



usbank[®]
PLAZA

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



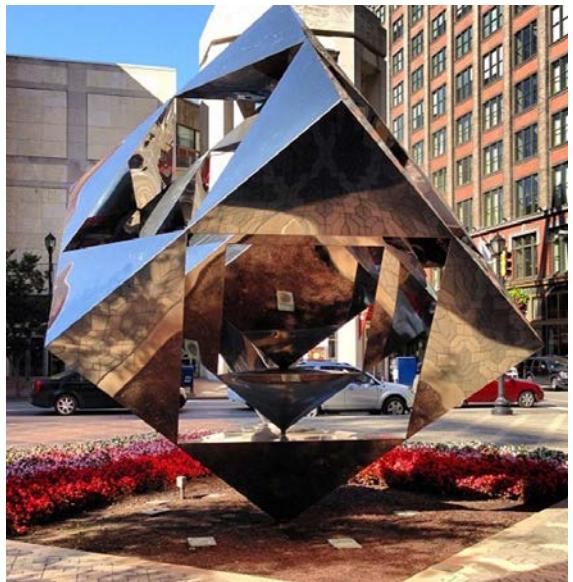
property **HIGHLIGHTS**

Skywalk café and lounge

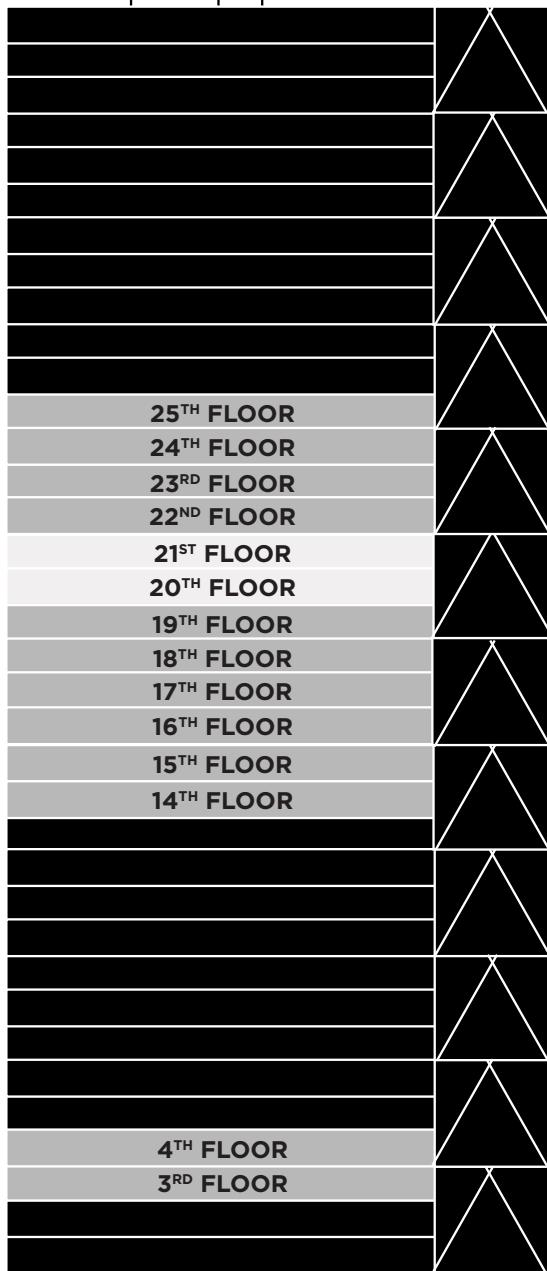
On-site property management

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



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



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



iconic modern
architecture and design



planned updated fitness center



planned brand new lobby updates on floors 1 & 2



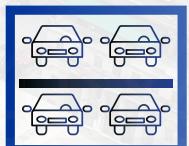
2 min walk to Convention - Metro Station



planned building community space in outdoor plaza



planned dog park for building tenants and services



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

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)

