



**LOCATION.**  
commercial real estate



# GERHART LOFTS

3900 LACLEDE AVE

ST. LOUIS, MO

# GERHART LOFTS

## ABOUT THE SPACE



JOIN THE RANKS OF THRIVING RESTAURANT TENANTS SUCH AS SAUCY PORKA, NARWHALS CRAFTED, AND YAPI MEDITERRANEAN. SITUATED JUST STEPS FROM THE ST. LOUIS UNIVERSITY CAMPUS, THIS LOCATION BENEFITS FROM A CONSTANT FLOW OF TRAFFIC, WITH OVER 13,000 STUDENTS IN CLOSE PROXIMITY.

THE GERHART LOFTS BUILDING IS AT THE EPICENTER OF EXPLOSIVE DEVELOPMENT, WITH CITY FOUNDRY LEADING THE WAY. THIS DEVELOPMENT INCLUDES 272 RESIDENTIAL UNITS, 83,000 SQUARE FEET OF OFFICE SPACE, AND A LINEUP OF ATTRACTIONS INCLUDING PUTTSHACK, ALAMO DRAFTHOUSE, AND CITY WINERY. ADDITIONALLY, THE ARMORY, A 250,000 SQUARE FOOT ENTERTAINMENT COMPLEX, ADDS TO THE VIBRANCY OF THE LOCALE.



Google Maps



# GERHART LOFTS

## NEIGHBORHOOD VIBE



	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>19,241</b>	<b>143,489</b>	<b>317,305</b>
<b>HOUSEHOLDS</b>	<b>9,169</b>	<b>70,953</b>	<b>150,639</b>
<b>EMPLOYEES</b>	<b>23,032</b>	<b>123,133</b>	<b>196,356</b>
<b>MED HH INCOME</b>	<b>\$44,832</b>	<b>\$58,015</b>	<b>\$62,208</b>

Perched on the eastern edge of Forest Park and over a century old, the chic Central West End is full of charming sidewalk cafés, galleries, antique shops, restaurants, boutiques and pubs. It's a little European, a little New York and totally St. Louis.

The CWE is the perfect place to relax and people-watch after exploring the neighborhood's popular visitor attractions. Adjacent to the commercial district, tree-lined streets with stately turn-of-the-century homes distinguish the area. Look for the family apartment of playwright Tennessee Williams, said to be the setting of his play *The Glass Menagerie*. The breathtaking Cathedral Basilica of Saint Louis, housing the world's largest collection of mosaic art, anchors this exciting neighborhood.

The World Chess Hall of Fame, home of the world's largest chess piece, also has its roots set in the CWE. It regularly plays host to the top chess players in the world and major national and international competitions. Annual events include a popular house tour in the spring, the Central West End Art Fair & Taste Festival in June, a Greek Festival during Labor Day weekend and Halloween festivities in October.



