

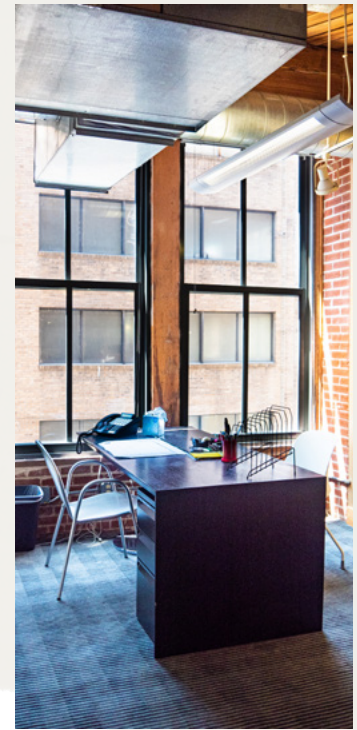
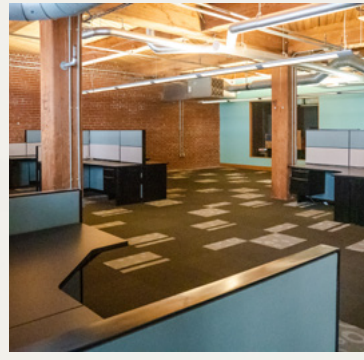
# For Lease

Rudman Building

1228 Washington Avenue | St. Louis, MO 63103

Jones Lang LaSalle Americas, Inc., a licensed real estate broker





## Property features

- ±25,500 RSF of contiguous office/creative space available on Washington Avenue
  - » Entire second floor: ±15,000 RSF (available Feb. 2020)
  - » Suite 300: ±10,500 RSF
- Floors 2 & 3 contiguous up to ±25,500 RSF or divisible to ±7,000 RSF
- Mixed-use loft style building with Lucas Park Grille on first floor
- Beautiful brick walls and timber ceilings
- Located in the heart of the Historic Loft District at the corner of 13th & Washington Avenue
- Off-site parking available for \$75 - \$100/month
- **Lease rate: \$16.00/RSF full service**

