

REDEVELOPMENT OPPORTUNITY IN HISTORIC LAFAYETTE SQUARE

DAS DEUTSCHE HAUS
2345 Lafayette Ave, St. Louis, MO



Confidentiality & Disclaimer

DAS DEUTSCHE HAUS **2345 Lafayette Avenue, St. Louis, MO 63104**

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 2345 Lafayette Avenue, St. Louis, MO (the "Property"). It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by our agents from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property at or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Executive Summary

Colliers International (“Colliers”) is pleased to present to qualified developers, a rare historic opportunity to acquire and redevelop Das Deutsche Haus, located at 2345 Lafayette Avenue. This 60,000 square foot four-story building was originally constructed 1928 and served as the center of German-American life in St. Louis through WWII. The building was originally constructed to accommodate crowds ranging from 40 to 1,200 people, however since 1972, the property has served as a church and school. The acoustics in the large, ornately decorated auditorium are so good that the St. Louis Symphony recorded an album there, produced by Columbia Records in the 1950s. The building has been vacant for several years, however the large auditorium with its marble wainscoting and terrazzo lobby floor was recently restored by the current owner to its original condition. Structurally, the building is reported to be in excellent condition with a total replacement of the flat roof in 2008.

The Lafayette Square Neighborhood is one of the premier urban neighborhoods in the United States. St. Louis’ oldest national historic district, the neighborhood is famous for the Victorian mansions that surround the 30-acre park. The neighborhood has had its ups and downs since it was founded in the 1830s, including a tornado in 1896 that nearly wiped it off the map, however it has been incredibly stable for over two decades and all but a couple of buildings and lots have been fully restored or redeveloped. Das Deutsche Haus is one of the few remaining development opportunities in the Neighborhood.



The Offering

Das Deutsche Haus is being offered without an asking price. Tours are available by appointment and may be scheduled through Colliers. **Bids are due by 3:00 PM on February 14, 2018.** The following information will be considered and should be included in all offers:

- Offer Price
- Earnest Money
- Due Diligence Period and extensions (if any) required
- Proposed Use
- Estimated development budget
- Source of funds including equity, debt and incentives
- Developer's relevant experience



Property Summary

Address	2345 Lafayette Avenue St. Louis, MO 63104
Year Built	1928
Size	60,000 SF
Floors	4 stories
Land Area	1.20 AC
Zoning	B, Two-Family Residential D, Multifamily Residential

For More Information

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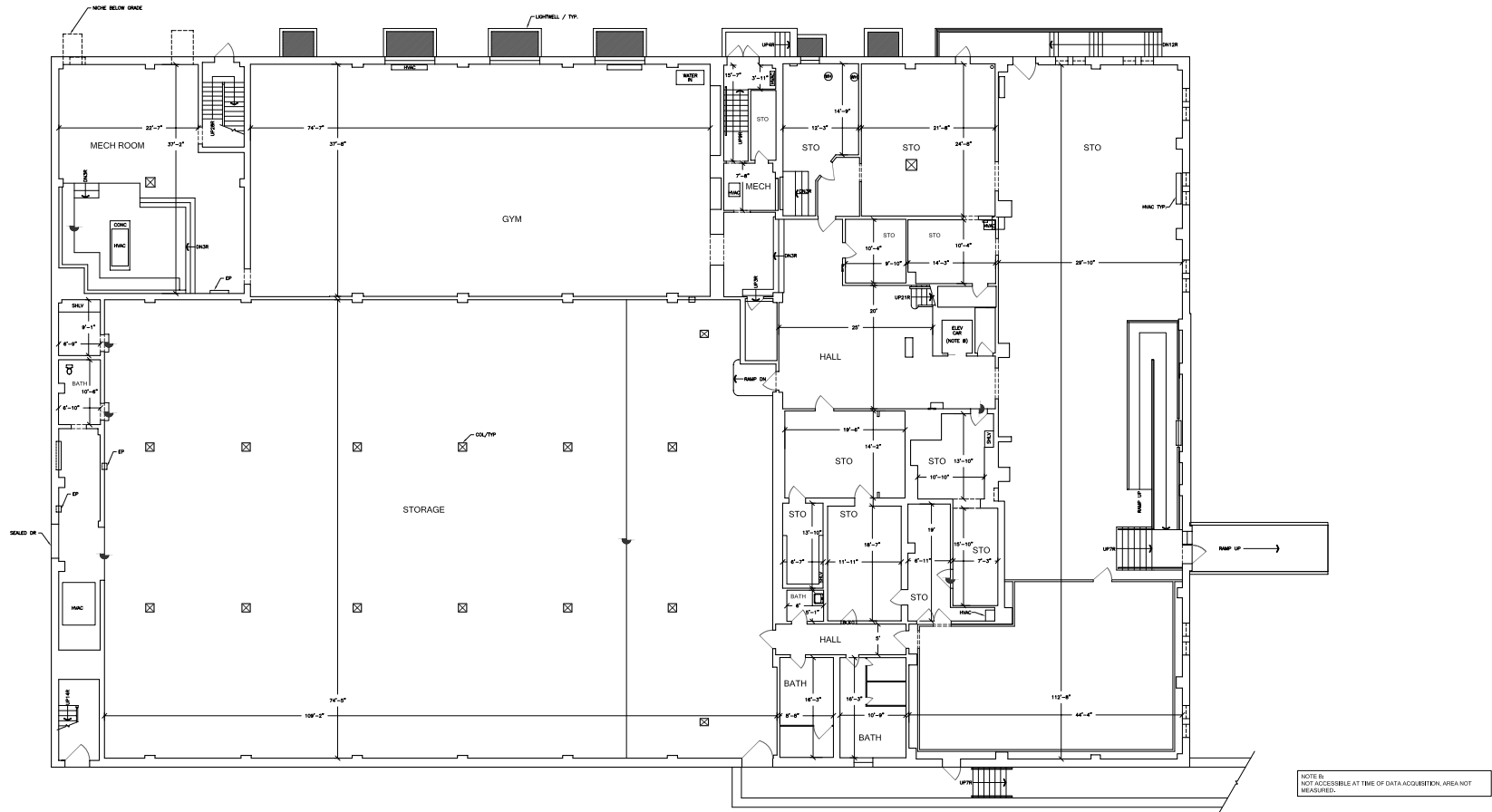
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Existing Floor Plans

