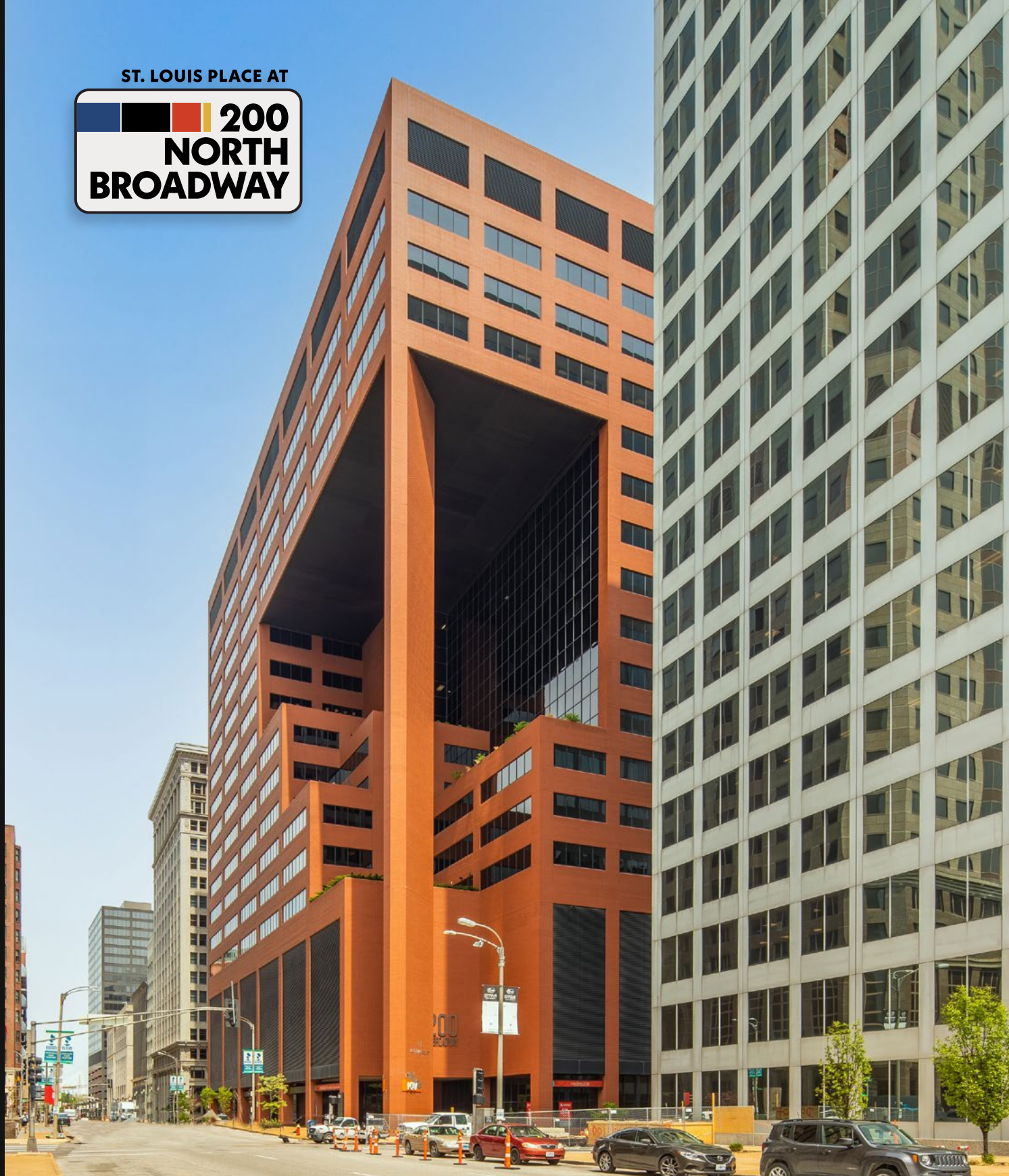


ST. LOUIS PLACE AT



ST. LOUIS, MO

200NBROADWAY.COM

Bold by Design

Built in 1983, 200 N Broadway stands out for its striking red brick exterior, set-back design, and unique single-column edifice. Inside, recent upgrades have been completed to offer open floorplans, a modern 6,000 SF amenity space, and located at the epicenter of everything Downtown.