# GERHART LOFTS

## AREA EATS + HOT SPOTS



**Narwhal's**  
CRAFTED

**YAPI**  
MEDITERRANEAN SUBS AND SANDWICHES

**SAUCY PORKA**

**IKEA**

**CITY FOUNDRY**  
PUBLIC STL MARKET

**Puttshack**  
BAR • DINING • MINI GOLF

**FRESH THYME**  
MARKET

**ALAMO**  
DRAFHOUSE CINEMA

**CITY WINERY**

*GoldenGems*

**SAINT LOUIS UNIVERSITY**

**ARMORY**

**ROCKWELL BEER CO**

**RETREAT**  
+ ESTD 2015 +

**THE SCOTTISH ARMS**  
PUBLIC HOUSE

**PAPPY'S**  
SMOKEHOUSE  
ST. LOUIS

**THE GROVE**

**CORTEX**  
Innovation community

**VICIA**

**planet fitness**

*Schnucks*

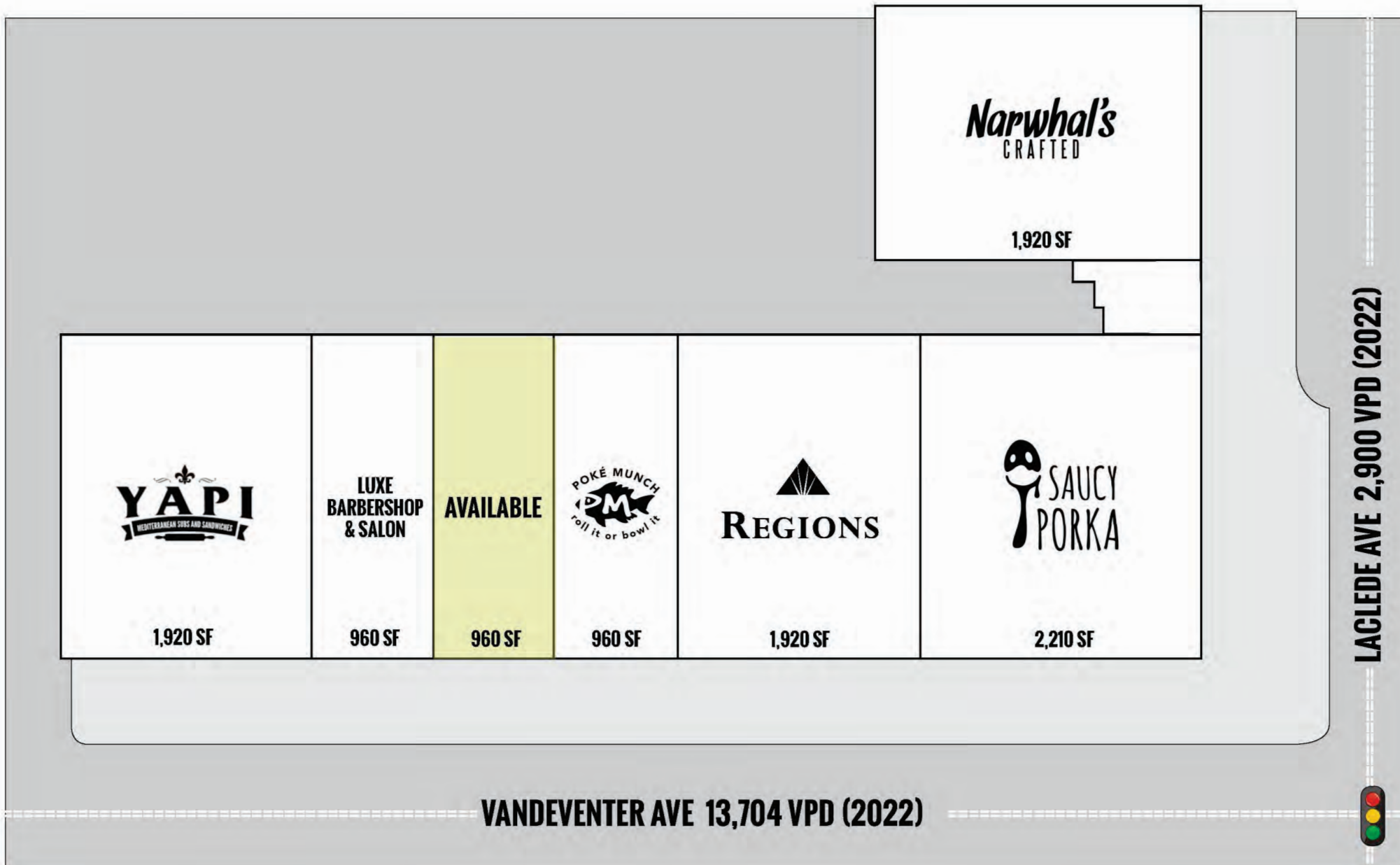
**CENTRAL WEST END**  
CWE  
SAINT LOUIS • MISSOURI

