



**usbank<sup>®</sup>**  
PLAZA



**US Bank is poised to become Downtown St. Louis's premier  
Class A office tower with brand-new, top of market amenities.**



# property **HIGHLIGHTS**

Skywalk café and lounge

On-site property management

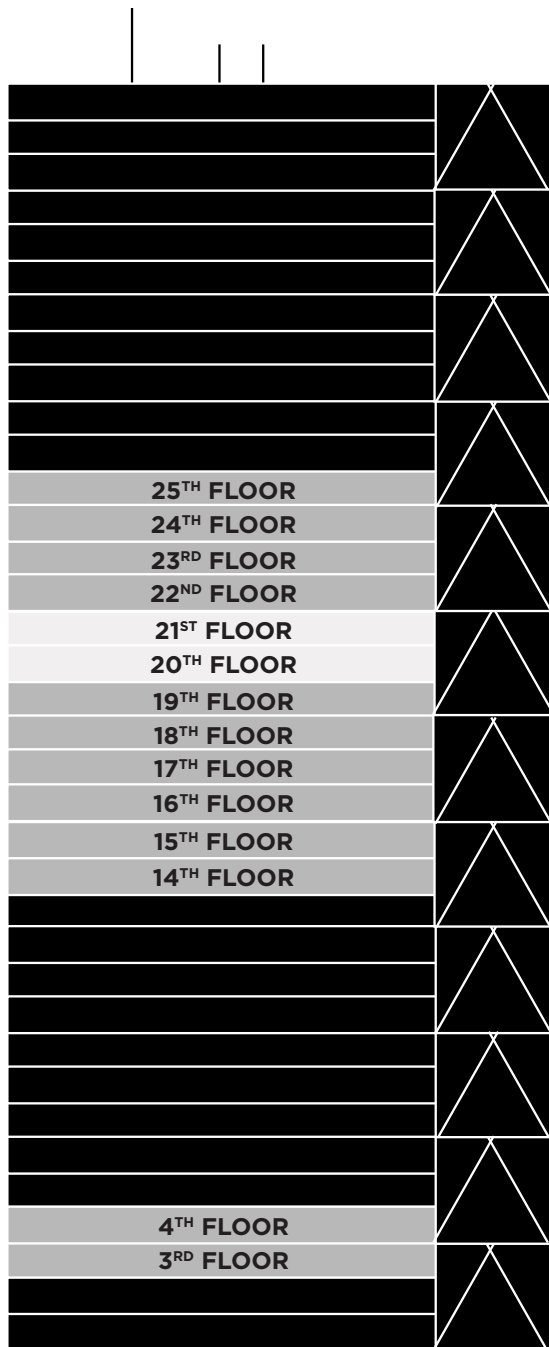
Three attached parking garages

Plans for brand new tenant amenity floor including conferencing facilities, tenant sky lounge, hoteling area, fitness center, and outdoor private tenant plaza









# US BANK PLAZA

## AVAILABILITIES

**UP TO 235,600 RSF TOTAL AVAILABLE**

**FULL FLOOR**

**PARTIAL FLOOR**

Floors 22-25: +/- ~2,000 - 78,868 RSF contiguous

25th full floor available | 19,717 SF

24th full floor available | 19,717 SF

23rd full floor available | 19,717 SF

22nd full floor available 8/1/22 | 19,717 SF

Floors 20-21: +/- 1,900 - 4,686 RSF contiguous

21st 4,686 available | 4,686 SF

20th 1,901 available | 1,901 SF

Floors 14-19: +/- ~1,200 - 114,366 RSF contiguous

19th full floor available 8/1/22 | 19,061 SF

18th full floor available 8/1/22 | 19,061 SF

17th full floor available 8/1/22 | 19,061 SF

16th full floor available 8/1/22 | 19,061 SF

15th full floor available 8/1/22 | 19,061 SF

14th full floor available 8/1/22 | 19,061 SF

Floors 3-4: +/-10,000 - 37,711 RSF contiguous

4th full floor available 8/1/22 | 18,650 SF

3rd full floor available 8/1/22 | 19,061 SF



# REINVENTING downtown st. louis

The partnership of Design Downtown STL is committed to the revitalization of downtown St. Louis to create a vibrant, regional hub offering an authentic downtown experience for residents, employees, and visitors.