**Class A
Building**

**Suite Flexibility
1,000+ SF – 122,000 SF**

**6,000 SF
Amenity Floor**

**Brand New Elevator
Systems and Cabs**

**Pickles Deli and
Gateway Newsstand**

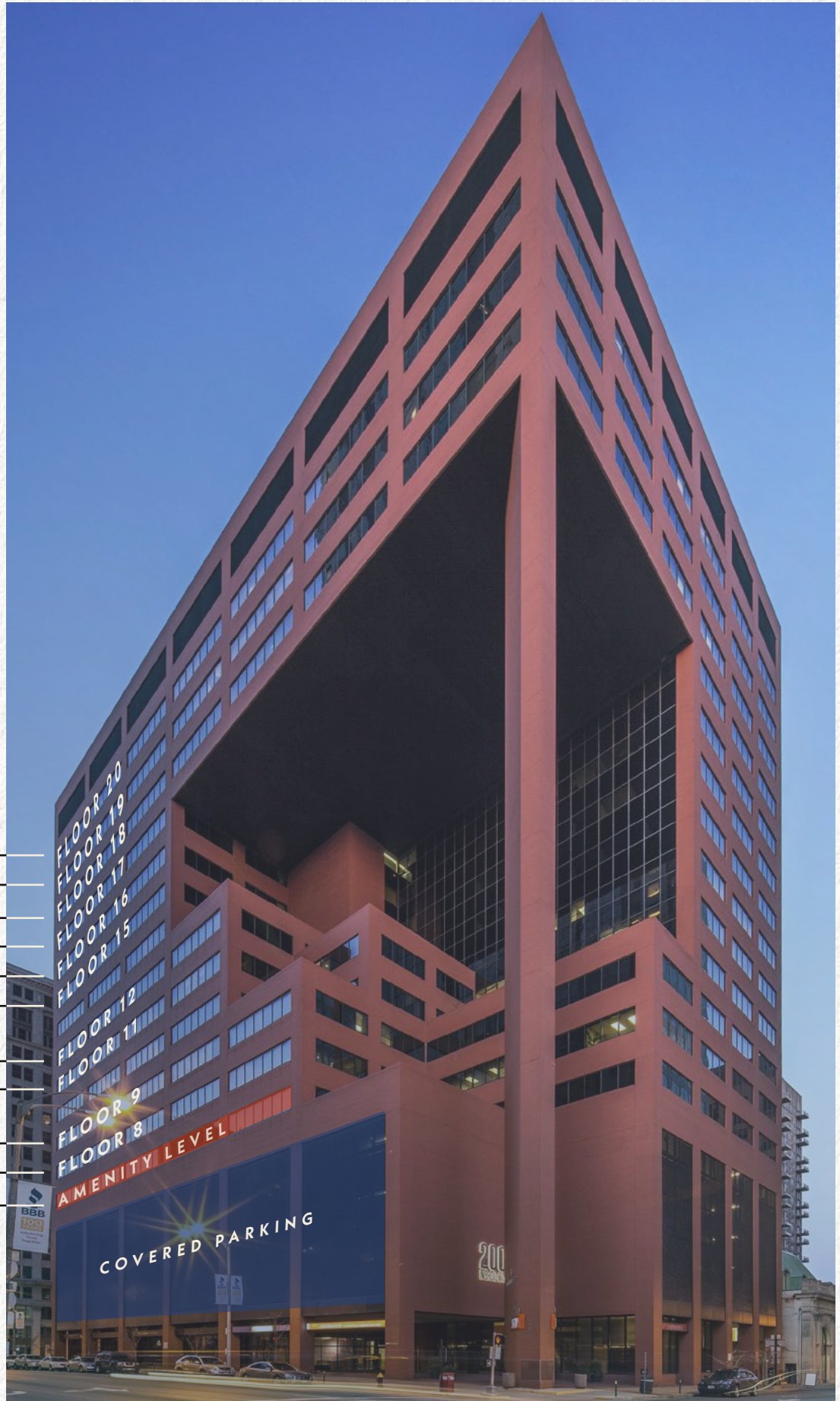
**Covered Parking
0.83/1,000 SF**

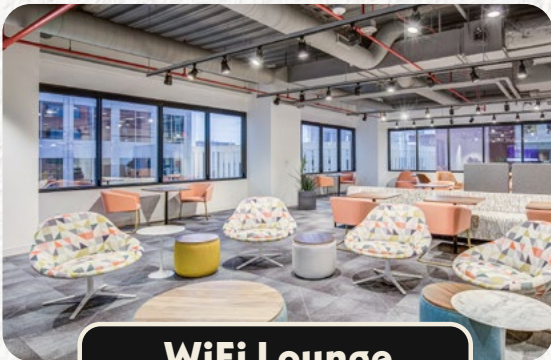
Availability.