Basement



1 EXISTING BASEMENT PLAN
 2,120' SQFT INTERIOR
 1,281' SQFT EXTERIOR

NOTE B:
 NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.

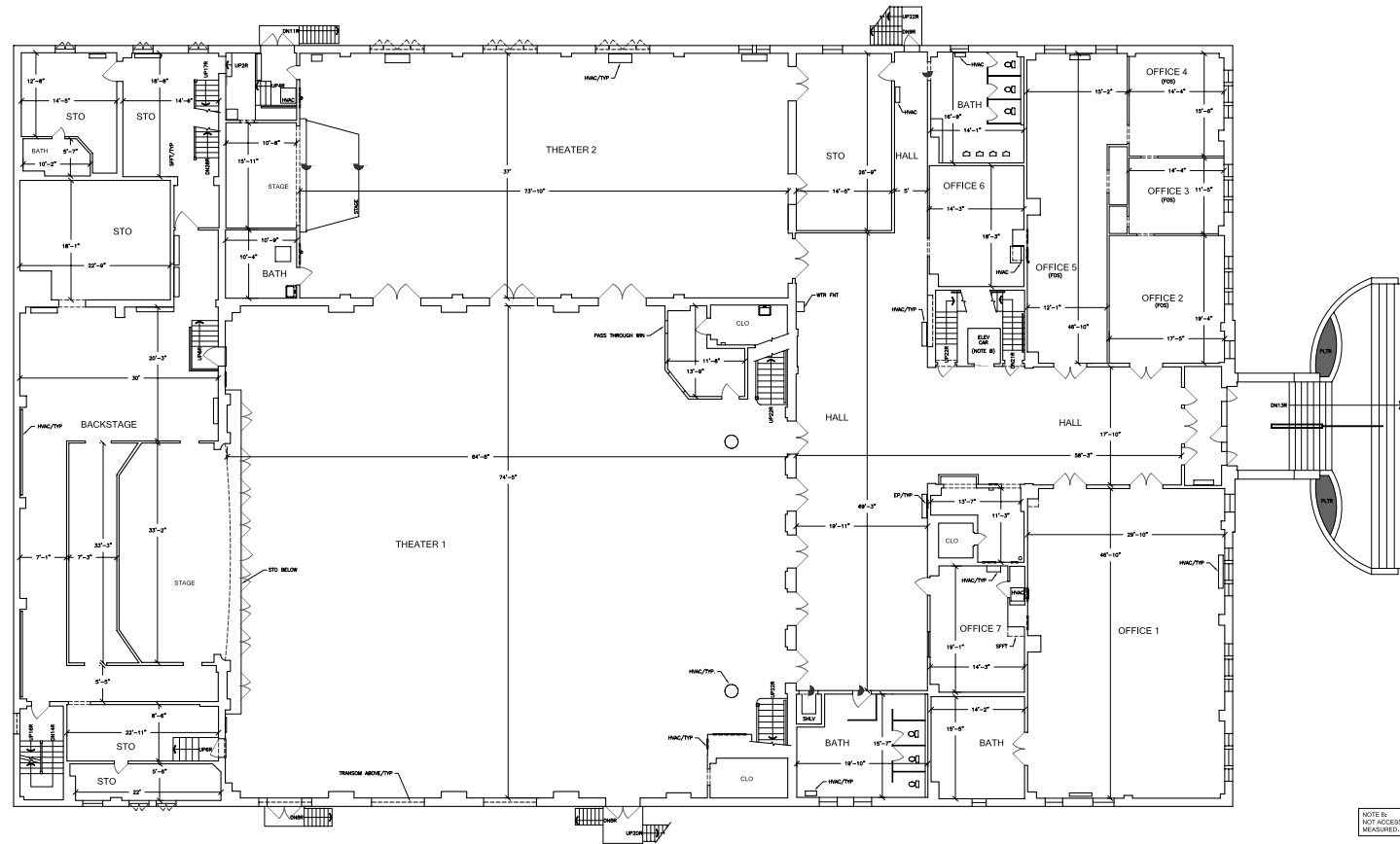
2345 LAFAYETTE AVE
 ST. LOUIS, MO

NOTE
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BUILT SERVICES
 PH 800.318.0099
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Existing Floor Plans

