



BROADWAY TOWER

100 NORTH BROADWAY  
ST. LOUIS, MISSOURI 63102



Jones Lang LaSalle Americas, Inc. a Larson real estate broker in 48 states





BROADWAY TOWER

# Revitalized. Reinvented. Ready for a *New Era.*

Under new ownership with Larson Capital Management, 100 North Broadway has undergone a transformation into **BROADWAY TOWER**.

With a twenty million dollar investment to create a dedicated tenant amenity atrium, Broadway Tower is destined to be the premier office tower in Downtown St. Louis. This space is upping the game when it comes to the tenant experience.





COMPLETED IN 2022

# Luxury Tenant Amenity Spaces

## CONFERENCE CENTER

A new conferencing facility offers a variety of meeting options with various sized rooms, movable furniture, the latest AV equipment and high speed WIFI connectivity. This new state-of-the-art facility is located on the 2nd floor of the atrium amenity area and accessible via a new grand staircase and two newly renovated elevators. All of the conference rooms are available to building tenants free of charge.

## CO-WORKING & TENANT LOUNGES

The new co-working and tenant lounges bring flexibility to the work day. Adorned with modern furniture and finishes, these indoor and outdoor spaces can be utilized by all building tenants free of charge.

## ON-SITE CAFÉ

Coming Soon - Building tenants will enjoy the convenience of a full-scale café located on the first floor within the new atrium amenity space. This new food concept will offer breakfast and lunch from 7:00 a.m. to 3:00 p.m. With direct access to the renovated plaza, both indoor and outdoor seating will be available.

## BROADWAY FITNESS CENTER

A brand new, highly-amenitized fitness center is planned for the building including new equipment, lockers, showers and space for training and fitness classes.