26,648 SF
26,648 SF
26,648 SF
7,800 SF
20,601 SF
13,000 SF

22,000 SF
6,428 SF

25,515 SF
6,120 SF
5,334 SF





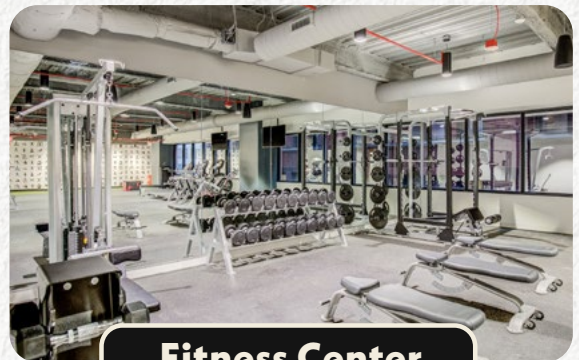
WiFi Lounge



Outdoor Patio



Tenant Bar Area



Fitness Center



BEST TENANT AMENITY PACKAGE IN THE SUBMARKET.

Leading Edge Amenities

Step into the 6th floor amenity space at 200 N Broadway, where vibrant collaborative workspaces foster creative brainstorming and cozy lounge areas invite relaxation. Whether you're hosting meetings in the modern conference rooms, challenging your colleagues to a game of foosball, or unwinding on the outdoor patio, this space redefines the perfect blend of work and relaxation.

Downtown St. Louis is a vibrant tapestry of experiences, from eclectic dining spots and live music to cultural destinations and parks providing everything you need to power through your workday.

The Downtown Advantage

73

Lunch
Restaurants

79

Dinner
Restaurants

11

Live Music
Venues

27

Hotels

7,950

Hotel Rooms

5

Museums

1

Convention Center

6

Concert Venues

63102

Located in the most visited zip
code in the St Louis region

94
Walk Score

**America's Center
Convention Complex**

**The Dome at
America's Center**

**Interco
Plaza**

**Carr Square
Park**

Cole St

Dr Martin Luther King Dr

Gay St

Linden St

**Lucas
Gardens Park**

Washington Ave

N 11th St

Rooster

Feritas
Food & Drink

THE OVER/UNDER
bar & grill

**HOT PIZZA
COLD BEER**

Convention Plz

Sugarfire
Smoke House

BLT

Hi-Pointe
BOUTIQUE

SNARF'S
Sandwiches

PICKLES
deli

AUBERGINE

GYRO
EXPRESS

Park Avenue
COFFEE

SUSHI AI

bridge
TAP HOUSE & WINE BAR

SAUCE
on the
STREET

Sen

RATED

Locust St

Olive St

Pine St

**World War
Memorial Park**

**Poelker
Park**

**Washington
Square Park**

**Enterprise
Center**

Chestnut St

Market St

Clark Ave

Spruce St

Citygarden



BURGER
809

3°
THREE SIXTY

STARBUCKS

**SAINT LOUIS
BREWHOUSE**

**Gateway Arch
National Park**

Kiener Plaza Park

CONDADO

CARMINE'S
STEAK HOUSE

Ballpark Village

KATIE'S
PIZZA & PASTA

**SALT +
SMOKE**

Busch Stadium



Cerre St

Danforth Dr

S 4th St

Cedar St

S 2nd St

Plum St

S 1st St

Mark K Sullivan Blvd

The Future of



EXCEPTIONAL LOCATION

Downtown St. Louis is the economic and cultural hub of the region, providing businesses with high visibility and easy access to clients and partners.

