



*Historically Chic Office Space*

555 Washington Avenue | St. Louis, MO 63101





# A HISTORIC BUILDING FOR THOSE LOOKING TO MAKE HISTORY





# BUILDING FEATURES

Originally constructed between 1875 and 1905, the complex of buildings that comprises 555 Washington Avenue holds a rich place in St. Louis history and was even home to the May company in the early 1900's. The stunning architecture, intricate details and industrial chic feel make this a one-of-a-kind place to write the history of your company.

- » At the corner of 6th & Washington Ave.
- » Fiber optics available
- » All raised flooring on upper floors
- » 24-hour security with M-F escort service
- » High resolution indoor and outdoor security cameras
- » On-site property management
- » Several adjacent covered parking options
- » Award winning interior architecture
- » Responsive, attentive local ownership
- » Immediate access to MetroLink station
- » Call broker for pricing information





# ON-SITE AMENITIES

## *Rooftop Tenant Amenity Space*

Coming Spring 2023 - a new indoor/outdoor rooftop amenity space to take a screen break, have lunch, or get a new view for your work. Features include a mix of outdoor and lounge furniture, gathering nooks with coffee tables, record player, television, and bar (for private event use). This is a free amenity for building tenants and will also be available to rent for smaller private parties seasonally.



**SELKIRK**  
1830  
AUCTIONEERS & APPRAISERS

Selkirk Auctioneers is located on the first floor. They are a full-service fine art and antiques auction firm and hold monthly auctions in the building.







Shared  
conference room  
free to tenants



On-site  
co-working  
available



In-building  
restaurant  
serving breakfast  
& lunch



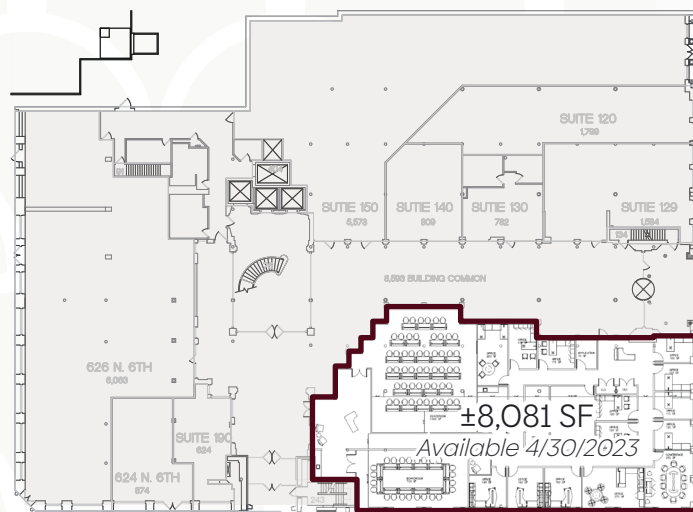


# DRESS YOUR OFFICE UP OR DOWN

The offices at 555 Washington Ave have raw built-in character that shows how this building has been invented and reinvented over the years. Whether you embrace this style or choose to finish out your space with more finishes and furnishings, 555 Washington Ave provides the perfect canvas to give your office the look and feel it deserves.