**WHOLE FOODS**  
MARKET

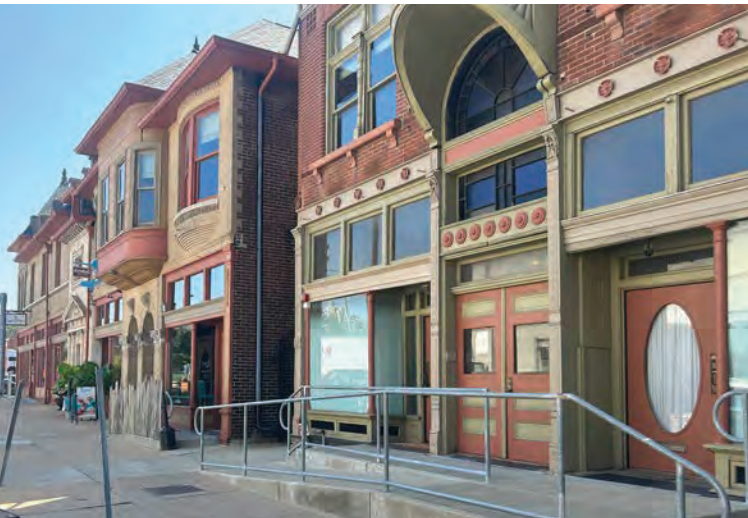
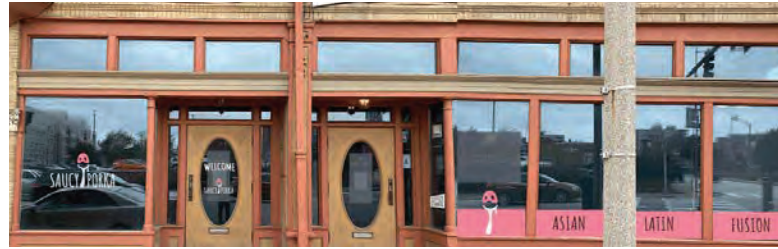
**BRASSERIE BY NICHE**