**\$2.2 Billion**

current investment in downtown  
development business, residential &  
mixed-use

**29%**

growth in downtown  
population 2010 - 2020

**2,000+**

new residential units projected  
over the next 5 YEARS



**UPDATED ARCH GROUNDS & KIENER PLAZA  
COMPLETED**



**HOTEL INDIGO  
COMPLETED**



**JEFFERSON ARMS  
SOON TO BE UNDER CONSTRUCTION**



**SHELL HOTEL  
UNDER CONSTRUCTION**



**BALLPARK VILLAGE PHASE 2  
COMPLETED**



**MLS EXPANSION  
UNDER CONSTRUCTION**



**RAILWAY EXCHANGE  
UNDER DEVELOPMENT**



**ST. LOUIS UNION STATION &  
AQUARIUM RENOVATION  
COMPLETED**



**THE LAST HOTEL  
COMPLETED**





# ELEVATE

## your workday



16 corner offices  
per floor



planned updated  
floor bathrooms



planned retail space,  
possible food hall in  
historic bank building



planned skylounge,  
conference space and  
amenity floor at top  
of tower



unobstructed views of the  
entire Downtown area, from  
Riverfront to Clayton



iconic modern  
architecture and design





planned updated  
fitness center



planned building  
community space in  
outdoor plaza



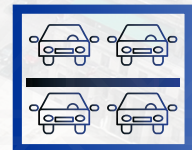
planned brand new  
lobby updates on  
floors 1 & 2



planned dog park  
for building tenants  
and services



2 min walk to  
Convention - Metro  
Station



3 connected parking  
garages via elevated  
pedestrian bridges

# downtown st. louis

## DINING & ENTERTAINMENT

### RESTAURANT

- |    |                             |
|----|-----------------------------|
| 1  | Zenia Bar & Grill           |
| 2  | Over Under Bar & Grill      |
| 3  | Mizu Sushi                  |
| 4  | Sen Thai Asian Bistro       |
| 5  | Rooster                     |
| 6  | Baileys Range               |
| 7  | Sushi Ai                    |
| 8  | Planet Sub                  |
| 9  | Dao Tien                    |
| 10 | Pharaohs Donuts             |
| 11 | Red Door Chinese            |
| 12 | Union 30                    |
| 13 | Hooters                     |
| 14 | Pickles Deli                |
| 15 | Chili Mac's Diner           |
| 16 | BLT Breakfast Lunch & Tacos |
| 17 | Pi Pizzeria                 |
| 18 | Snarf's Sandwiches          |
| 19 | HiPointe Driveln            |
| 20 | Gringo Tacos + Burgers      |
| 21 | Aubergine                   |
| 22 | Au Bon Pain                 |

### COFFEE

- |    |                     |
|----|---------------------|
| 23 | Skywalk Cafe        |
| 24 | Starbucks           |
| 25 | Park Avenue Coffee  |
| 26 | Java Plus           |
| 27 | Cube Tea Studio     |
| 28 | Funnel Cake Factory |

### CONVENIENCE STORE

- |    |                    |
|----|--------------------|
| 29 | Schnucks Downtown  |
| 30 | Olive Express Mart |
| 31 | DGX Store          |

### BARS

- |    |                           |
|----|---------------------------|
| 32 | Thaxton Speakeasy         |
| 33 | Bridge Tap House Wine Bar |
| 34 | Jack Patricks Bar & Grill |
| 35 | Form Skybar               |
| 36 | Stanley Cigar Co.         |

### PRIVATE CLUB

- |    |                        |
|----|------------------------|
| 37 | Missouri Athletic Club |
|----|------------------------|

### PARKING

- |    |                                   |
|----|-----------------------------------|
| 38 | US Bank Garage                    |
| 39 | 7th Street Garage                 |
| 40 | Broadway & Locust Garage          |
| 41 | N 6th Parking Garage (Convention) |
| 42 | 229 S 7th Garage (Park Louie)     |