## Area amenities

*Cafe'*



*Shopping*



*Dining*



*Parking*



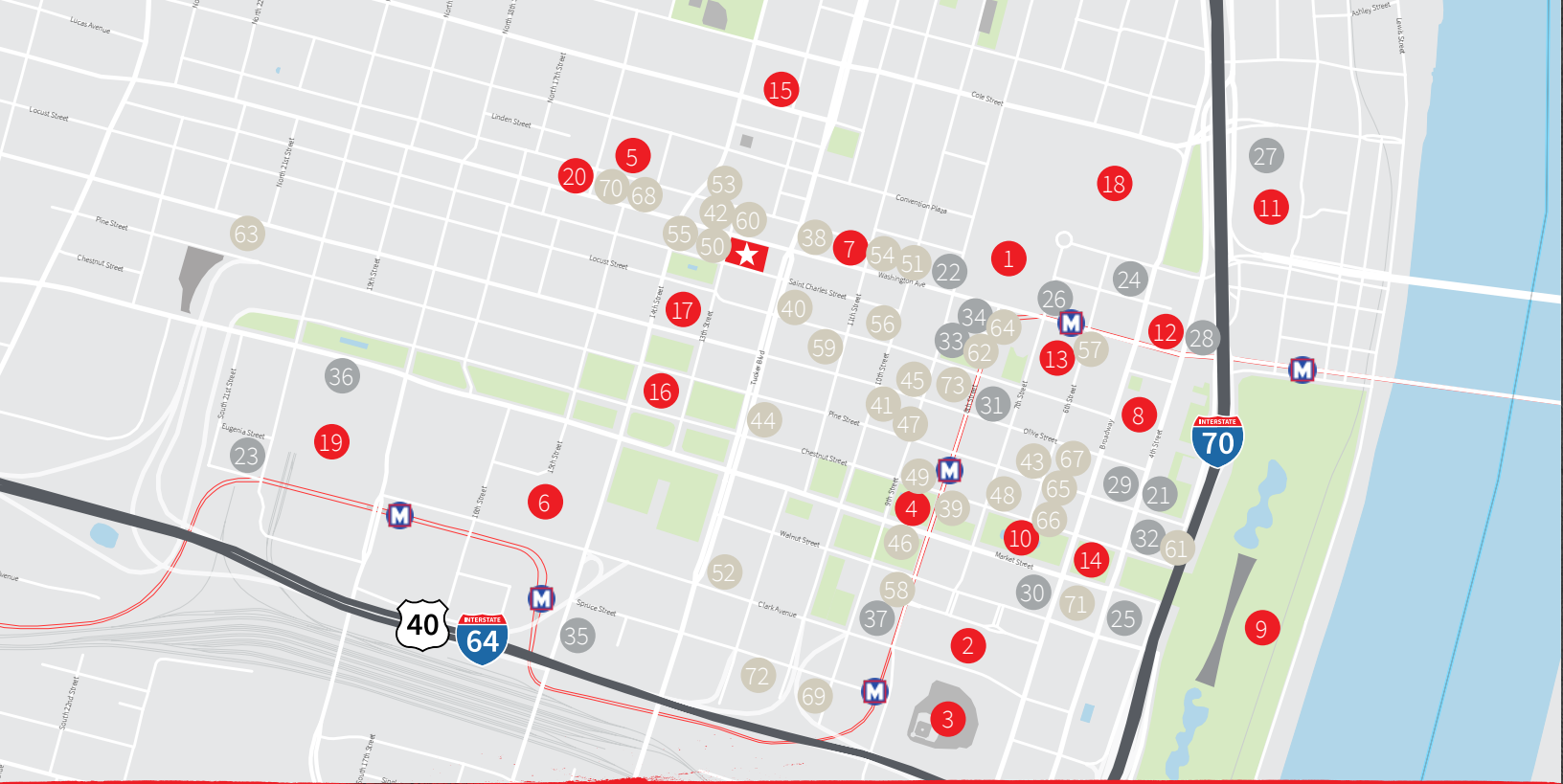
*Museum*



*Gym*







## Area Amenities

### Attractions

- 1 America's Center
- 2 Ballpark Village
- 3 Busch Stadium
- 4 Citygarden
- 5 City Museum
- 6 Enterprise Center
- 7 Flamingo Bowl
- 8 Federal Reserve Bank
- 9 Gateway Arch
- 10 Keiner Plaza
- 11 Lumiere Casino & Hotels
- 12 Missouri Athletic Club
- 13 MX Movie Theater
- 14 Old Courthouse
- 15 Randall Gallery
- 16 Soldiers Memorial
- 17 St. Louis Public Library
- 18 The Dome at America's Center
- 19 Union Station
- 20 Windows on Washington

### Hotels

- 21 City Place Hotel
- 22 Courtyard by Marriott
- 23 Drury Inn St. Louis at Union Station
- 24 Drury Plaza Hotel

- 25 Drury Plaza Hotel at the Arch
- 26 Embassy Suites
- 27 Four Seasons Hotel
- 28 Hampton Inn
- 29 Hilton at the Arch
- 30 Hilton at the Ballpark
- 31 Hotel Saint Louis
- 32 Hyatt Regency
- 33 Magnolia Hotel St. Louis
- 34 Marriott St. Louis Grand
- 35 Red Lion Hotel
- 36 St. Louis Union Station Hotel
- 37 Westin Hotel

### Food

- 38 314 The City Bar
- 39 6 North Cafe
- 40 Asia Gourmet
- 41 Bailey's Range
- 42 Blondie's Coffee & Wine Bar
- 43 Charlie Gitto's
- 44 Chris' @ The Docket
- 45 Culinaria Grocery
- 46 Food Trucks
- 47 Gioia's Deli
- 48 Hooters
- 49 Kaldi's Coffee
- 50 Lucas Park Grille
- 51 Mango Restaurant

- 52 Maurizio's Pizza
- 53 Medina Grill
- 54 Mizu Sushi Bar
- 55 Nara Cafe & Hookah Lounge
- 56 Park Avenue Coffee
- 57 Pi Pizzeria
- 58 Quattro Trattoria + Pizzeria
- 59 Rooster
- 60 Rosalita's Cantina
- 61 Ruth's Chris Steak House
- 62 Sauce on the Side
- 63 Schlafly Tap Room
- 64 Starbucks
- 65 St. Louis Bread Company
- 66 TGI Fridays
- 67 The Eatery
- 68 The Last Kitchen & Bar
- 69 The Midwestern
- 70 The Sliced Pint
- 71 Tony's / Anthony's
- 72 Wheelhouse
- 73 Yiro Gyro



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