1st Floor



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1 EXISTING FIRST LEVEL FLOOR PLAN
21,207 SQFT INTERIOR
244 SQFT EXTERIOR

2345 LAFAYETTE AVE
ST. LOUIS, MO

NOTE

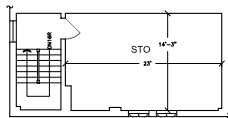
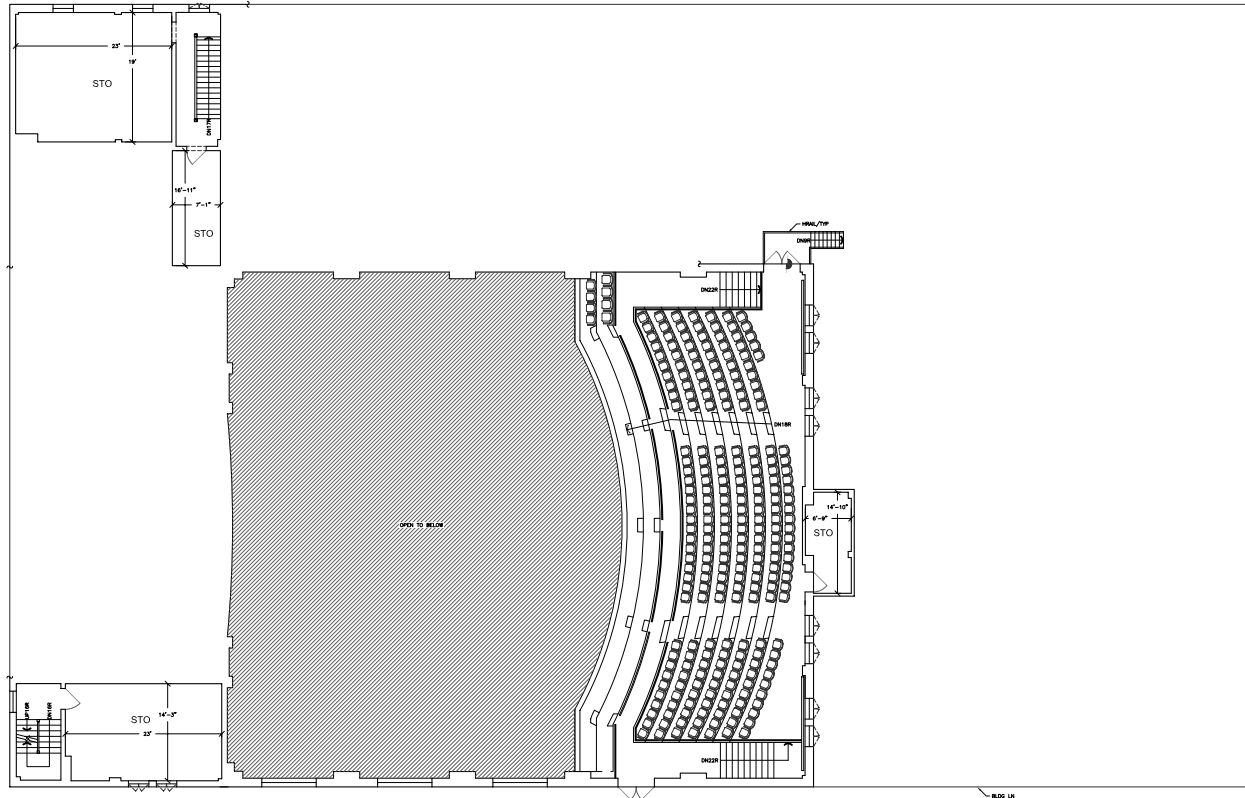
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Existing Floor Plans

