

THE
BLVD
PHASE 2



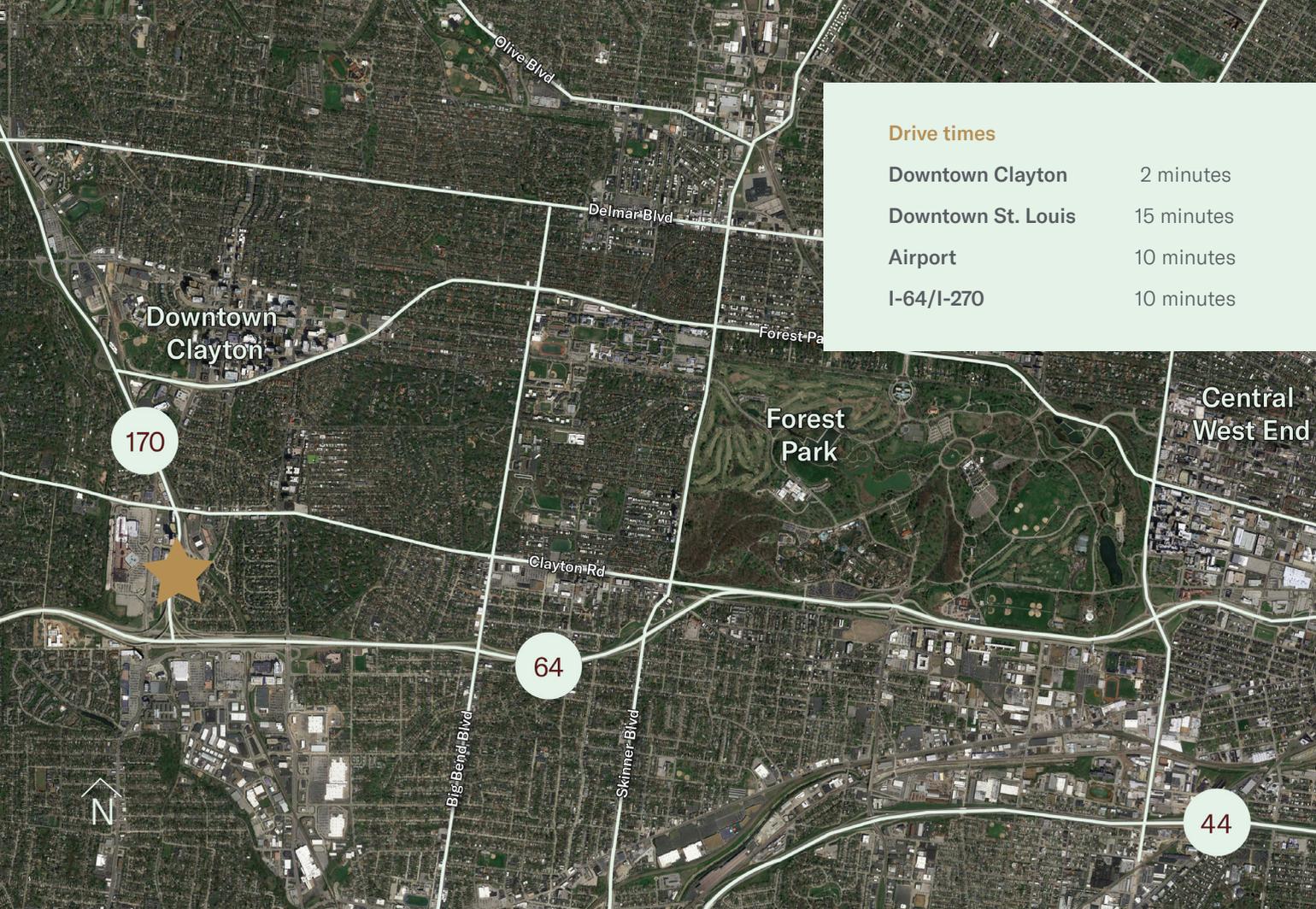
PHASE 2 Up to ±128,000 SF Class A office space





Property highlights

- Mixed-use lifestyle center - retail, residential, hotel and **Class A office space**
- Up to ±128,000 SF of contiguous office available (floors 2-5)
- ±32,000 SF efficient floor plates with excellent glass line
- 14' 8" ceilings slab to slab with a 10' finished height
- On-site amenities including shared conference center, grab and go mart and touchless technology
- **Exterior signage opportunities**
- **Free on-site covered parking**
- Approximately 4.6/1,000 SF parking ratio (equates to \$6 per square foot in tenant savings)
- **Anchored by Aloft Hotels with several on-site restaurants and shops**
- 24/7 on-site security
- Estimated delivery 2025
- **Call broker for more details**