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TENANT LOUNGE

OUTDOOR LOUNGE

LARGE TRAINING ROOM

CAFÉ

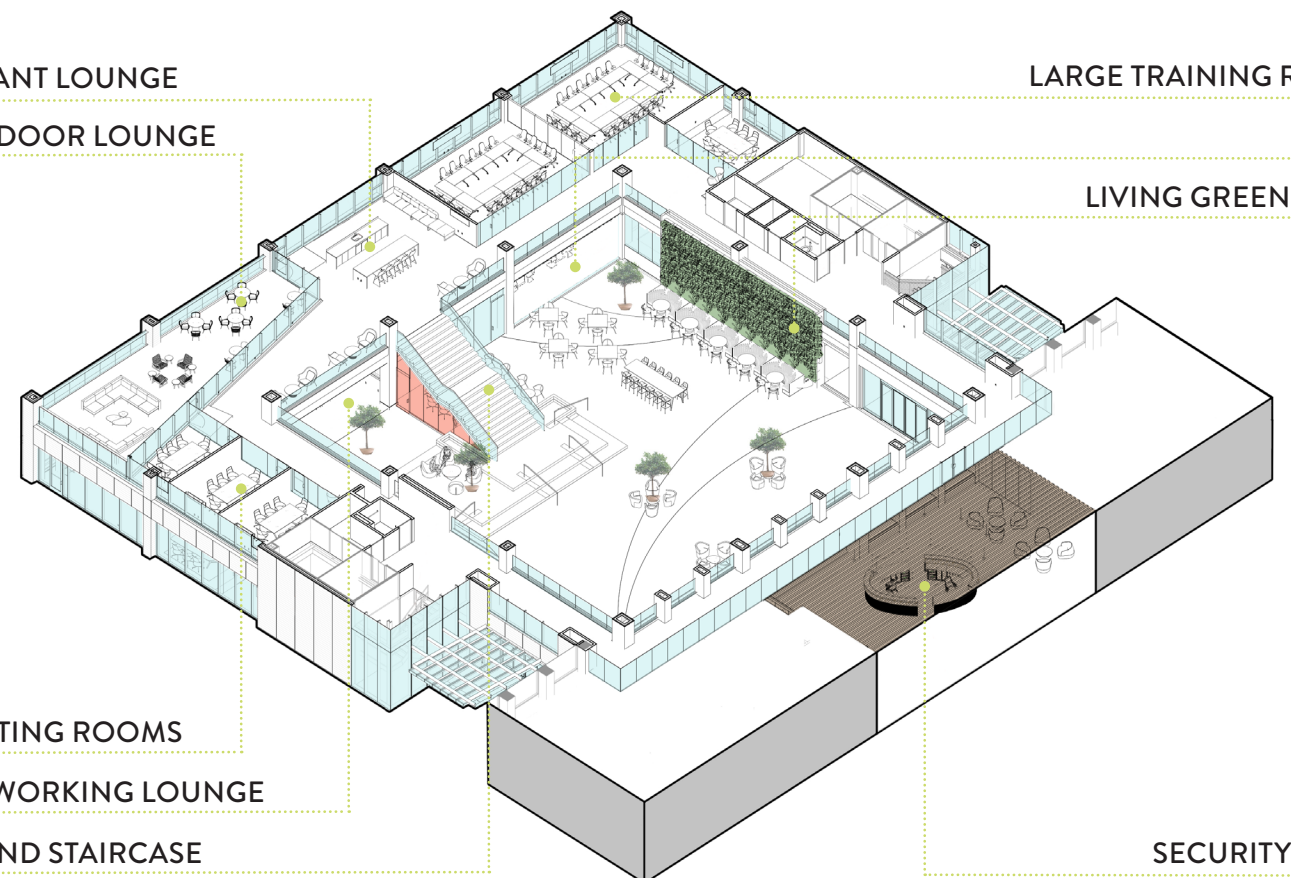
LIVING GREEN WALL

MEETING ROOMS

CO-WORKING LOUNGE

GRAND STAIRCASE

SECURITY DESK







# Premier Property Features

**BROADWAY TOWER** features premium Class A office space with sweeping panoramic views of the Gateway Arch, Old Courthouse, and Kiener Plaza. Offering full and partial floor options, the building provides over 180,000 contiguous square feet. Exterior branding opportunities are available with visibility from Busch Stadium.



## AMAZING VIEWS & NATURAL LIGHT

With floor-to-ceiling windows, Broadway Tower provides ample natural light and maximum flexibility. Through these large windows, tenants enjoy some of the best views of Downtown St. Louis.



## ON-SITE OWNER & PROPERTY MANAGEMENT

Larson Capital Management professionally manages the property with a full-time staff on site and is always available to address any issues or to accommodate tenant requests. Broadway Tower will also be home to Larson's headquarters.



## TOP-OF-BUILDING SIGNAGE

Currently there's an opportunity to display a tenant's company name and logo on the building, which would have visibility from Busch Stadium.



## MONUMENT SIGN

Prominently displayed along Broadway, the newly designed monument sign provides maximum visibility along one of Downtown's most heavily-trafficked streets.

## BUILDING IMPROVEMENTS

- » HVAC modernization that included having the entire building converted to digital controls
- » Complete renovation of elevators servicing the parking garage including new cab interiors on all elevators
- » Updated fire safety control systems
- » LED lighting throughout
- » New building lobby with enhanced security station



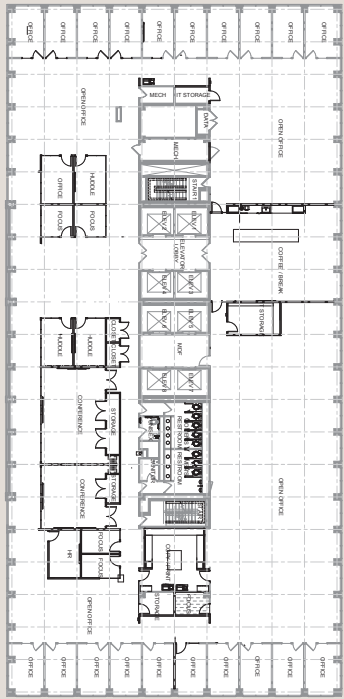
# Availabilities

IN ALL SIZES

Primed for a signature headquarters location, Broadway Tower currently offers more than 180,000 contiguous square feet. These upper tier floors offer premium views of Downtown.

Broadway Tower also welcomes tenants to the building in need of a smaller office with suites available on several multi-tenant floors including options with shared common spaces.