Mezzanine



① EXISTING MEZZANINE LEVEL FLOOR PLAN
1389 SQFT INTERIOR

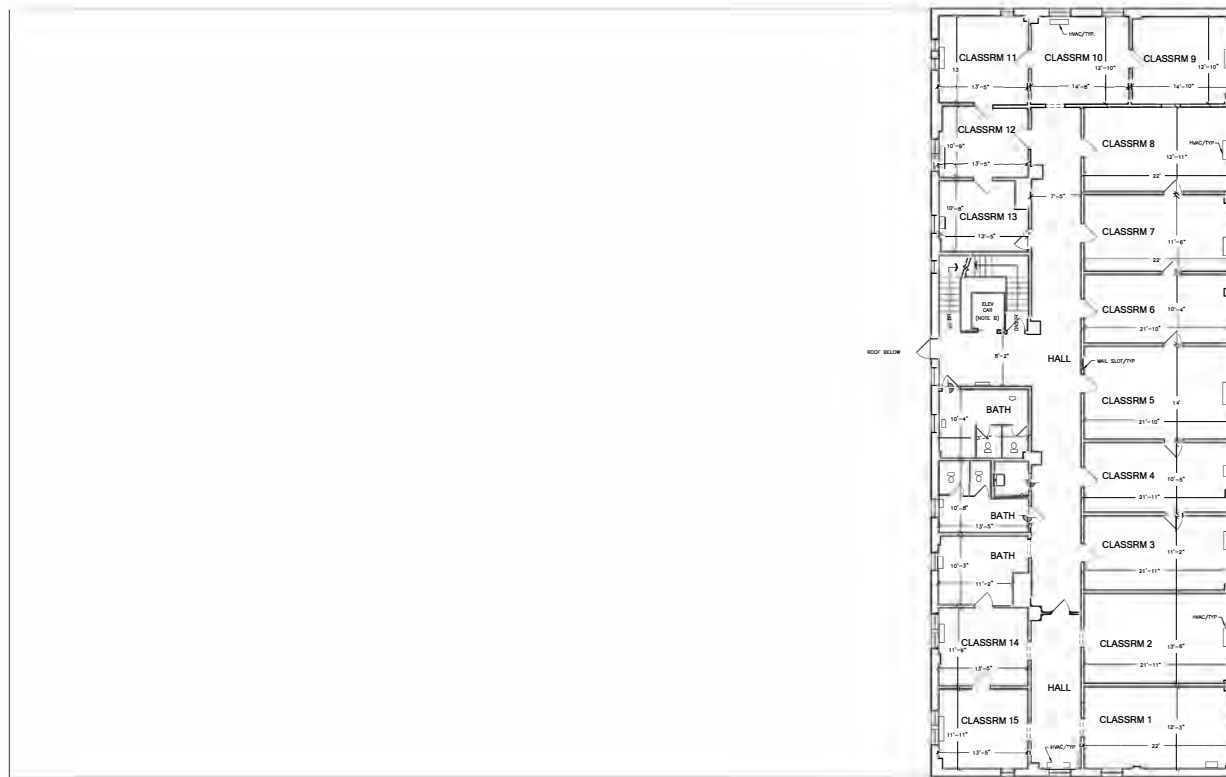
② EXISTING UPPER MEZZ LEVEL FLOOR PLAN
473 SQFT INTERIOR