## FIRST FLOOR

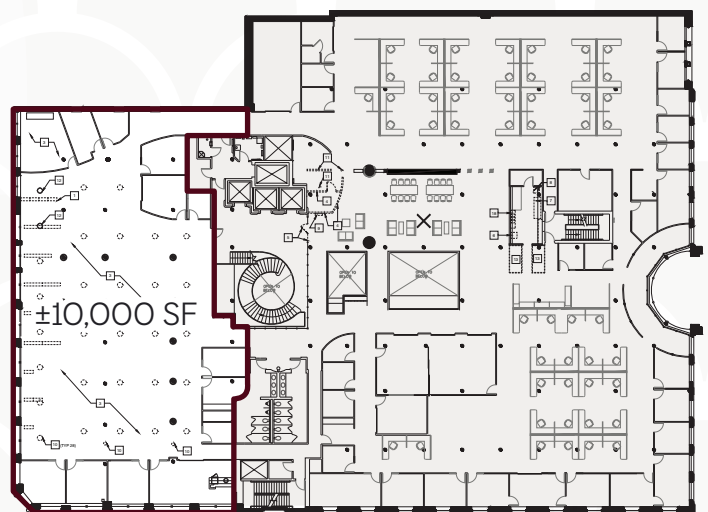


Suite 100

±8,081 SF\*

*\*Available 6/30/2023*

## SECOND FLOOR



Suite 200

±10,000 SF





Timber construction



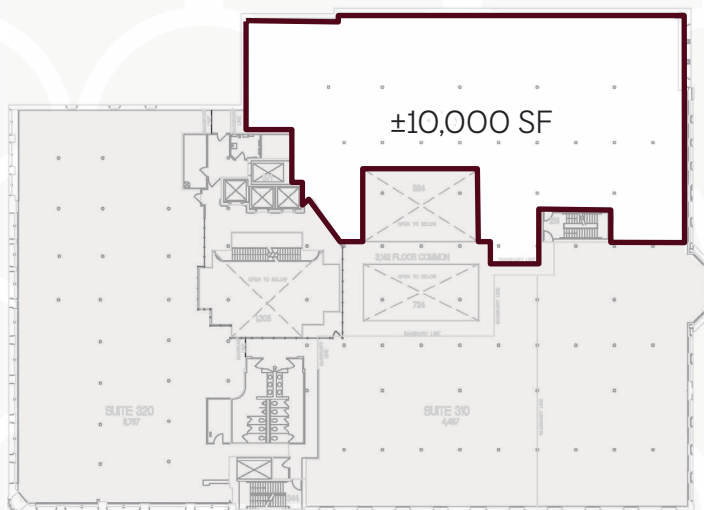
In-place electrical  
in flooring



Open layouts

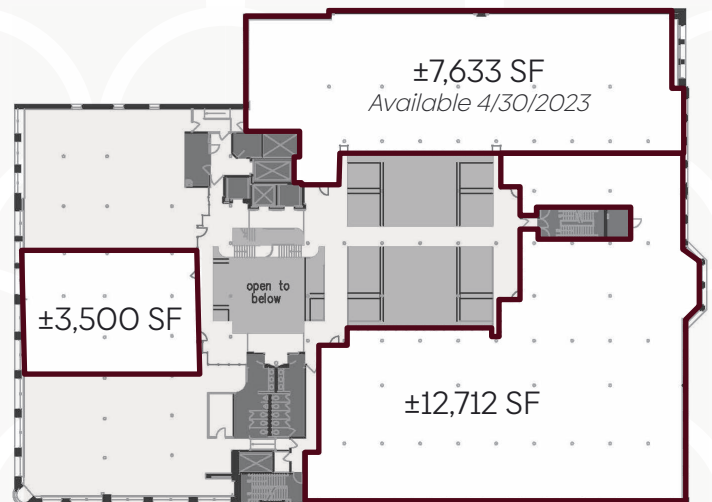


## THIRD FLOOR



Suite 300 ±10,000 SF

## FOURTH FLOOR



Suite 400 ±3,500 SF

Suite 410

Suite 420

±7,633 SF\*\*  
±12,712 SF

Contiguous to  
±20,345 SF

\*\* Available 4/30/2023



NEIGHBORHOOD FEEL,  
**DOWNTOWN  
EXPERIENCE**

STIFEL



DGX

SNARF'S  
Sandwiches

Hi-Pointe  
DRIVE-IN



WASHINGTON





AMERICA'S  
CENTER®



Supahfire  
Coke House

SUBWAY

555



WASHINGTON

SELKIRK  
AUCTIONEERS & APPRAISERS  
1830



# LOCATION OVERVIEW

Washington Avenue provides endless dining options, entertainment and convenient transit right outside your office. Traditionally known as an entertainment district, the area has also attracted a variety of notable business developments including Square's new St. Louis headquarters (approx. 1,400 employees) and the new NGA campus just north of Downtown. The ever-growing start-up community in St. Louis is also highly concentrated in and around Washington Avenue. America's Center and the Dome are located just a block away hosting a variety of conventions and events while bringing in hundreds of thousands of people each year.

