

1300 MARKET

NOW AVAILABLE
FOR LEASE



OFFICE AND RETAIL SPACE

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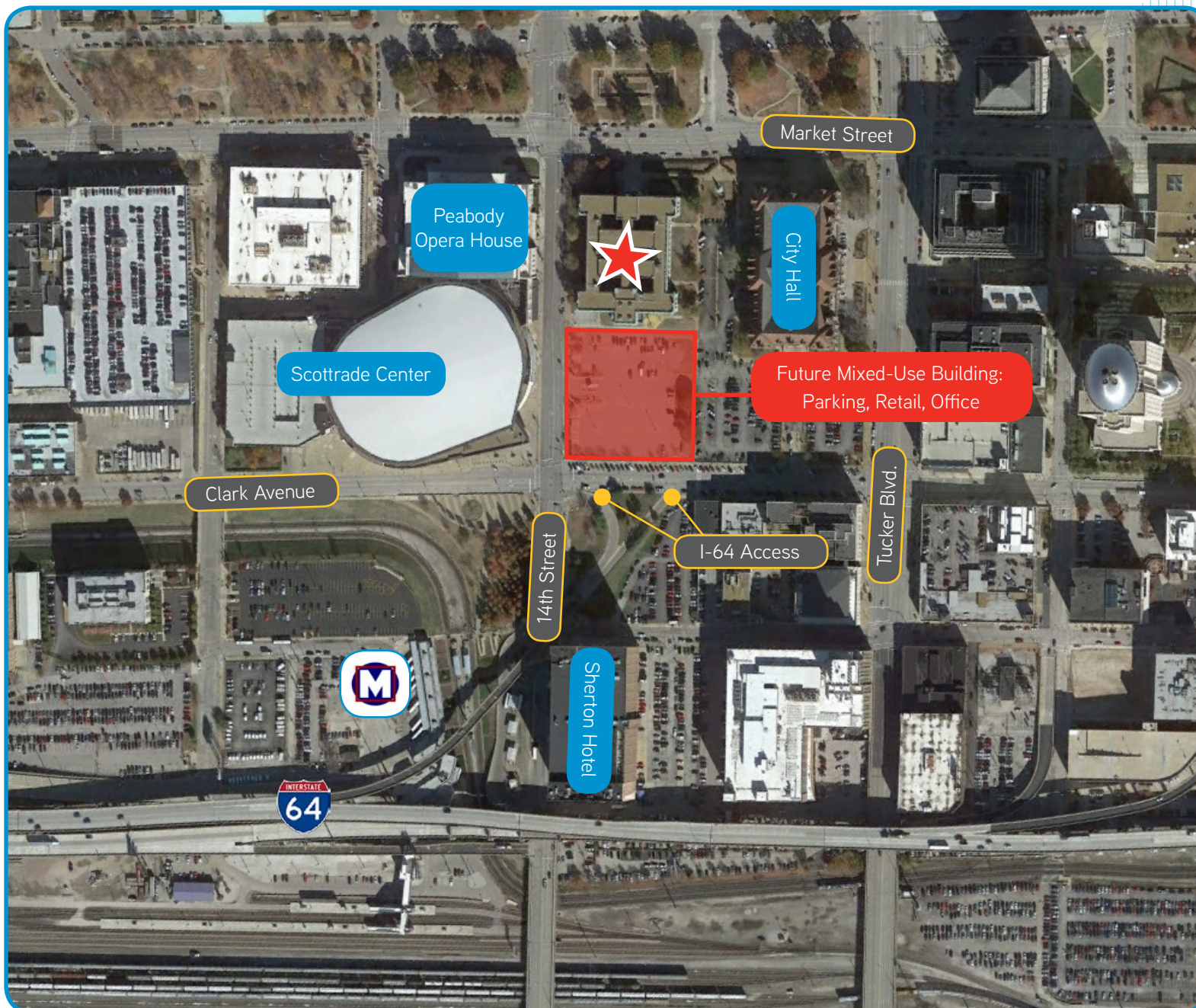


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Completed in 1911, this neoclassical building was created by Isaac S. Taylor, who was the principal architect of the 1904 World's Fair. This four-story building has 160,000 square feet available and enjoys a prominent location on the south side of Market Street between City Hall to the east and the Peabody Opera House and Scottrade Center to the west.

