

THE
BLVD
P H A S E 2



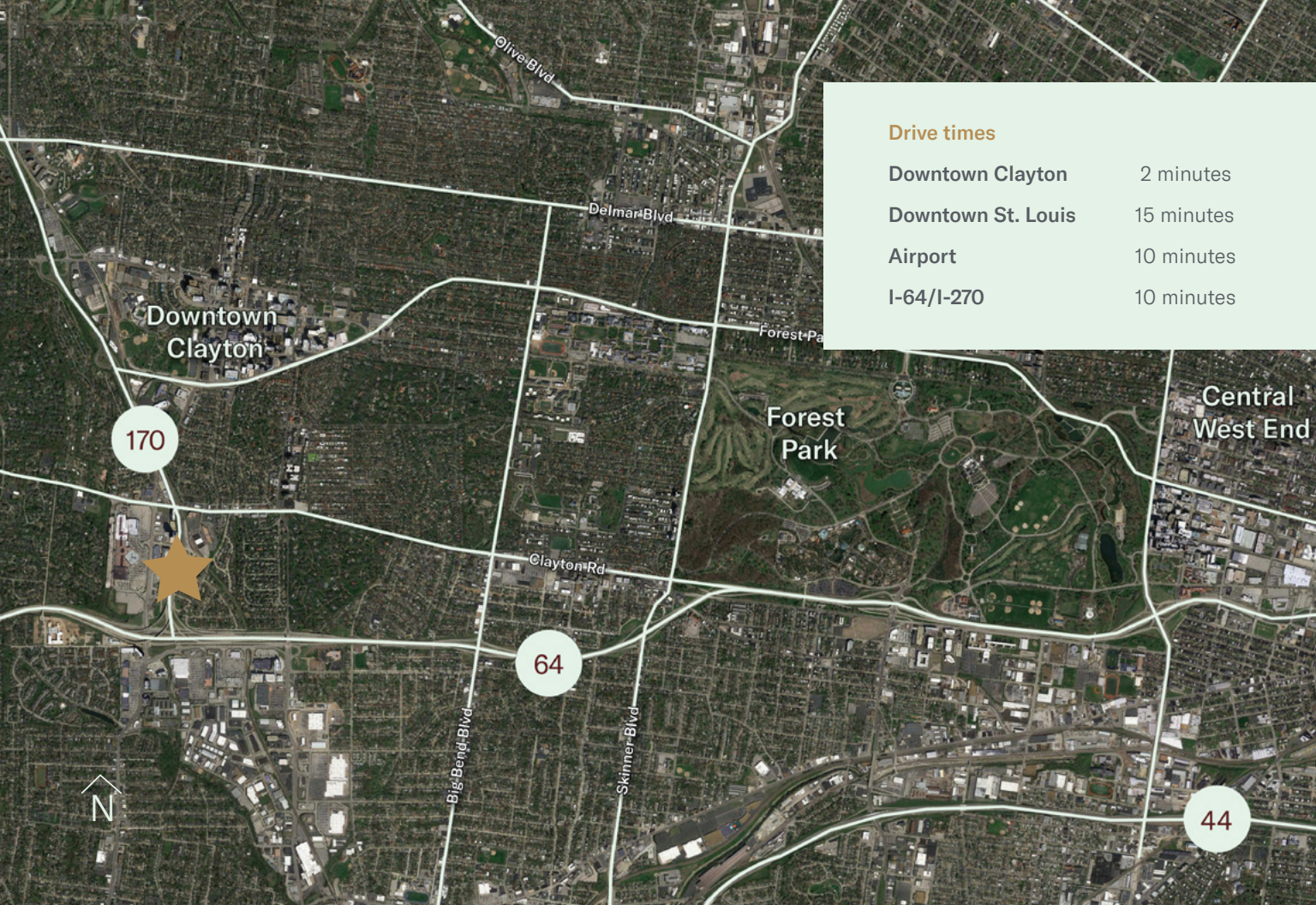
PHASE 2 Up to ±128,000 SF Class A office space





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 2024
- **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

