

FOR SALE

4568 WEST PINE BOULEVARD



Premier Development Opportunity | 1 Acre Site in the Central West End



Confidential Offering Memorandum

THE CENTRAL CORRIDOR

DOWNTOWN
ST. LOUIS



SAINT LOUIS
UNIVERSITY.

4568 W PINE BLVD

BARNES JEWISH
Hospital
BJH HealthCare



KINGSHIGHWAY BLVD



OFFERING SUMMARY

Cushman & Wakefield, Inc. (“C&W”) has been retained by The Boy Scouts of America (“Seller”) as the exclusive agent in the sale of their St. Louis headquarters located at **4568 West Pine Boulevard, St. Louis, Missouri**. Owned and occupied by Seller since 1961, this offering presents a unique opportunity to acquire and reposition a premier Central West End location that is suitable for a wide range of land uses, including office, residential, senior living, hotel and retail. Situated on just under 1 acre and improved with a 25,000 SF office building, the subject property presents developers with an attractive site in one of St. Louis’s most dynamic submarkets.

The subject site is located in the center of the Central West End, just off the corner of West Pine Boulevard and Euclid Avenue. The site is 1 block from both Forest Park and Barnes Jewish Hospital, less than ½ a mile from Interstate 64, and less than 10min from both Washington University in St. Louis and downtown Clayton. As a result of the centralized location, many of St. Louis’s premier developments have been built within a ½ a mile from the subject site, including but not limited to 100 Above the Park, The Marlowe, The Orion, Citizen Park, The Euclid, and the AC Hotel Central West End. The combination of amenities, housing, places of work, and ease of access have transformed the Central West End into the only true 24/7 live, work, play neighborhood in St. Louis.

TRANSACTION INSTRUCTIONS

The property is being offered “as-is”, unencumbered, and without an asking price. Interested parties are encouraged to submit offers to the brokerage team on an “as-ready” basis. Ownership will respond as offers are submitted.



SITE OVERVIEW

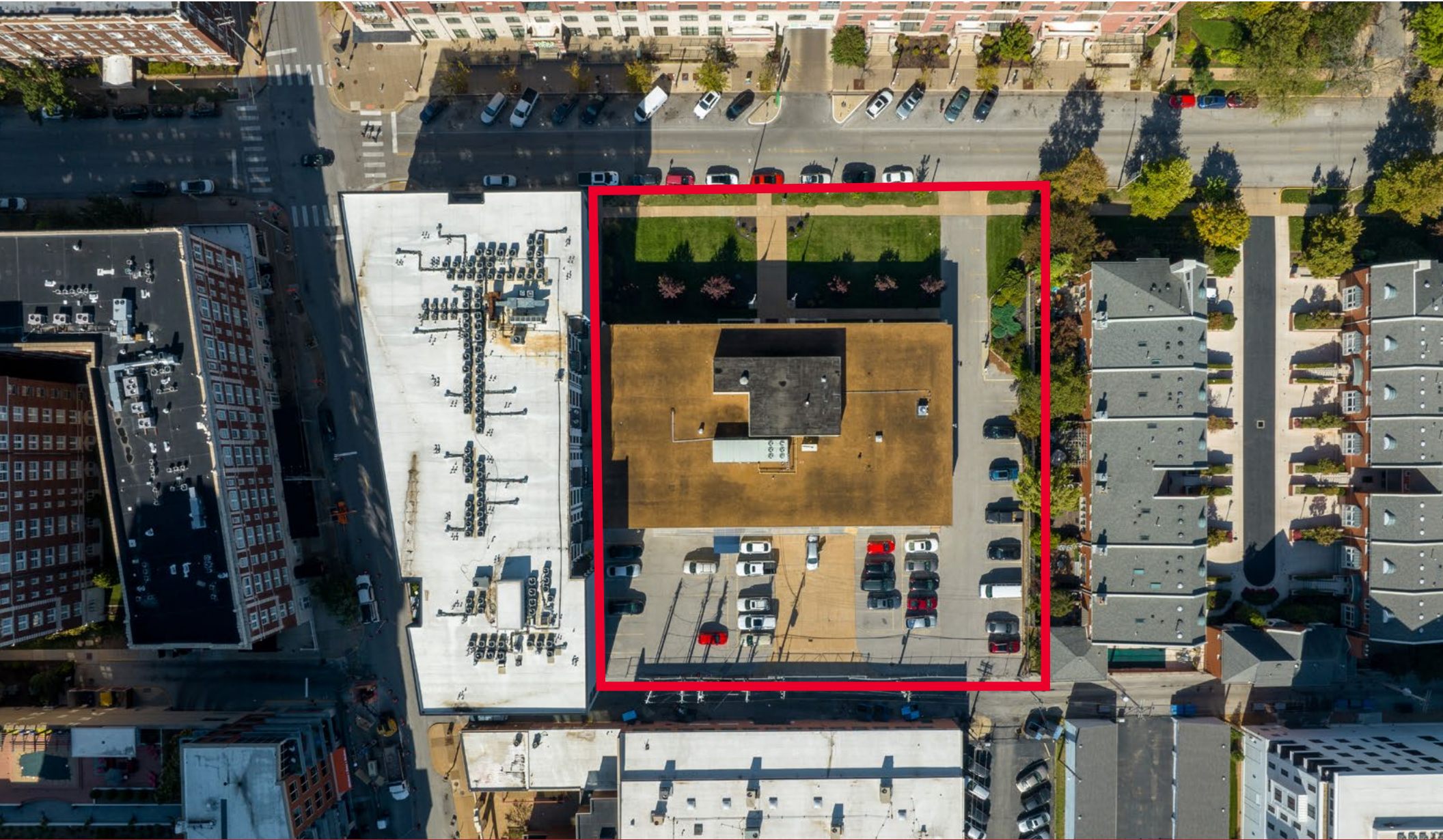
Parcel Identification Number (1)	3892-9-020.000
Municipality	St. Louis (City)
Zoning	H - Area Commercial
Lot Size	0.969 Acres (42,207 SF)
2023 Appraised Value	\$759,700
2023 Assessed Value	\$243,100
2023 Taxes	\$0.00 (The owner is a non-profit therefore the property is exempt from Real Estate Taxes)

