



You Might Want to Sit Down for This.



ST. LOUIS, MO

200NBROADWAY.COM

Anything but Basic.

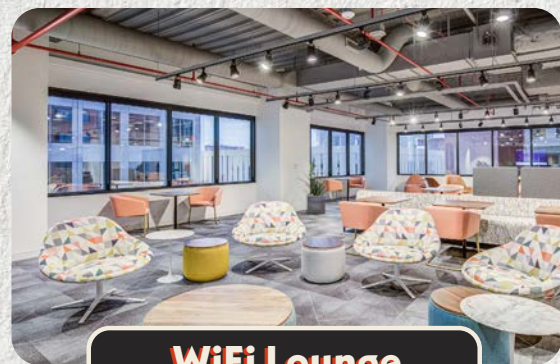
Built in 1983, 200 N Broadway stands out for its striking red brick exterior, set-back design, and unique single-column edifice. Inside, recent upgrades have been completed to offer open floorplans, a modern 6,000 SF amenity space, and is located at the epicenter of everything Downtown.

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

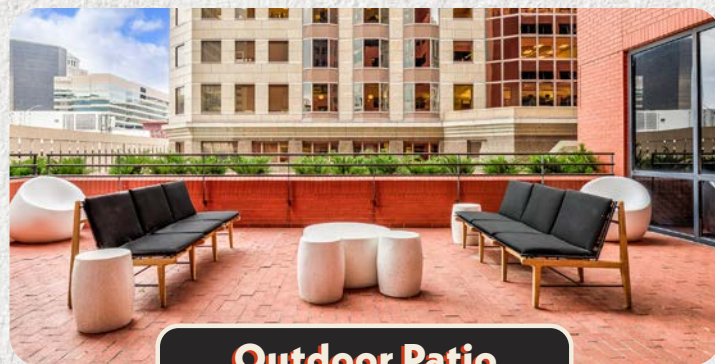
Availability.

- 26,648 SF
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- 7,800 SF
- 20,601 SF
- 13,000 SF
- 22,000 SF
- 6,428 SF
- 25,515 SF
- 6,120 SF
- 5,334 SF

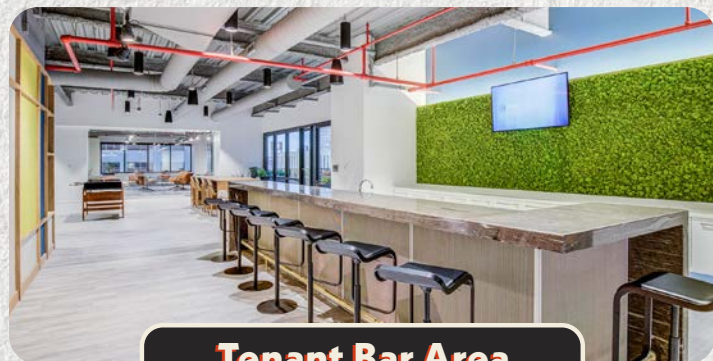




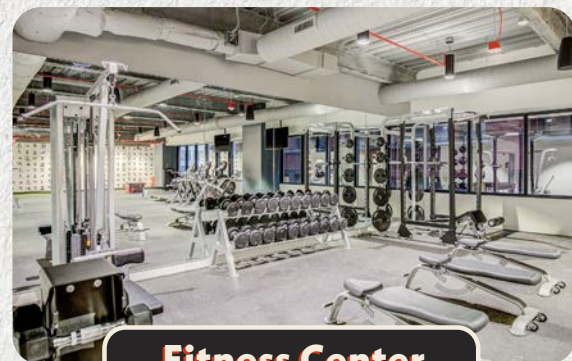
WiFi Lounge



Outdoor Patio



Tenant Bar Area



Fitness Center

Brainstorm & Chill.

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 chill.

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 slay your workday.

11 Live Music Venues

7,950
Hotel Rooms

6 Concert Venues

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



**200
NORTH
BROADWAY**

The Future of 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.

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 1,600 Businesses

EMPLOYMENT HUB

70,000 Downtown Employees

WHY DOWNTOWN ST. LOUIS

RESIDENTS

11,000 and growing

DEVELOPMENT UNDERWAY

\$3.5 Billion Planned or Under Construction



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

Crush Your Commute.



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 rolling in on two wheels, getting to work has never been easier.



16
Miles of Bike Lanes

6
Metro Stations

106
Bus Stops

4
Minute Walk to 8th
& Pine Metro Station

17
Minutes to St. Louis Lambert
International Airport

200 NORTH BROADWAY

ST. LOUIS, MO

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