

# The PwC PENNANT BUILDING





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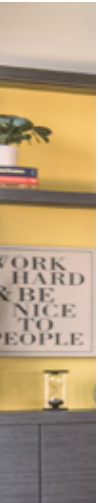
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**122,546**  
RENTABLE SQUARE FEET

**87%**  
LEASED

**FOUR**  
TENANTS

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**\$520**  
REPLACEMENT  
COST PSF

**7.1 YRS**  
OF WEIGHTED AVERAGE  
LEASE TERM

**23%**  
BELOW MARKET  
CONTRACTUAL  
OFFICE RENTS  
UPON EXPIRATION

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**PART OF  
TRANSFORMATIVE  
BALLPARK VILLAGE  
MIXED-USE  
DEVELOPMENT**

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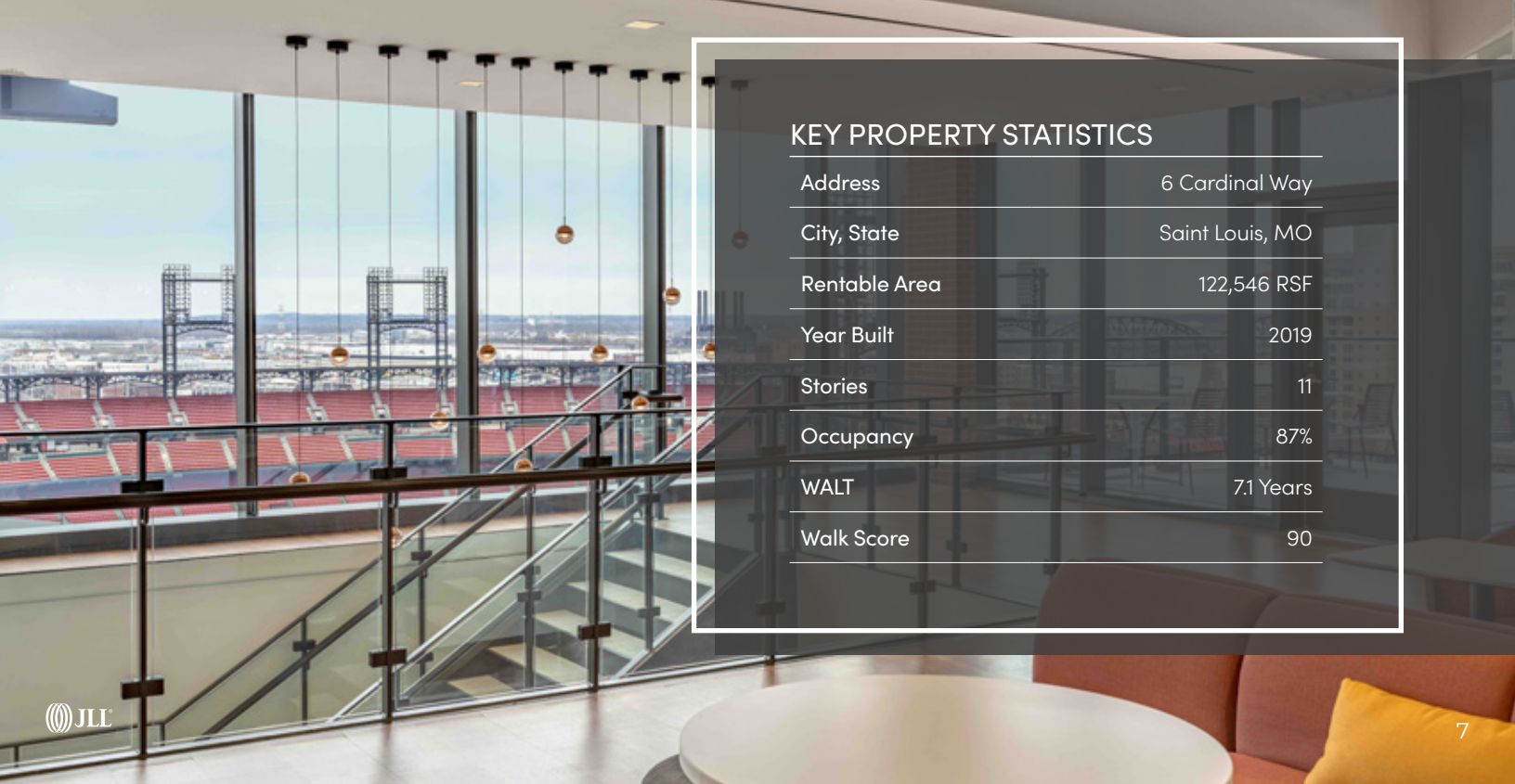


## THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to present the unique opportunity to invest as a strategic partner and recapitalize the PwC Pennant Building (the “Property” or the “Offering”), the first new Class A office construction in Downtown St. Louis in 30 years. Located on 6 Cardinal Way, directly adjacent to the St. Louis Cardinals’ Busch Stadium, the eleven-story 122,546 sf building, anchored by PwC, is 87% leased with 7.1 years of weighted average lease term (“WALT”). The Cordish Companies strategically positioned the PwC Pennant Building in the heart of St. Louis’s transformative mixed-use mega development Ballpark Village. The Property offers investors a rare opportunity to invest in a new construction, trophy class asset where businesses share a home with the beloved Cardinals.







### KEY PROPERTY STATISTICS

Address	6 Cardinal Way
City, State	Saint Louis, MO
Rentable Area	122,546 RSF
Year Built	2019
Stories	11
Occupancy	87%
WALT	7.1 Years
Walk Score	90



# GENERATIONAL INVESTMENT

New, Class A Trophy Asset Overlooking Saint Louis Cardinals' Busch Stadium in the heart of Ballpark Village, an \$800 million master-planned mega-development

The PwC Pennant Building, located within the Ballpark Village mixed-use district, offers an unparalleled set of office, residential, hotel, retail and entertainment amenities. Over 150,000 RSF of retail space offers shopping, dining and entertainment experiences, complete with terraces directly overlooking the field at Busch Stadium. Tenants of the PwC Pennant Building have access to all the amenities, including the Onelife Fitness facility and a luxury Live! by Loews hotel. Ballpark Village is a 365-days a year regional destination, featuring year-round live events and programming in venues like Bally Sports Live!, with its 100-foot retractable glass ceiling and premier sports-viewing experience. In addition, the PwC Pennant Building's office tenants are adjacent to luxury apartment living at One Cardinal Way in Ballpark Village, which provides a host of high-end amenities and views of Busch Stadium, the Gateway Arch, Mississippi River, and the St. Louis skyline. The PwC Pennant Building enables tenants to live the Cardinals' way every day.

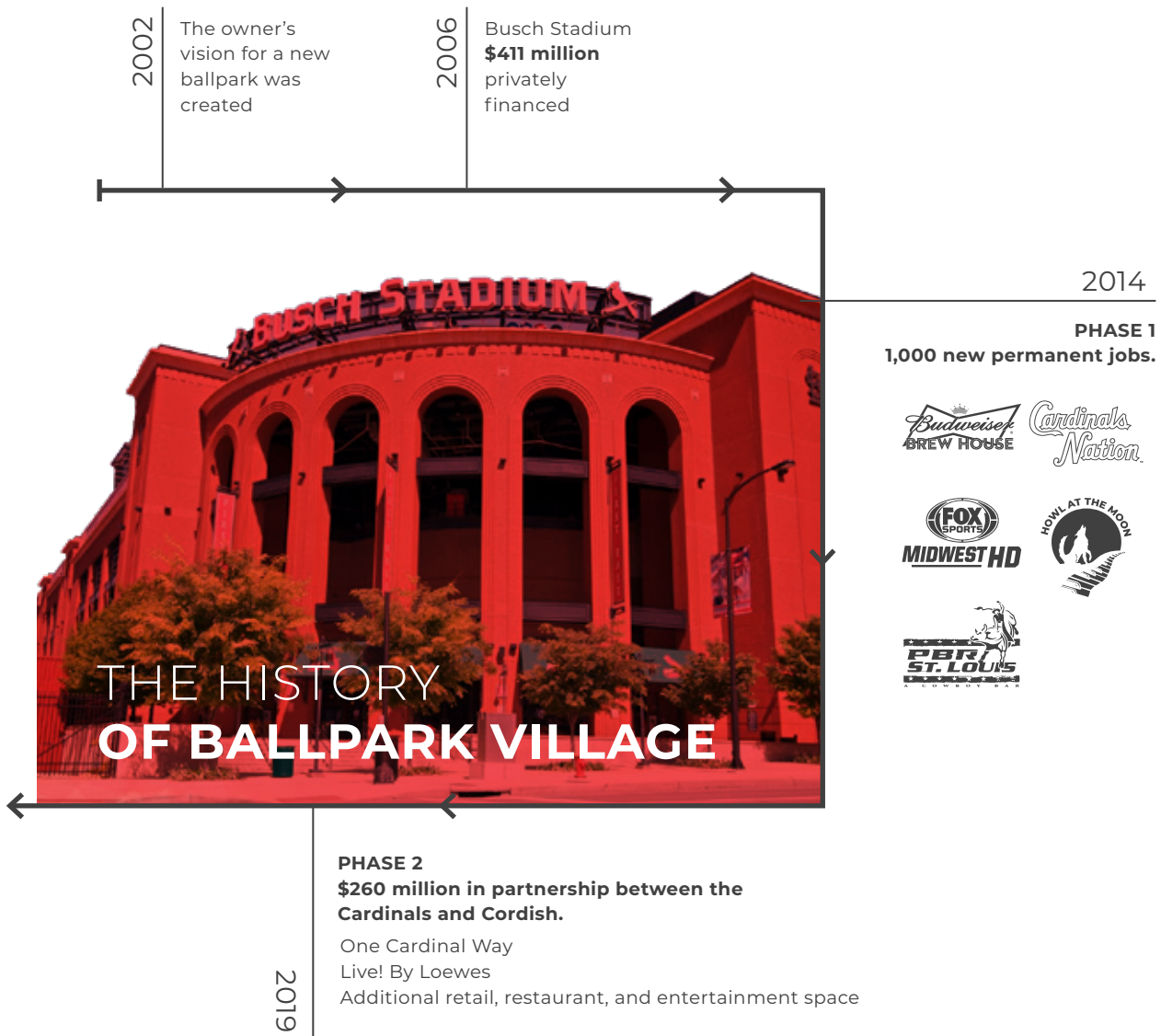
## ECONOMIC IMPACT:

\$473 MILLION TO CITY & STATE &  
OVER \$4.5 BILLION IN REGIONAL  
IMPACT

SINCE 2005, THE CARDINALS  
AND CORDISH HAVE INVESTED  
OVER \$800 MILLION IN NEW  
CONSTRUCTION IN DOWNTOWN  
ST. LOUIS

FIRST CLASS A OFFICE  
BUILDING IN 30 YEARS





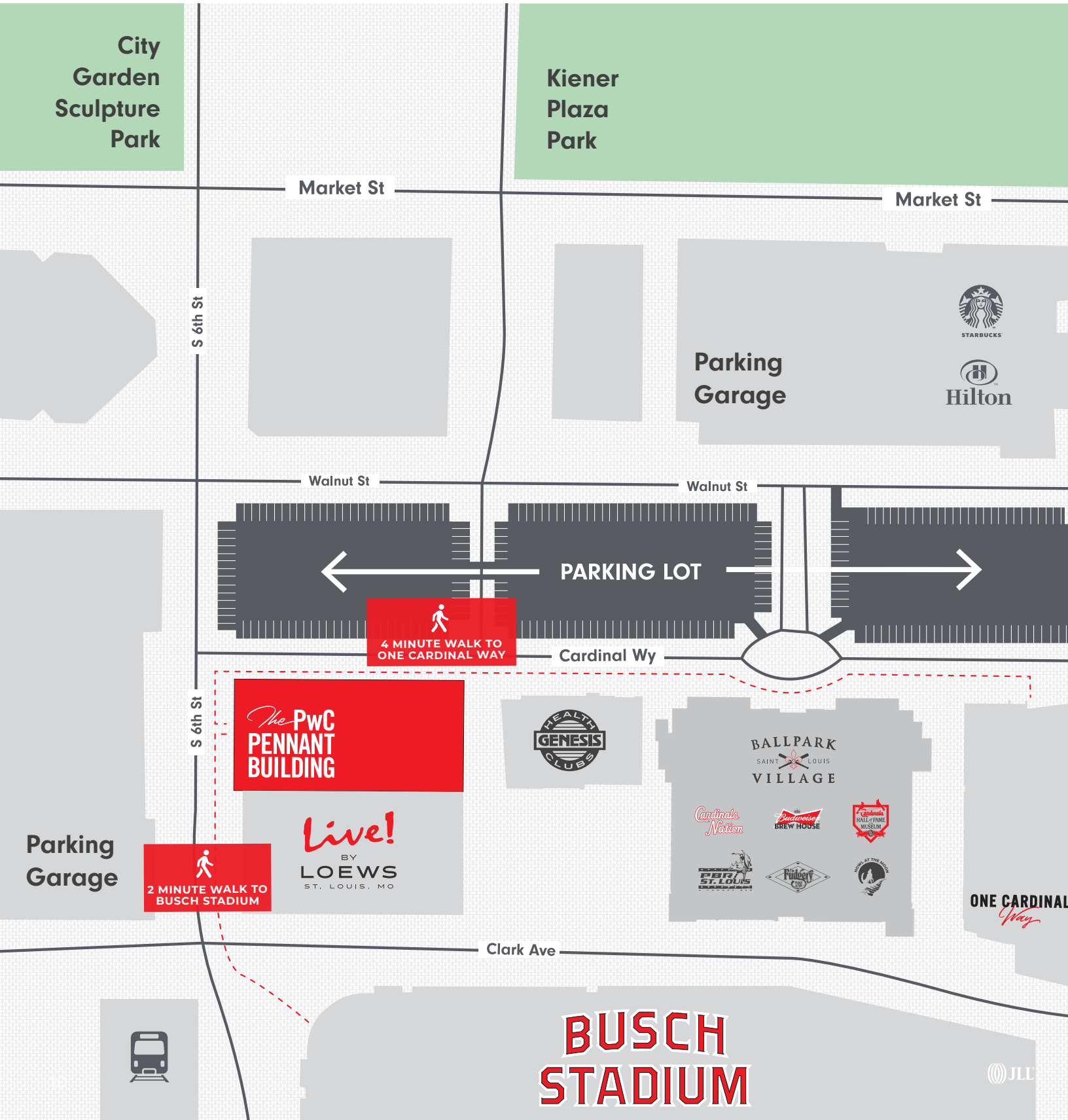
The Cardinals have generated a tremendous amount of economic benefits for the region as well. According to Greater St. Louis Inc., the estimated direct and indirect economic impact of the Cardinals' 16 regular seasons since 2006 totals over \$4.5 billion in output for the St. Louis region.

