

SUBJECT
PROPERTY

FOR SALE

4359 LINDELL BLVD, ST. LOUIS, MO 63108

INVESTMENT HIGHLIGHTS



THE EXISTING BUILDING IS COMPRISED OF APPROXIMATELY 9,135 SQUARE FEET OF OFFICE AND MEETING SPACE. IT WAS CONSTRUCTED IN 1963.



IDEAL FOR MULTI-FAMILY REDEVELOPMENT



1.47 ACRES OF PREMIER LAND OR 63,957 SF



LOCATED ON THE CITY'S PREMIER CIVIC AND RESIDENTIAL BOULEVARD, IN THE CENTRAL WEST END NEIGHBORHOOD



ZONED E FOR MULTI-FAMILY DEVELOPMENT



\$120/SF OR \$7,674,840

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DOWNTOWN
ST. LOUIS

CORTEX
INNOVATION
DISTRICT

SUBJECT
PROPERTY

PREMIER
LOCATION



- 11 MIN WALK... CENTRAL WEST END BUSINESS DISTRICT
- 11 MIN WALK..... CORTEX INNOVATION DISTRICT
- 14 MIN WALK..... CORTEX METROLINK TRAIN STATION
- 14 MIN WALK..... FOREST PARK

CENTRAL CORRIDOR GROWTH

4359 Lindell is located in the flourishing Central Corridor and in particular, the historic Central West End, which includes premier medical centers, and abundant cultural and recreational assets. The site is close to the Missouri Botanical Garden and Forest Park, and the region’s innovation and technology hub, the 200-acre Cortex district. A total of \$701 million has been invested in the area since 2013 with another \$947 million planned by 2023.

MULTI-FAMILY BY THE NUMBERS

ST. LOUIS MSA MULTIFAMILY GROWTH:

- Inventory: +21.7% since 2010
- Effective Rent: +43.6% since 2010
- Vacancy: 9.6%
- Absorption in Units: 19,296 units absorbed since 2010
- Absorption Trend: 13 consecutive years of positive absorption

\$1,964/mo

MIDTOWN & DOWNTOWN WEST
AVERAGE RENT FOR A 2 BEDROOM APARTMENT
(AVERAGE SIZE 1,085 SF)

\$3,401/mo

MIDTOWN & DOWNTOWN WEST
AVERAGE RENT FOR A 3 BEDROOM APARTMENT
(AVERAGE SIZE 1,625 SF)