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Existing Floor Plans

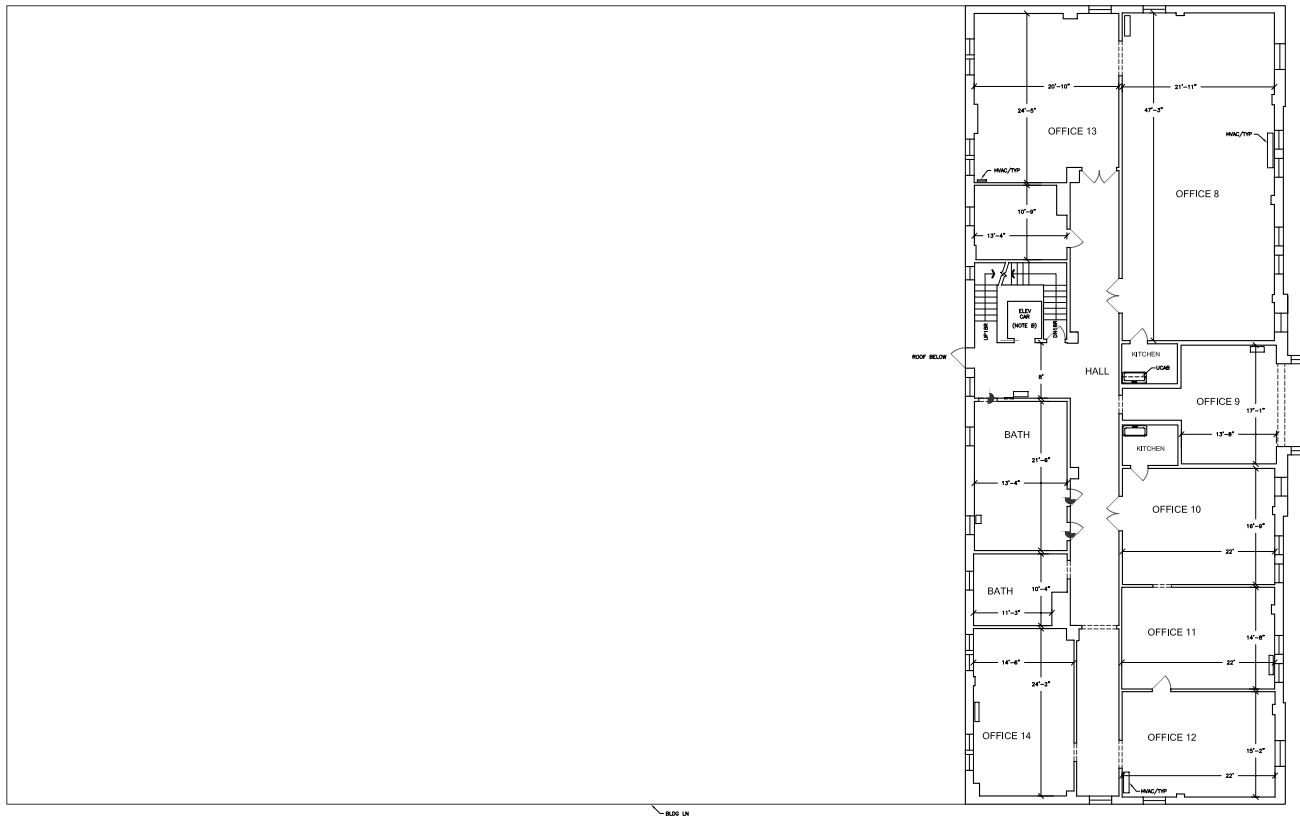
2nd Floor



1 EXISTING SECOND LEVEL FLOOR PLAN
1/8" = 1'-0" IN