The premier sports-anchored destination attracts 6 million visitors annually, bringing \$50 million in annual sales. Expansion and investment are heavily demonstrated by the 297 luxury residences at One Cardinal Way and 216 rooms at Live! By Loews, accommodating St. Louis residents and Ballpark Village visitors.



# BALLPARK VILLAGE

The Walkable Village





Old  
Court  
House

S Broadway St

S Broadway St

Parking  
Garage

Clark Ave





## CENTRAL LOCATION

Provided Unmatched Access to Executive & Workforce Talent

The PwC Pennant Building represents a convenient, efficient, and fully amenitized space for executives and workforce talent to entertain clients and collaborate with coworkers and partners. Located central to two prominent universities, Washington University and Saint Louis University, the PwC Pennant Building's tenants have the opportunity to reach over 30,000 post-graduate students per year. The talent mix between the most prestigious of the accounting Big 4, an American mass media company, entrepreneurial and technological innovators, as well as an investment bank specializing in M&A advisory proves the unlimited capacity of access to innovation in the Midwest.







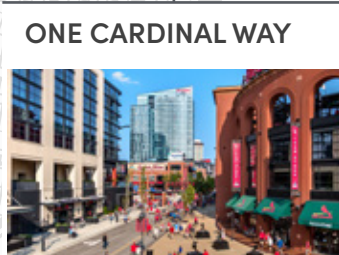
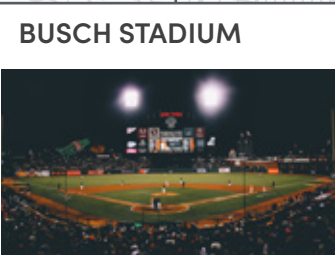
**WASHINGTON  
UNIVERSITY**  
in St. Louis



**SAINT LOUIS  
UNIVERSITY**



**CONVENTION  
CENTERS**  
Embassy Suites by Hilton





# NEIGHBORING AMENITIES



**LIVE! BY LOEWS**  
\$65M Upscale Hotel  
Development



**BALLPARK VILLAGE**  
LIVE! WORK! PLAY!  
Hosting over 200 events a year







## ONE CARDINAL WAY

297-unit luxury apartment building overlooking Busch Stadium.



 **JLL** Awarded to represent One Cardinal Way



**11 WORLD**  
CHAMPIONSHIPS

BUSCH STADIUM  
**3.48M+**  
ANNUAL CARDINAL  
GAME ATTENDANCE

**40%**  
OF TICKET SALES ARE  
FROM OUT OF STATE

**#3** IN TICKET  
SALES ACROSS  
THE LEAGUE

**MOST**  
REGIONALLY  
VISITED TEAM



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