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

22

RESTAURANTS WITHIN
3 BLOCKS

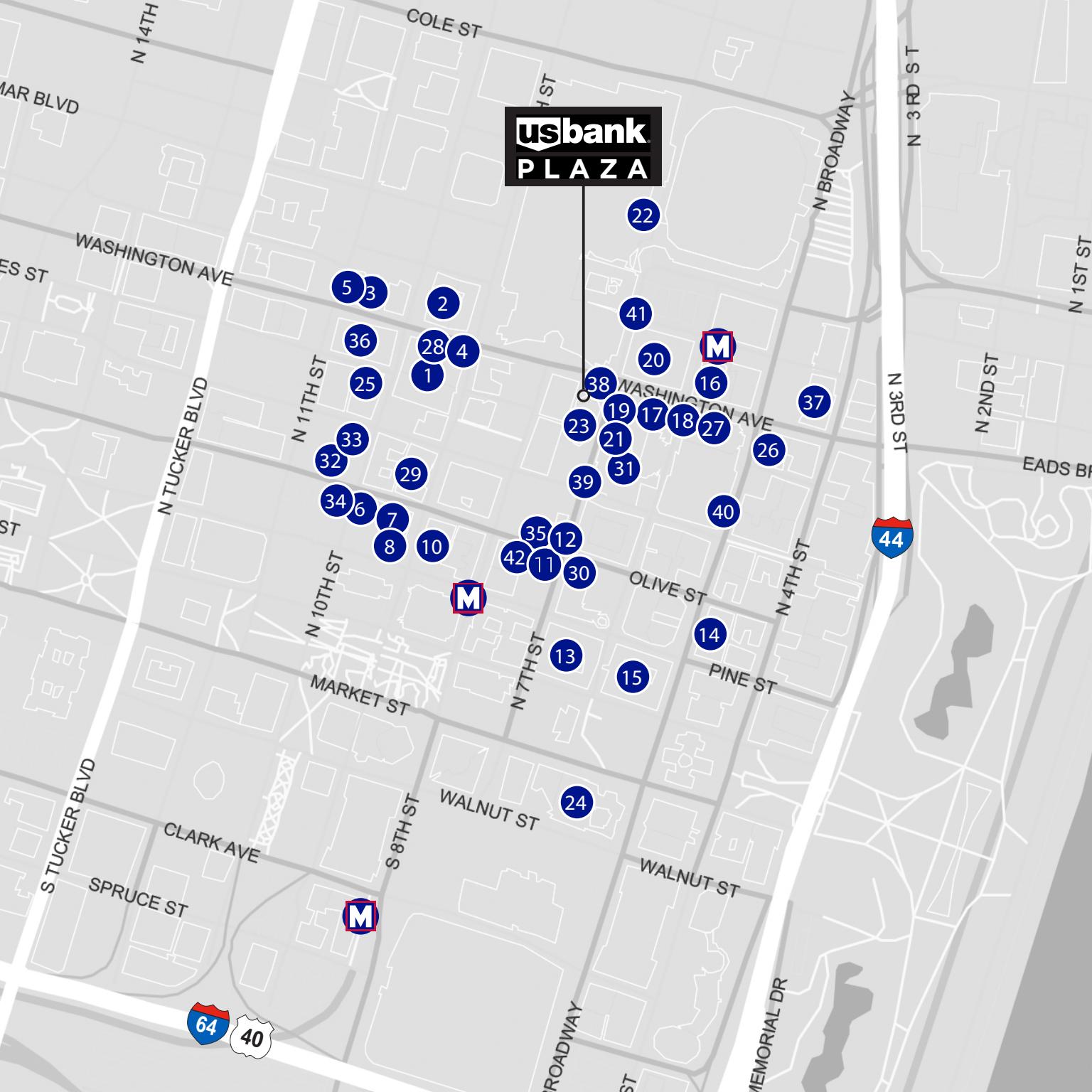
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MINUTE WALK TO
CONVENTION METRO STOP

3

CONNECTED
PARKING GARAGES
TO THE BUILDING

usbank
PLAZA





PLAZA

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