PLACE FOR BUSINESS

Join Over 2,300 Businesses

EMPLOYMENT HUB

69,000 Downtown
Employees

WHY DOWNTOWN ST. LOUIS

RESIDENTS

11,000 and growing

DEVELOPMENT UNDERWAY

\$3.2 Billion

Downtown

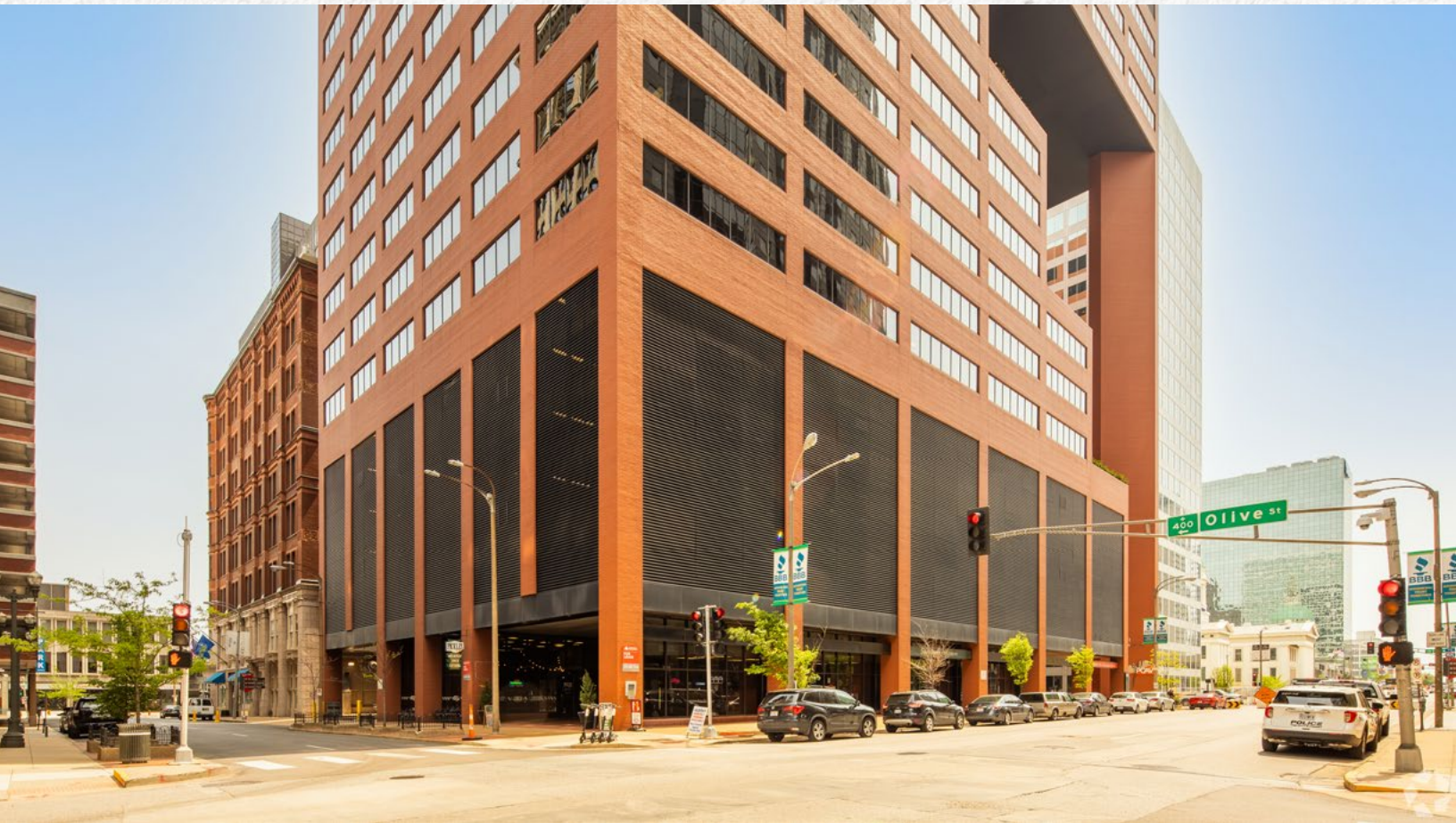
DOWNTOWN ST. LOUIS IS EXPERIENCING UNPRECEDENTED MOMENTUM, fostering an energetic, inclusive community of entrepreneurs, business leaders, makers, and dreamers. With an influx of new residents, green spaces, jobs, entertainment venues, and more, Downtown has quickly become a true regional destination.



A large part of why companies like ours are flocking to Downtown St. Louis can be found in the city's evolution into a tech hub. It's where innovation is happening and where talent wants to work. Downtown is where most venture backed companies call home and where most tech newcomers into St. Louis land. We have no plan of leaving Downtown to move West.

- Michael Seaman, Chief Executive Officer of Swipesum

All Roads Lead Here



Commuting to 200 N Broadway is a breeze, thanks to its highly convenient location. Whether you prefer hopping on the MetroLink, cruising down I-64, I-44, or I-55, or biking into work, getting to the office has never been easier.

Miles of Bike Lanes

Metro Stations

Bus Stops

**Minute Walk to 8th
& Pine Metro Station**

Minutes to St. Louis Lambert International Airport

ST. LOUIS PLACE AT



ST. LOUIS, MO

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