletica
BONOBOS
WARBY PARKER
bluemercury

Schnucks

planet fitness

SITE

WHOLE FOODS MARKET
SHAKE SHACK

BJC MEDICAL CAMPUS
26,000+ EMPLOYEES (2022)

St. Louis College of Pharmacy
1,350 Students

CORTEX
Innovation Community
415+ Companies
5,800 Employees

IKEA

CITY FOUNDRY STL
1.8M ANNUAL VISITORS (2022)

ST. LOUIS UNIVERSITY
13,546 STUDENTS (2022)
1,370 FULL-TIME FACULTY (2022)

ARMORY

FRESH THYME MARKET
ALAMO
Puttshack
CITY WINERY

SHRINERS HOSPITAL FOR CHILDREN

SHRINERS HOSPITAL FOR CHILDREN

The Grove

SSM HEALTH ST. LOUIS UNIVERSITY HOSPITAL
2,643 EMPLOYEES
356 LICENSED BEDS

SSM CARDINAL GLENNON CHILDREN'S HOSPITAL
1,864 EMPLOYEES
195 LICENSED BEDS

Target
UNDER CONSTRUCTION



LOCATION.

commercial real estate

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