Existing Floor Plans

3rd Floor



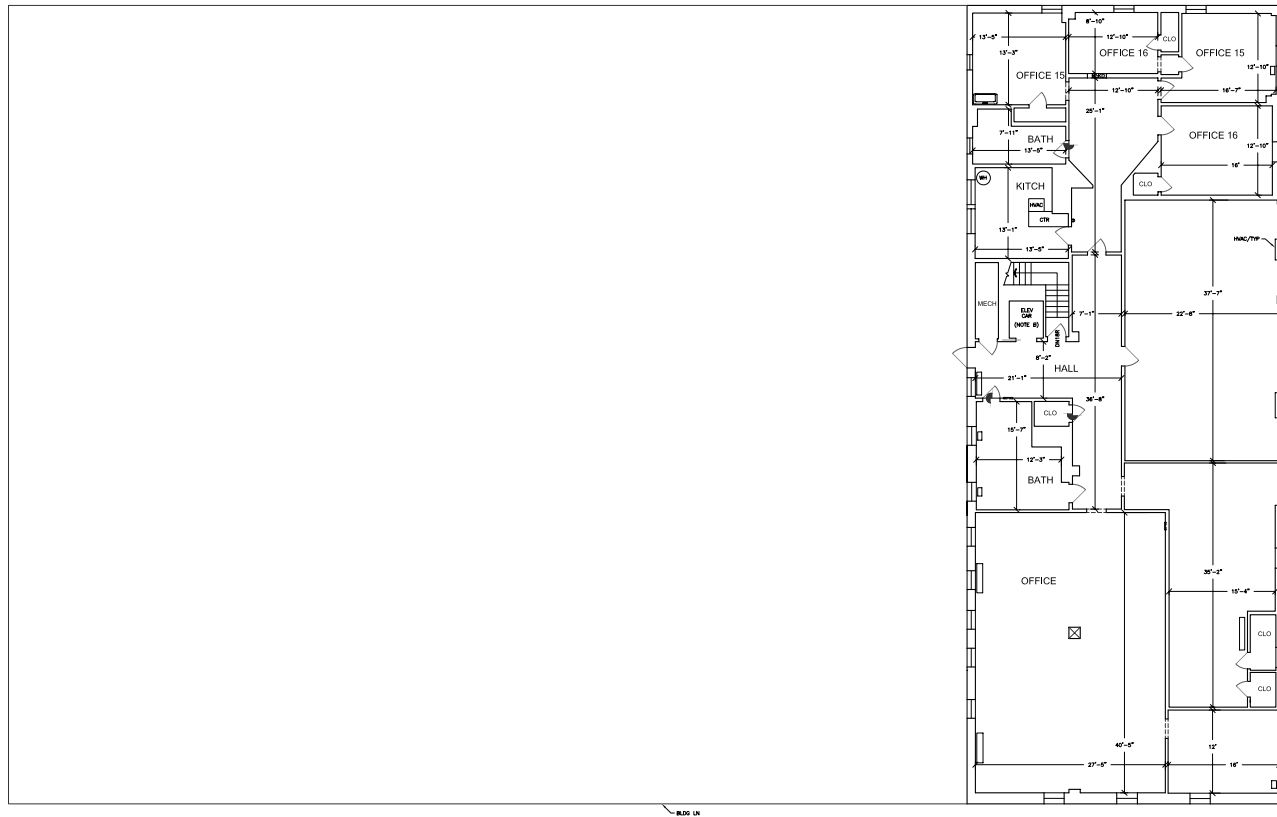
NOTE IS
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1 EXISTING THIRD LEVEL FLOOR PLAN
3,383 SQ FT INTERIOR