Drive times

Downtown Clayton 2 minutes

Downtown St. Louis 15 minutes

Airport 10 minutes

I-64/I-270 10 minutes

170

64

44

Downtown Clayton

Forest Park

Central West End

Olive Blvd

Delmar Blvd

Forest Pa

Clayton Rd

Big Bend Blvd

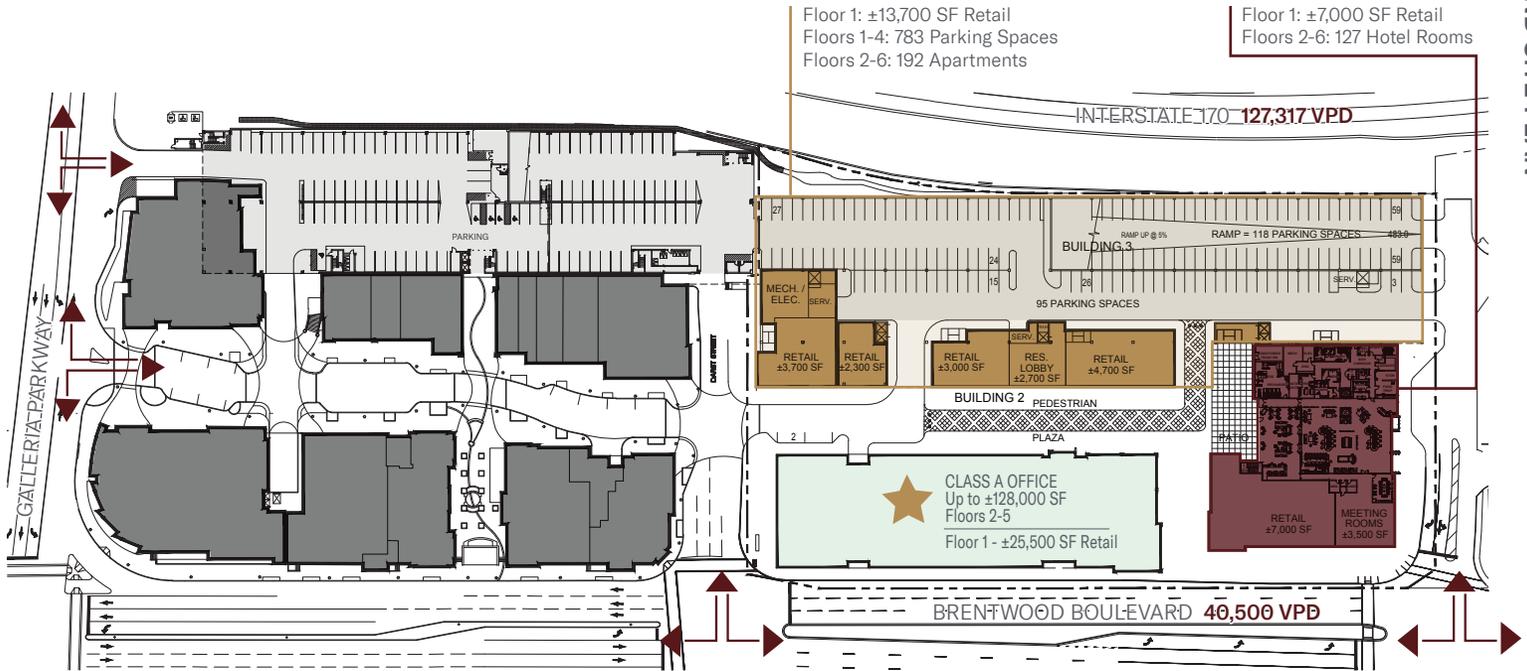
Skinner Blvd



Location and site plan

Anchored by
aloft[®]
 HOTELS

LOCATION AND SITE PLAN

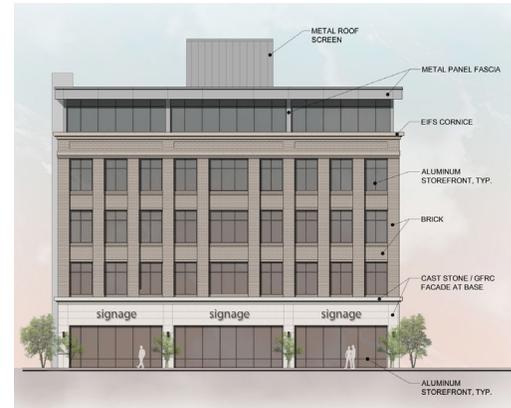


Office elevations

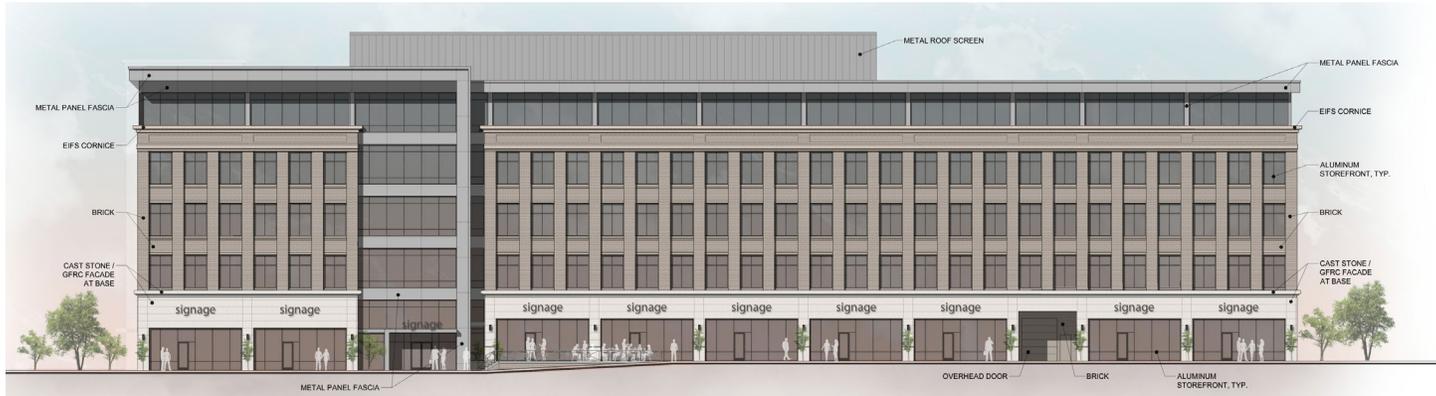
South elevation



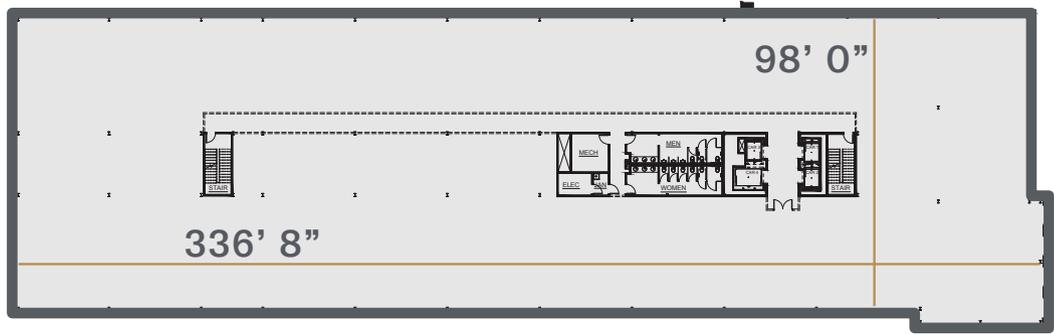
North elevation



East elevation

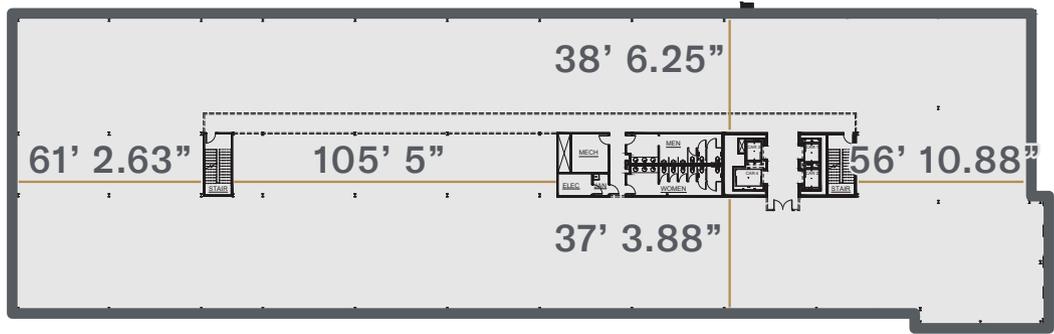


Single-tenant floor plate



Total square feet: ±32,000

Multi-tenant floor plate



Total square feet: ±32,000





Exterior signage opportunities

Garner attention in all the right ways with premium signage opportunities. The Boulevard Phase 2 is strategically located with frontage on both Brentwood Boulevard (40,500 VPD) and Interstate 170 (127,317 VPD) providing excellent advertising exposure.

BLVD PHASE 2



Luxury lifestyle center

Anchored by Aloft Hotels, the Boulevard Phase 2 offers a true live, play, work atmosphere - morning coffee, lunch or shopping with co-workers, happy hour at the high-end bar/patio in Aloft, modern apartments, on-site parking.

It's. All. Here.



DEVELOPMENT BY:



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