BUILDING OVERVIEW

Existing Structure	2 Story 28,356 SF Concrete
Tenancy	Owner Occupier (Boy Scouts of America)
Year Built	1961
Owner	Boy Scouts of America

(1) Parcel details can be found on St. Louis City’s [website](#)

SITE PLAN



RECENT DEVELOPMENTS & AMENITIES



Clayton



Forest
Park
Forever.

100 Above the Park

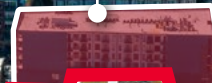


Citizens Park



The Orion

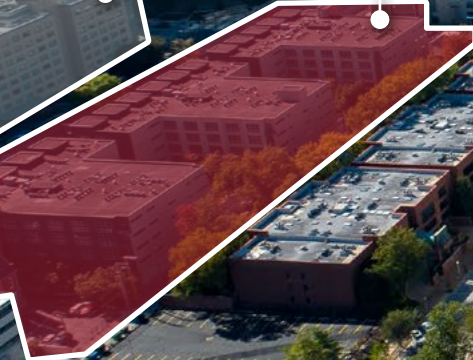
The Euclid



The Marlowe



The Metropolitan
Flats



4568 W PINE BLVD



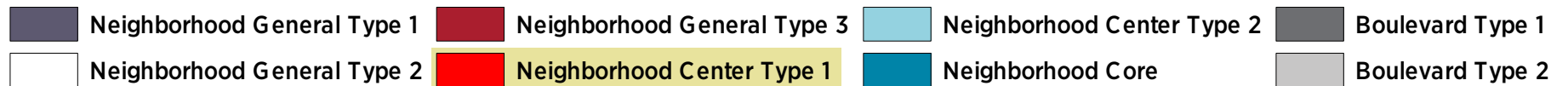
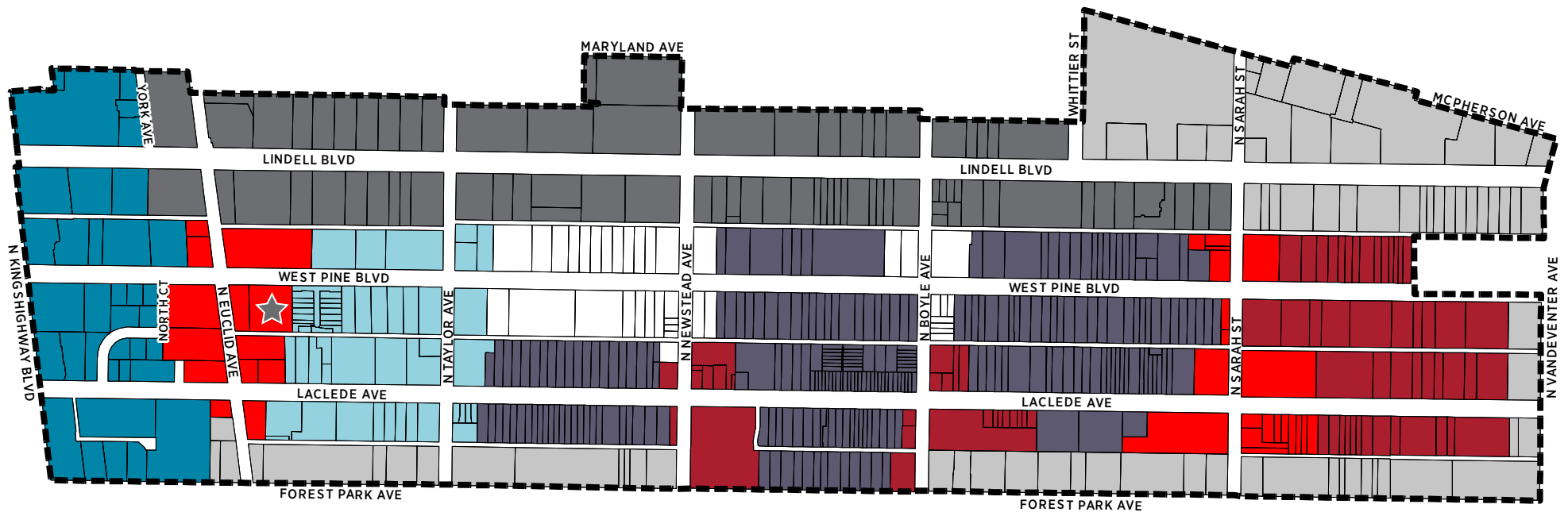
WALK SCORE: 87/100

(Very Walkable- Most errands
can be accomplished on foot)

APARTMENTS
HOTELS



ZONING OVERVIEW



ZONING DETAILS



NEIGHBORHOOD CENTER TYPE 1 - REGULATORY HIGHLIGHTS*

I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET (For First 6 Stories): 0' (1)
- [A1] PRIMARY STREET (For 7 to 12 Stories): 30'
- [B] SIDE STREET (For First 6 Stories): 0' (1)
- [B1] SIDE STREET (For 7 to 12 Stories): 30'

SETBACK:

- [C] SIDE: 0' Min | 10' Max (2)
- [D] ALLEY: 5' Min | 10' Max (3)
- [E] BUILDING FORM:
- [E] PRIMARY STREET: At Least 85% of Build-to-Line
- [F] SIDE STREET: At Least 85% of Build-to-Line
- [G] LOT WIDTH: Per Existing
- [H] LOT DEPTH: Per Existing

II - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 3 Stories and 40'
- [J] BUILDING HEIGHT MAXIMUM: 12 Stories and 130' (4)
- [K] MAX FROM B.O. EAVE: TO T. O. PARAPET OR ROOF: 15' Max
- [L] FINISHED GRND FLOOR LEVEL: 6" Max Above
 - Back of Sidewalk
 - Or Adjacent Lot Level
- [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max (F to C)
- [N] UPPER FLOORS CEILING HTS: 8' Min | 15' Max (F to C)
- [N1] MEZZANINES AND PODIUMS:

III - BUILDING TYPES

- Podium Building
- Commercial Block Building
- Flex Building
- Live / Work Units
- Liner Building

V - USE REQUIREMENTS

GROUND FLOOR:

- Office (5)
- Primary Retail (5,6)
- Secondary Retail (5)
- Special (7)

UPPER FLOOR(S):

- Office
- Residential
- Special (7)

VI - PARKING REQUIREMENTS

LOCATION:

- [R] PRIMARY STREET SETBACK: 30' Min
- [S] SIDE STREET SETBACK: 30' Min
- [T] SIDE SETBACK: 0'
- [U] ALLEY SETBACK: 12' Min

REQUIRED SPACES:

OFFICE USES:

< 7,500 SQ FT: No Off-Street Parking Requirement > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

PRIMARY RETAIL USES:

< 3,000 SQ FT: No Off-Street Parking Requirement > 3,000 SQ FT: One (1) Space Per 700 SQ FT in Excess of the 3,000 SQ FT

RESIDENTIAL USES:

One (1) Space Per Dwelling Unit

SECONDARY RETAIL USES:

< 7,500 SQ FT: No Off-Street Parking Requirement > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

*All zoning and regulatory information is intended for informational purposes only and should not be relied upon for investment decisions. Official details regarding zoning & development guidelines can be found in the document titled "[Central West End FBC](#)"

CENTRAL CORRIDOR AMENITY MAP



4568 W PINE BLVD

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St. Louis

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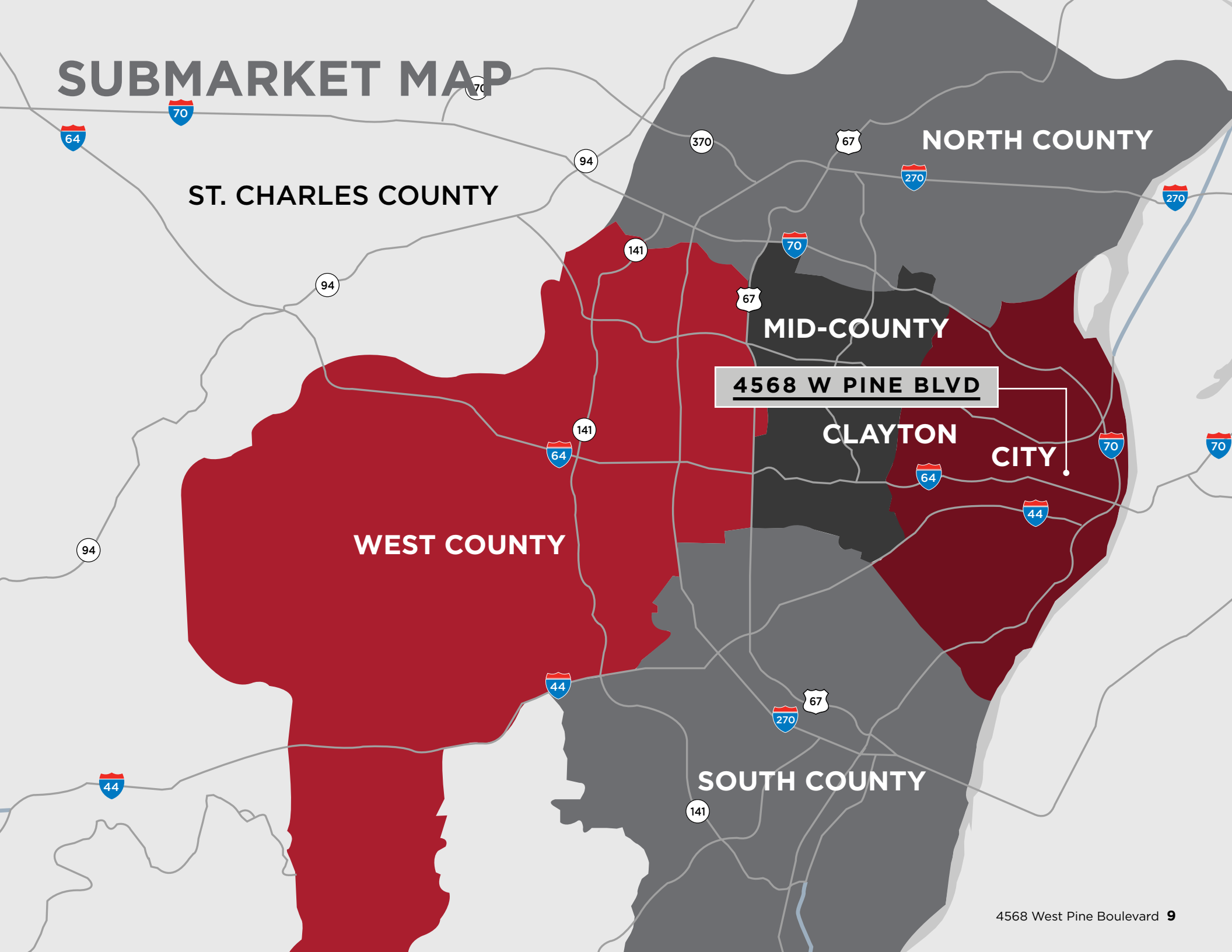
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EATERIES
LODGING
RETAILERS

SUBMARKET MAP





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CONTACTS

Michael Hanrahan

Executive Director
michael.hanrahan@cushwake.com
314 746 0371

Jack Gentile

Associate
jack.gentile@cushwake.com
314 380 4578