Location and site plan

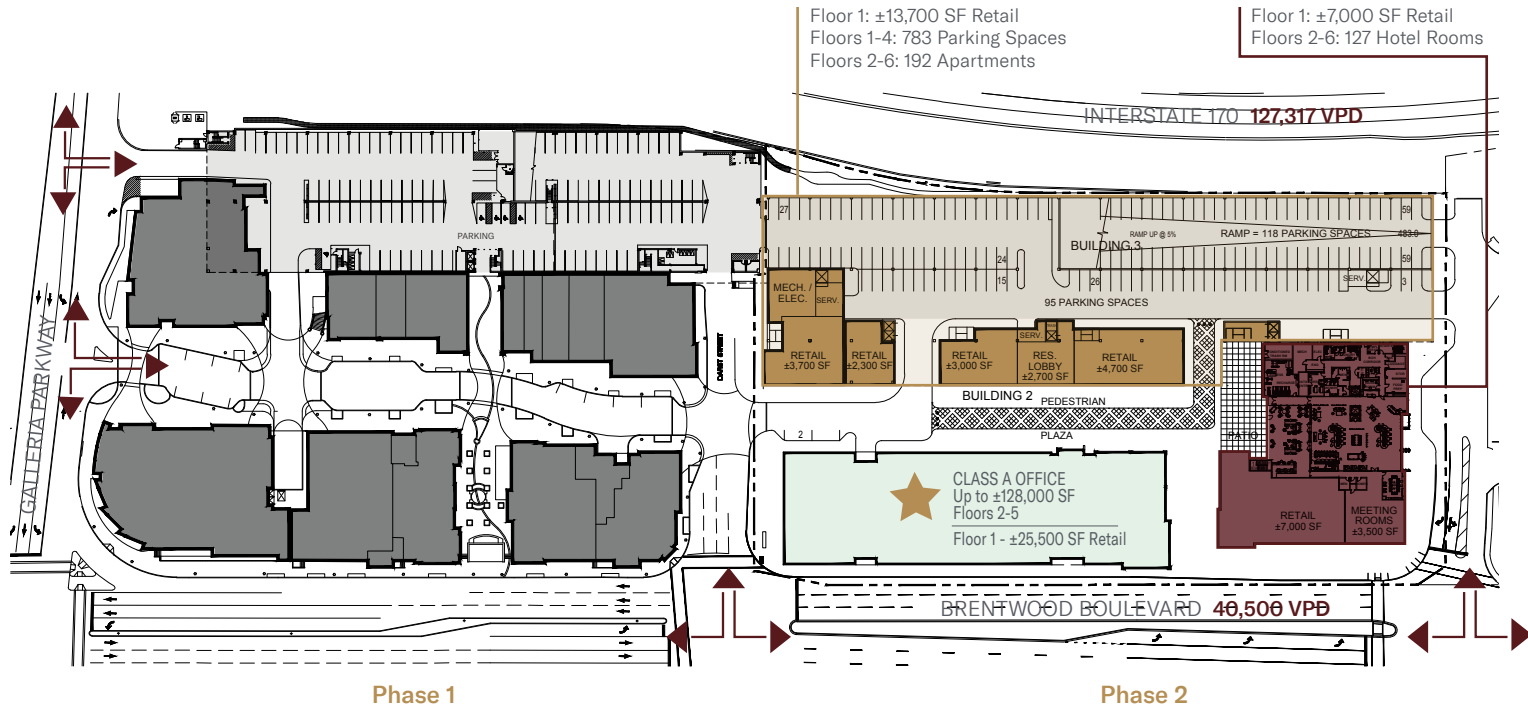
Anchored by



LOCATION AND SITE PLAN

Floor 1: ±13,700 SF Retail
Floors 1-4: 783 Parking Spaces
Floors 2-6: 192 Apartments

Floor 1: ±7,000 SF Retail
Floors 2-6: 127 Hotel Rooms



Phase 1

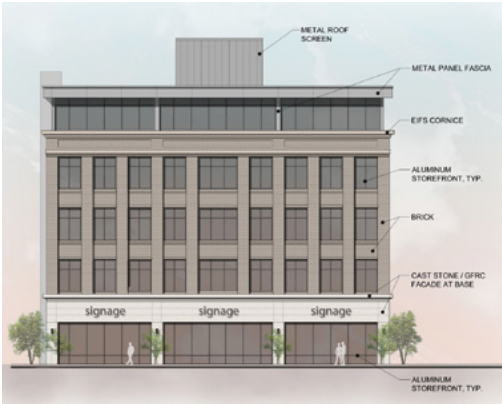
Phase 2

Office elevations

South elevation



North elevation



East elevation

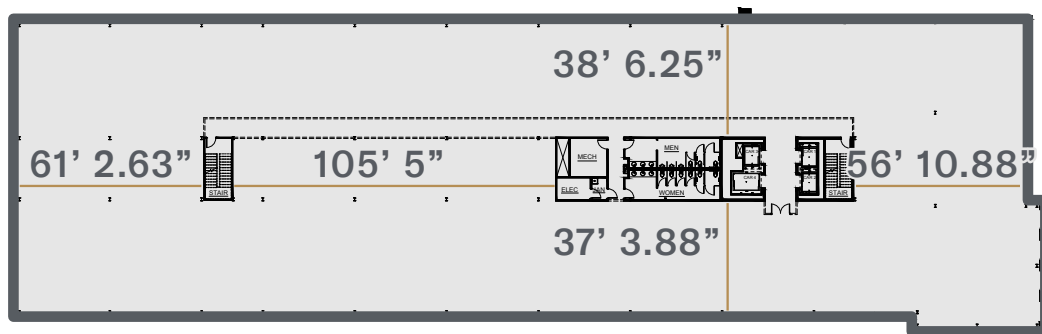


Single-tenant floor plate



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 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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