- Presently vacant and now available for an anchor tenant
- Approximately 150,000 square feet of office space offered at \$18.50 per square foot, Full Service
- Approximately 10,000 square feet of retail/restaurant space offered at \$19.50 per square foot, NNN
- 3.50/1,000 parking ratio
- Immediate I-64/Hwy 40 access
- MetroLink Station within walking distance
- Planned amenities include fitness center, building conference center, 24-hour security
- Historic building located in the heart of Downtown St. Louis
- On-site storage available
- Courtyards available for employee use
- Targeted for LEED Certification

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VERTICAL
REALTY ADVISORS



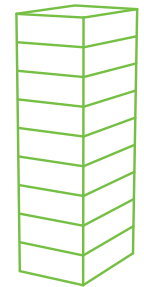
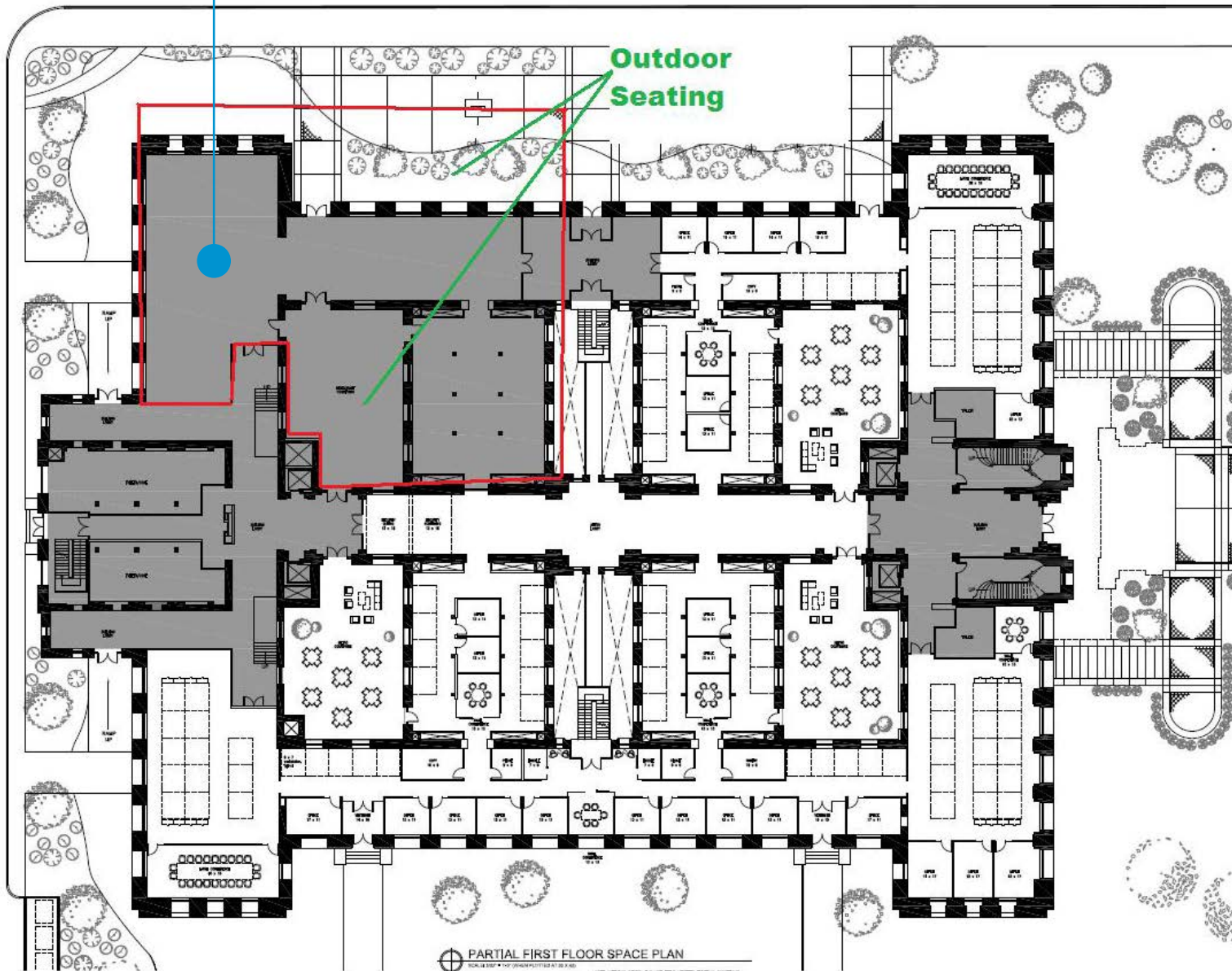
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Retail/Restaurant Space
Approximately 10,000 SF

1300
MARKET

Outdoor
Seating



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