



2023 DELIVERY ROCK SPRING SCHOOL BUILDING

REIMAGINED



# A mix of **OLD & NEW**



## **BOUTIQUE** Office Space

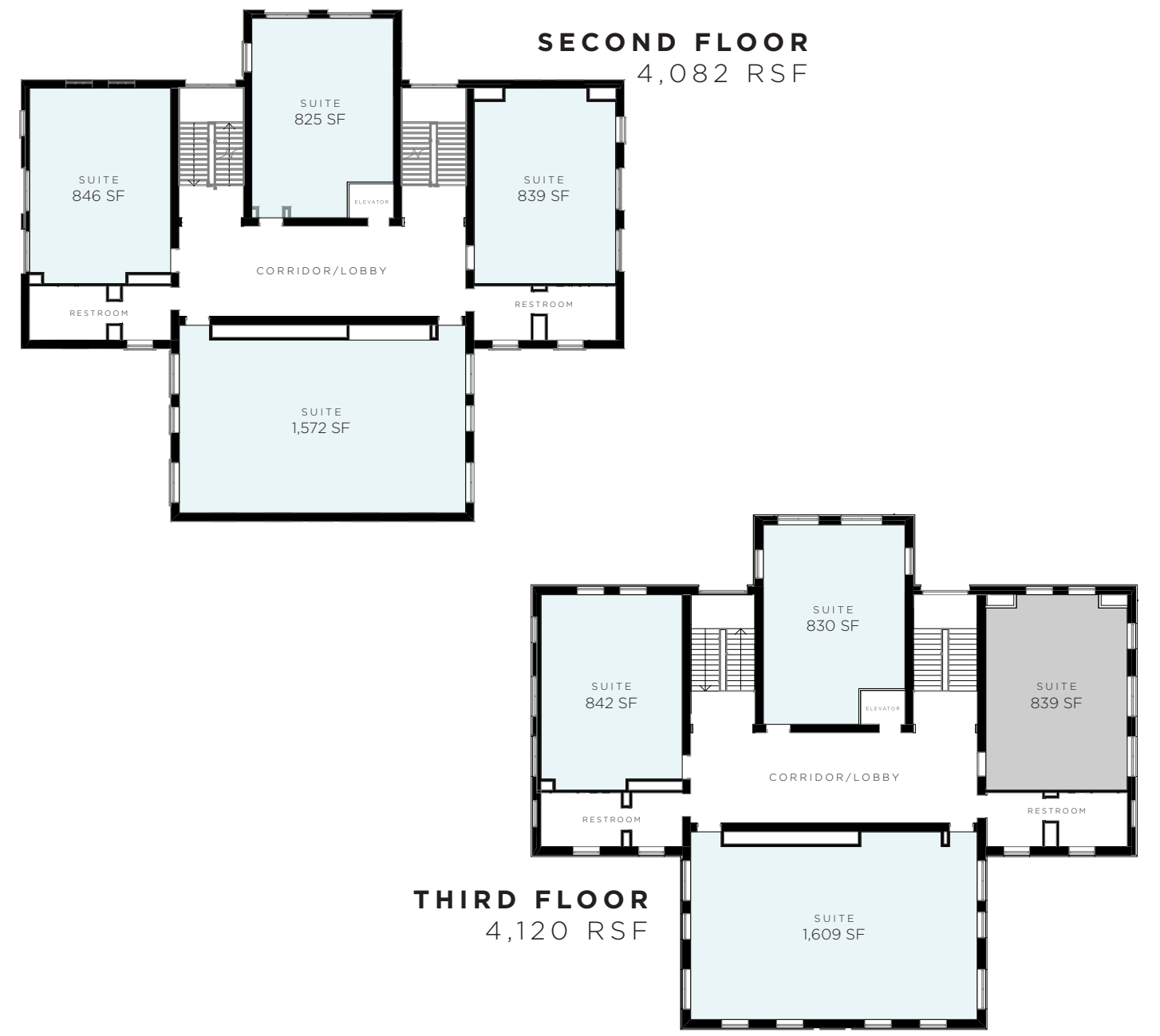
- Class A creative Office Space
- Historic School Renovation
- 800 - 20,000 RSF Available
- Surface Parking
- \$25.00 SF Modified Gross

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3974 SARPY AVE, SAINT LOUIS, MO, 63110

# FLOOR PLANS

AVAILABLE SUITES



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# CWE

Adjacent to Forest Park, CWE is the City's foremost hub of high-end retail, restaurants, bars and residential.



# CORTEX

The Cortex Innovation District was established by a consortium of private institutions in 2000. Since then, the area has become the hottest office market, generating over 1msf of office construction .

# GROVE

Directly south of Cortex and Central West End, the Grove benefits from a spillover of economic activity most notable along the bustling corridor that is Manchester Avenue; which is home to chic bars, restaurants and breweries.



# MIDTOWN

St. Louis's art district and home to St. Louis University with a desirable proximity to the City's most popular neighborhoods such as CWE, Cortex and The Grove. Signature adaptive reuse projects like The Armory, City Foundry in addition to the Chateau Greenway construction intend to dramatically transform the commercial landscape.



Unparalleled  
**LOCATION**

The school's unique location is on the edge of Midtown, the Grove and walking distance to the Cortex and the Grove.

**JOHN WARREN**

john.warren@cushwake.com

+1 314 746 0306