# GERHART LOFTS

## S I T E P L A N

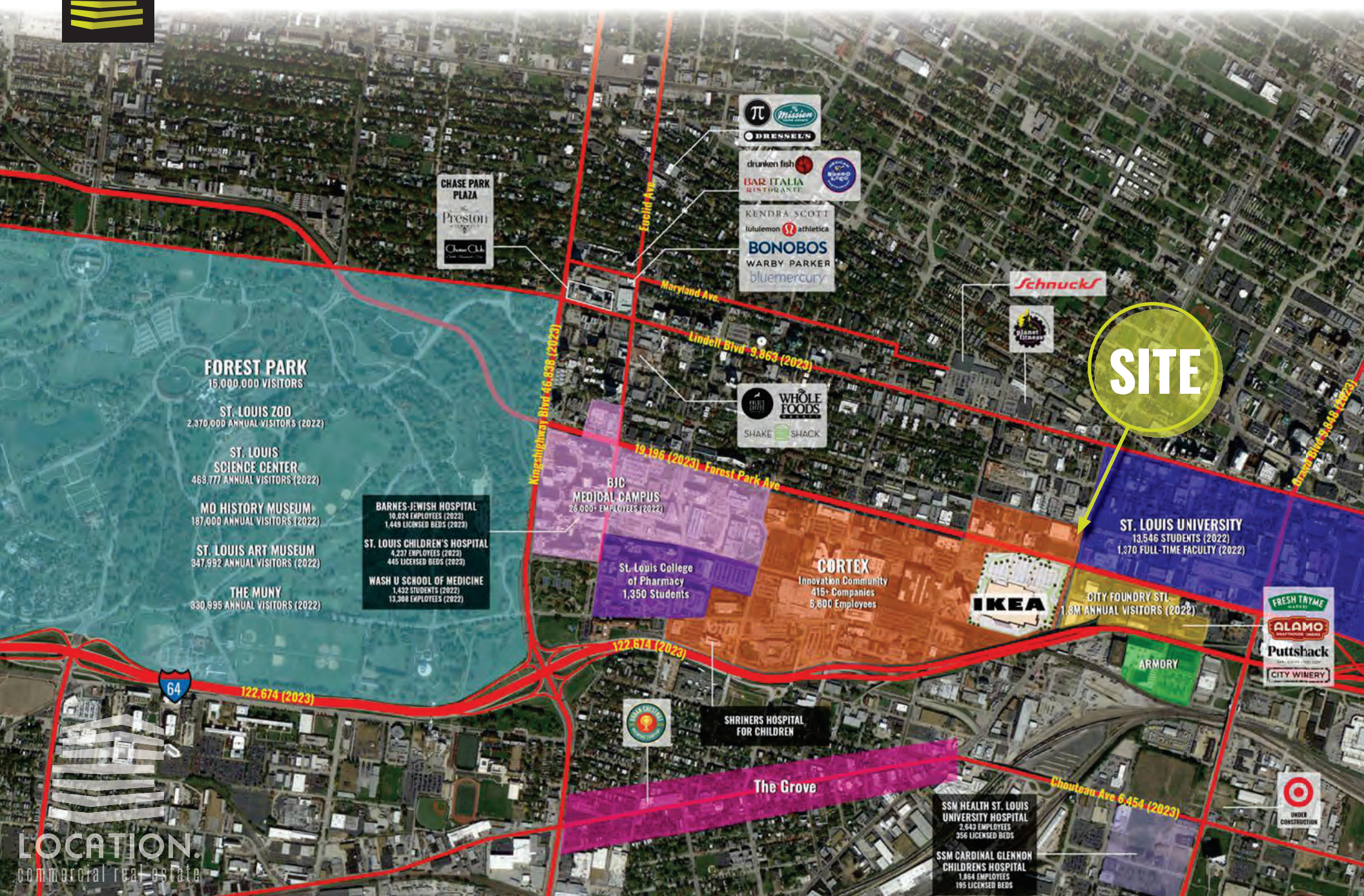


# GERHART LOFTS CENTER PHOTOS



# GERHART LOFTS

## MARKET AERIAL



**SITE**

**FOREST PARK**  
15,000,000 VISITORS

**ST. LOUIS ZOO**  
2,370,000 ANNUAL VISITORS (2022)

**ST. LOUIS SCIENCE CENTER**  
463,777 ANNUAL VISITORS (2022)

**MO HISTORY MUSEUM**  
187,000 ANNUAL VISITORS (2022)

**ST. LOUIS ART MUSEUM**  
347,992 ANNUAL VISITORS (2022)

**THE MUNY**  
330,995 ANNUAL VISITORS (2022)

**BARNES-JEWISH HOSPITAL**  
10,824 EMPLOYEES (2022)  
1,449 LICENSED BEDS (2023)

**ST. LOUIS CHILDREN'S HOSPITAL**  
4,227 EMPLOYEES (2022)  
445 LICENSED BEDS (2023)

**WASH U SCHOOL OF MEDICINE**  
1,432 STUDENTS (2022)  
13,308 EMPLOYEES (2022)

Missouri Highway Blvd 46,838 (2023)

19,196 (2023) - Forest Park Ave

122,674 (2023)

**π Mission**  
**DRESELS**

drunken fish  
**BAR ITALIA**  
RESTAURANTE

KENDRA SCOTT  
lululemon athletica  
**BONOBOS**  
WARBY PARKER  
bluemercury

**Schnucks**

**planet fitness**

**WHOLE FOODS**  
MARKET

SHAKE SHACK

**BJC MEDICAL CAMPUS**  
26,000+ EMPLOYEES (2022)

St. Louis College of Pharmacy  
1,350 Students

**CORTEX**  
Innovation Community  
415+ Companies  
5,800 Employees

**IKEA**

**ST. LOUIS UNIVERSITY**  
13,546 STUDENTS (2022)  
1,370 FULL-TIME FACULTY (2022)

**CITY FOUNDRY STL**  
1.8M ANNUAL VISITORS (2022)

**ARMORY**

**FRESH TRYME**  
MARKET

**ALAMO**  
RESTAURANT GROUP

**Puttshack**

**CITY WINERY**

**SHRINERS HOSPITAL FOR CHILDREN**

**The Grove**

Chouteau Ave 6,454 (2023)

**SSM HEALTH ST. LOUIS UNIVERSITY HOSPITAL**  
2,643 EMPLOYEES  
356 LICENSED BEDS

**SSM CARDINAL GLENNON CHILDREN'S HOSPITAL**  
1,864 EMPLOYEES  
195 LICENSED BEDS

**Target**  
UNDER CONSTRUCTION



# LOCATION.

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