22

RESTAURANTS WITHIN  
3 BLOCKS

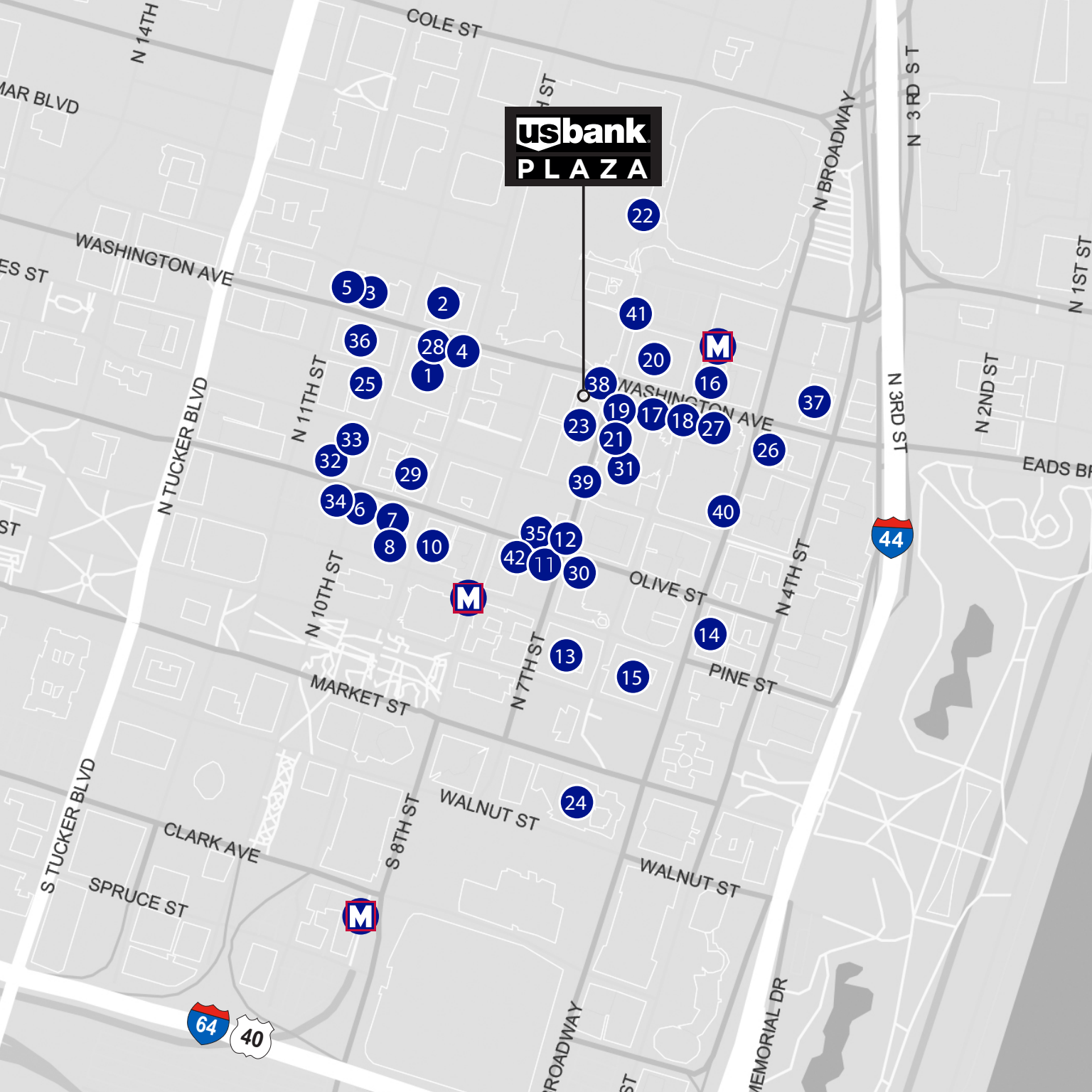
2

MINUTE WALK TO  
CONVENTION METRO STOP

3

CONNECTED  
PARKING GARAGES  
TO THE BUILDING





# usbank<sup>®</sup>

# PLAZA

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