

FOR LEASE

BUILD TO SUIT - PRIME OPPORTUNITY

2000 N. BROADWAY BLVD., ST. LOUIS, MO 63102

BLACKLINE
REAL ESTATE

314-391-8900

**LEASE NOW - OWNER WILL
CUSTOM BUILD YOUR SPACE**

**CREATIVE OFFICE
LIGHT MANUFACTURING
WAREHOUSE
STORAGE
INDUSTRIAL
BREWERY / DISTILLERY
FLEX / R&D**

10,000sf - 160,000sf available
100+ car parking
multiple loading docks
freight & passenger elevators
access to hwy 70, 44, 64/40
1 mile from downtown

BUILDING / SITE FEATURES:

- 12' - 20' ceilings
- heavy power available
- 30,000sf floor plates
- divisible
- concrete or wood floors
- exposed brick
- new windows & roof
- secure access / site
- river / arch views
- branding opportunities

LOCATED WITHIN A
**FEDERAL OPPORTUNITY ZONE,
ENHANCED ENTERPRISE ZONE,
& EMPOWERMENT ZONE**



LEASE RATES FROM \$5.95/SF

LEASE EARLY FOR YOUR OPPORTUNITY TO CUSTOMIZE YOUR SPACE IN THE TOTAL REDEVELOPMENT / RESTORATION OF THIS HISTORIC NORTH RIVERFRONT PROPERTY. LOCATED JUST 1 MILE FROM DOWNTOWN WITH DIRECT HIGHWAY ACCESS JUST OFF THE STAN MUSIAL BRIDGE. THIS BUILDING WILL REDEFINE THE NORTH BROADWAY CORRIDOR AND PROVIDE A UNIQUE OPPORTUNITY FOR BRANDING, ACCESS, AND SPACE AT UNHEARD OF RATES.

FOR MORE INFORMATION, CONTACT MICHAEL SCHWARTZ - 314.391-8900 OR BY EMAIL AT MSCHWARTZ@BLACKLINESTL.COM