## FULL FLOOR SINGLE TENANT PLAN



## FULL FLOOR MULTI-TENANT PLAN



## BUILDING SPECS

**BUILDING SIZE**  
510,202 square feet encompassing an entire city block

**PARKING**  
198 secure on-site spaces with an additional 700 guaranteed spaces in the Kiener Plaza East garage, directly across the street

**ELEVATORS**  
Eight OTIS overhead traction elevators with service split between the lower (floors 1-11) and upper (floors 12-21) sections of the building; two OTIS hydraulic elevators service the parking garage and lower level

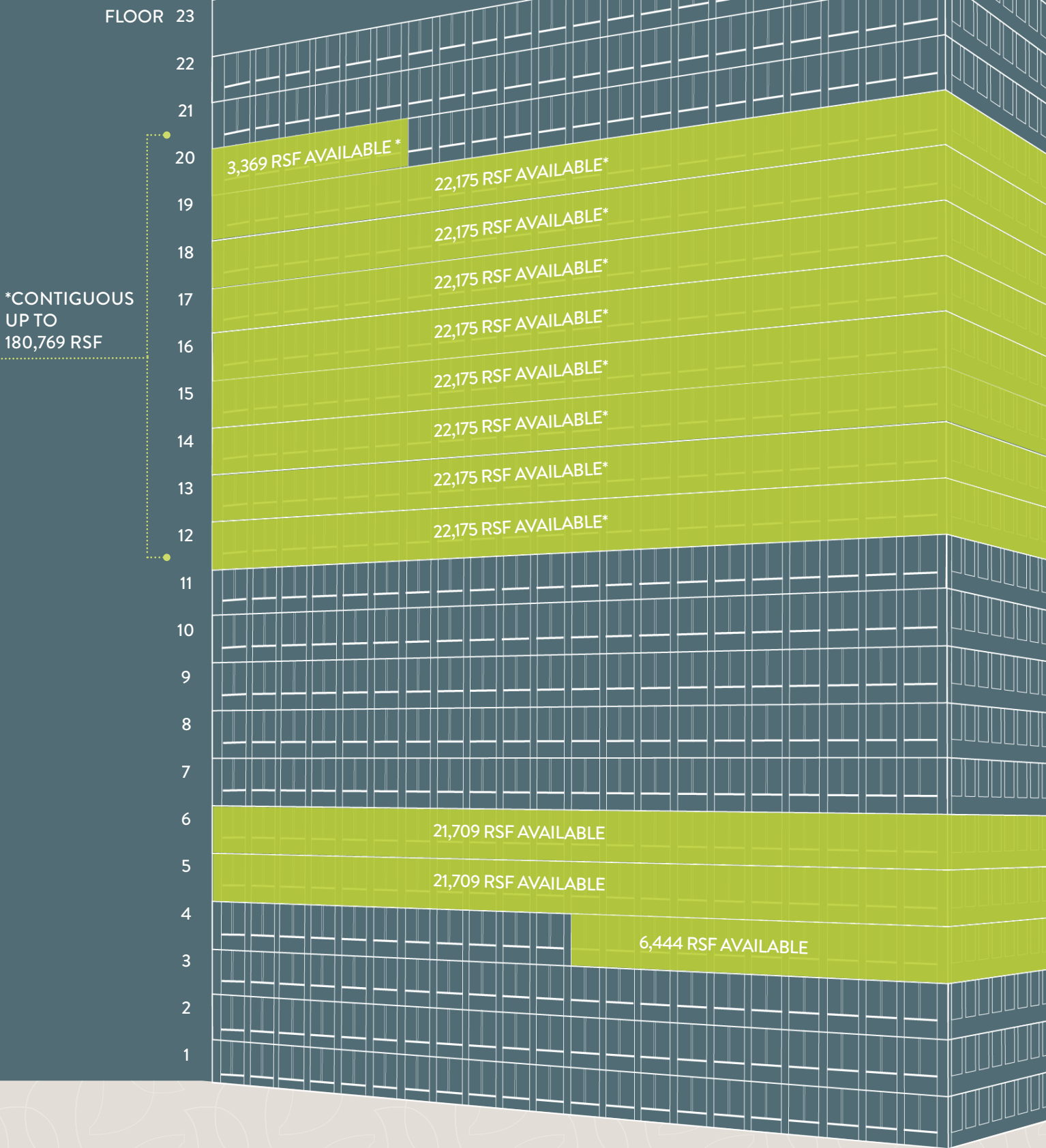
**FIRE SUPPRESSION**  
Wet sprinkler systems on all levels of the building; dry sprinkler systems in parking garage

**ELECTRICAL**  
13,800 amp main panel provides 277/480 volt, 3 phase and 4-wire service

**WINDOWS**  
Full height, dual panel reflective glass on 5' centers

**LEASE RATE**  
\$18.00/SF, full service

# Stacking Plan











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BroadwayTowerSTL.com



**LEASING CONTACT**

**STEPHEN LORDO**

+1 314 338 2089

stephen.lordo@am.jll.com

jll.com/st-louis

+1 314 338 2080



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