## Downtown St. Louis



Restaurants



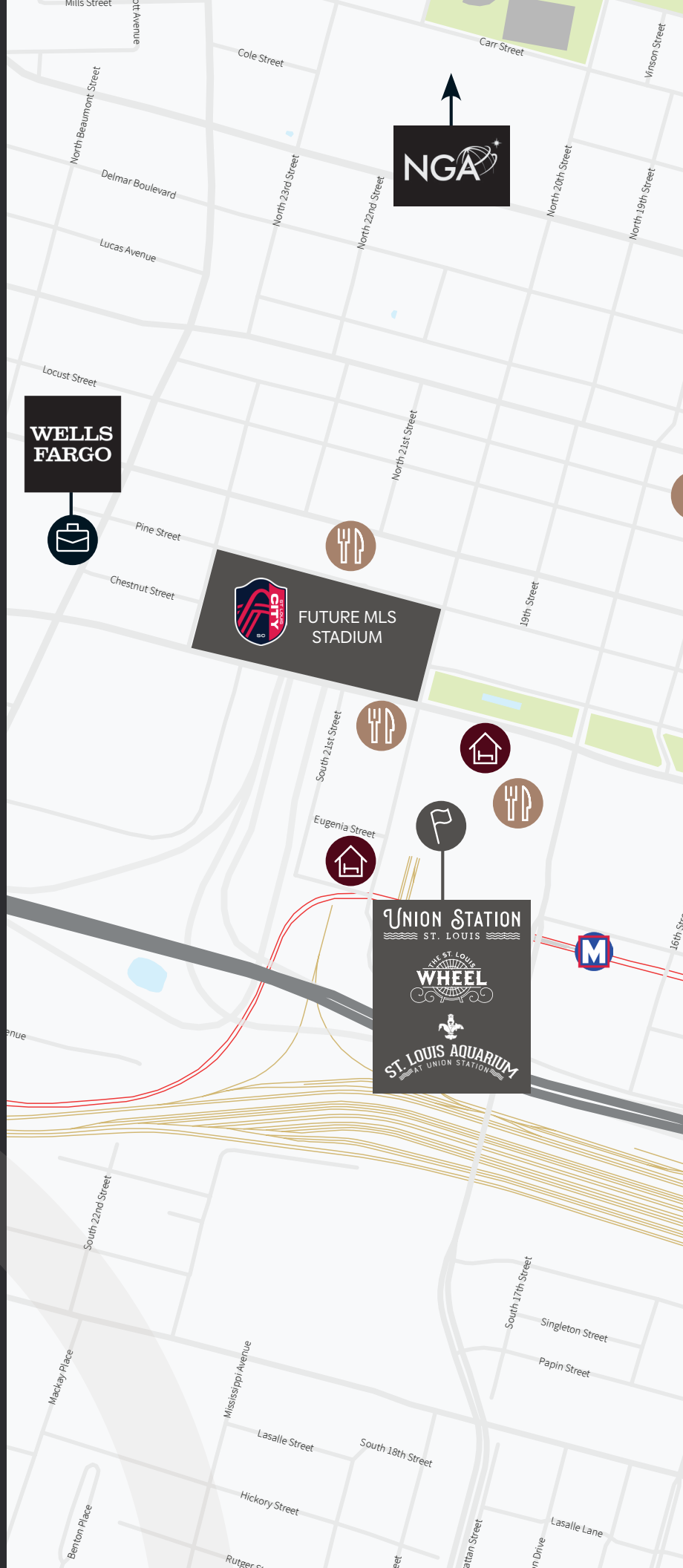
Hotels



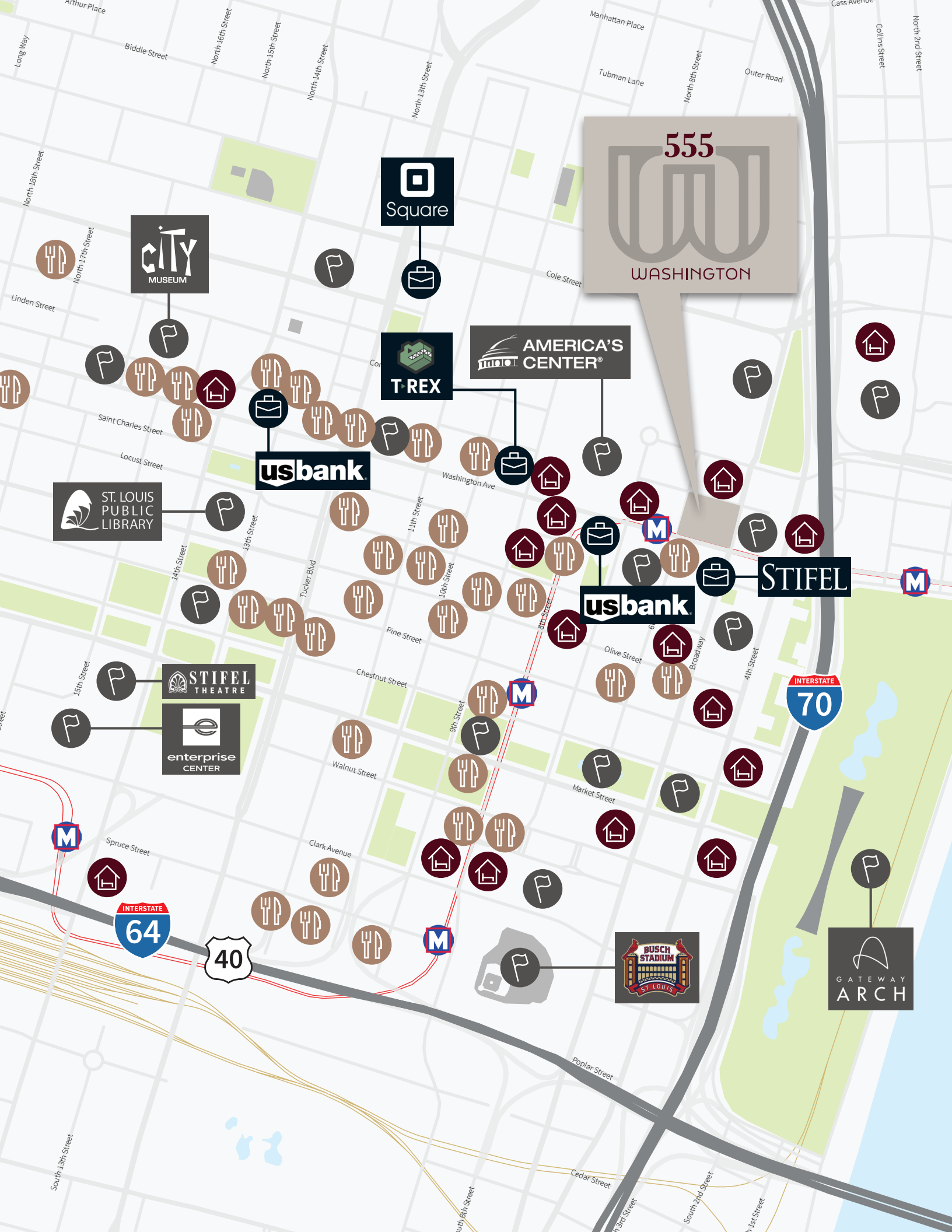
Attractions



Notable Business Locations







555

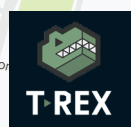
WASHINGTON



Square



MUSEUM



T-REX



AMERICA'S CENTER



usbank



ST. LOUIS PUBLIC LIBRARY



STIFEL THEATRE



enterprise CENTER



usbank



STIFEL



BUSCH STADIUM



GATEWAY ARCH



An aerial photograph of a historic, multi-story building in St. Louis, Missouri. The building features classical architectural elements such as arched windows, decorative cornices, and a prominent corner entrance. A large, semi-transparent graphic is overlaid on the image, consisting of the number '555' in a large, dark red serif font, and the word 'WASHINGTON' in a smaller, dark red serif font below it. The background shows a city street with trees and a clear sky.

# 555

## WASHINGTON

*Historically Chic Office Space*

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