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Existing Floor Plans

4th Floor



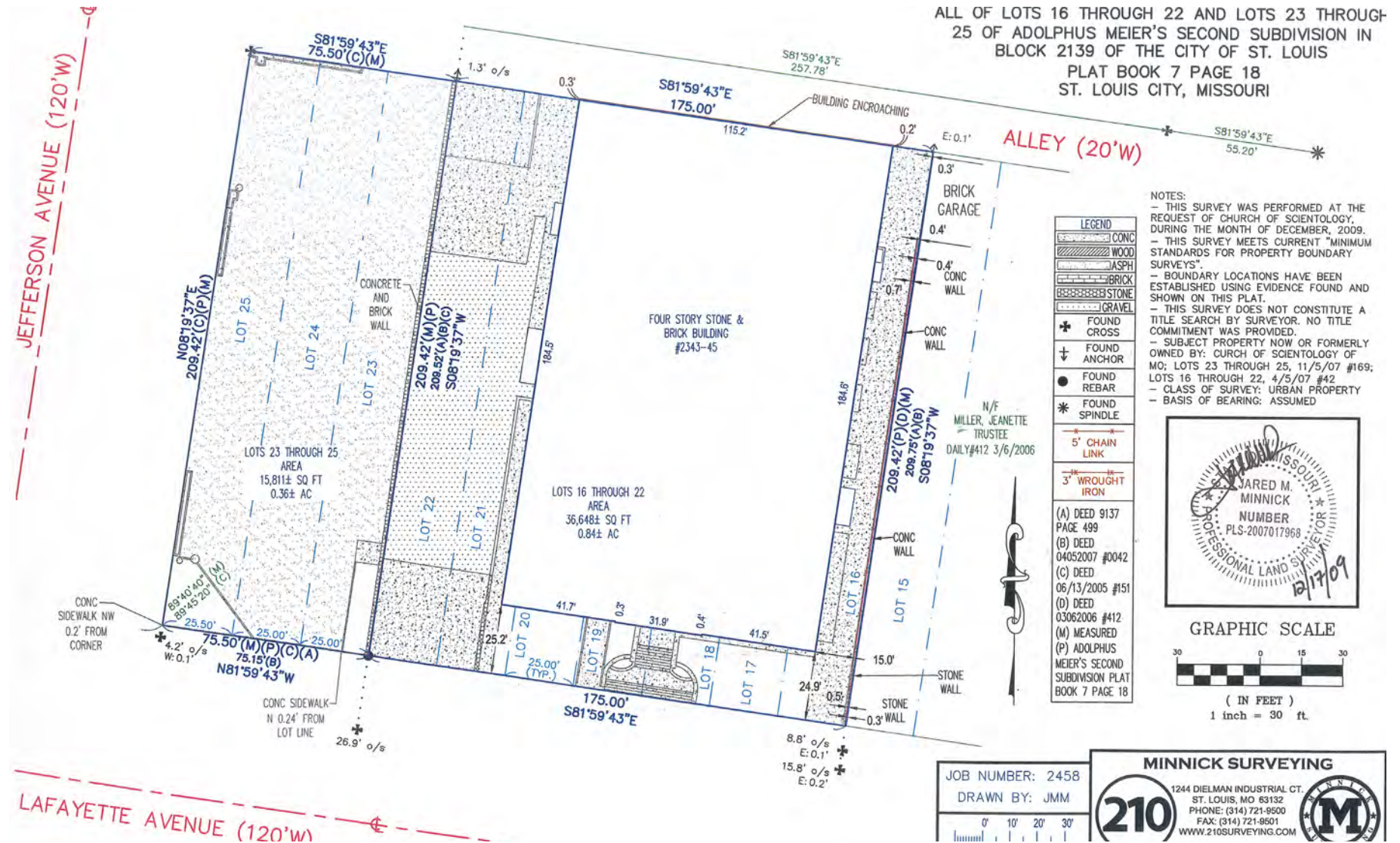
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1 EXISTING FOURTH LEVEL FLOOR PLAN
3,366 SQFT INTERIOR

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Property Overview

Survey



Property Overview

Aerial View



Location Overview

Lafayette Square

The Lafayette Square Neighborhood is one of the premier urban neighborhoods in the United States. St. Louis' oldest national historic district, the neighborhood is famous for the Victorian mansions that surround the 30-acre park. The neighborhood has had its ups and downs since it was founded in the 1830s, including a tornado in 1896 that nearly wiped it off the map, however it has been incredibly stable for over two decades and all but a couple of buildings and lots have been fully restored or redeveloped. Das Deutsche Haus is one of the few remaining development opportunities in the Neighborhood.

Lafayette Square is home to delicious independent restaurants, unique boutiques, lush gardens, and a bucolic 150-year-old park. Lafayette Park is the neighborhood's back yard, with walking paths, a beautifully landscaped grotto, historic Park House, and a playground. History surrounds you wherever you are in the Square.



Location Overview

Lafayette Square is located just five minutes from Downtown, ten minutes from the Central West End, and twenty minutes from Lambert International Airport. Lafayette Park is the heart of the neighborhood, with old and new homes surrounding. The main historic Business District sits along Park Avenue, just west of Truman Parkway, plus several excellent restaurants along Mississippi and Chouteau.



Location Overview



Bordered by Chouteau Avenue on the north, Interstate 44 on the south, Truman Parkway on the east, and South Jefferson Avenue on west, this reclaimed urban community lives at the intersection of historically ornate and abundantly hip.

Location Overview

Demographics

	1 Mile	3 Miles	5 Miles
Population	19,131	127,640	301,562
Households	9,345	57,511	134,302
Avg HH Size	20.2	2.08	2.17
Median Age	33.0	31.7	33.7
Avg HH Income	\$69,339	\$58,115	\$59,026
Businesses	791	7,426	12,226
Employees	13,663	183,082	258,828



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