



FASHION SQUARE

1307 WASHINGTON AVE. • ST. LOUIS, MO 63103

1307



RETAIL

THE EPICENTER OF URBAN ENERGY



CUSHMAN &  
WAKEFIELD



# FASHION SQUARE

## AN ICONIC SYMBOL OF INNOVATION, REIMAGINED

A bustling epicenter for manufacturing, design and innovation in the 19th century, today Washington Avenue has been reimagined as the city's most vibrant destination for work and play, earning the distinction as one of the "Top 10 Great Streets" in America by the American Planning Association.

At the heart of this iconic strip sits Fashion Square, a 20th century gothic style building that once stood as the most modern building of its time, showcasing St. Louis' power and influence in the world of design and fashion.

Fast forward decades later, Fashion Square is listed on the National Registry of Historic Places, offering rare opportunities for office and retail tenants to plant a flag in the heart of Downtown St. Louis, steps from an endless array of exciting dining, shopping and entertainment experiences.



# FEATURES & AMENITIES



**1,358 SF AVAILABLE**  
for lease in Suite 107



**BEAUTIFUL AND DISTINCT**  
Built in 1926, early 20th century  
Gothic design



**WALKING DISTANCE**  
to popular dining, retail  
and entertainment



**PARKING**  
Ample street parking & gated municipal  
lot located at rear of building



**24/7**  
On-site management  
and maintenance



**VIDEO SURVEILLANCE**  
Controlled building access



**KEYCARD SECURITY SYSTEM**  
on all common doors and elevators



# JOIN A DYNAMIC RETAIL COMMUNITY

Located at the corner of Washington Avenue and 13th Street, Fashion Square offers retail tenants prominent exposure to bustling daytime population of residents, workers and visitors who all converge upon St. Louis' dynamic Garment District in search of unique experiences.



## OPPORTUNITY HIGHLIGHTS:

- **1,358 SF AVAILABLE** for lease in Suite 107
- Lease Rate: **\$14.00/SF**
- Prime signage opportunity along Washington Ave
- Access to robust professional & residential crowds

## NEIGHBORHOOD DEMOGRAPHICS

*(within 1 mile of Fashion Square)*

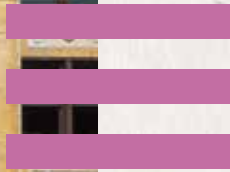
- Total Population: **16,186**
- Daytime Population: **74,404**
- Median Age: **33.5**
- Average Household Income: **\$80,029**
- Annual Spending – Apparel & Services: **\$1,838**
- Annual Spending – Dining Out: **\$3,070**





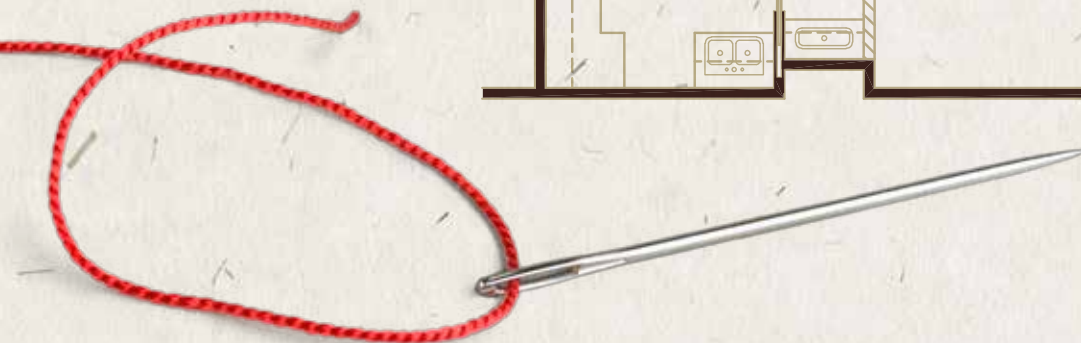
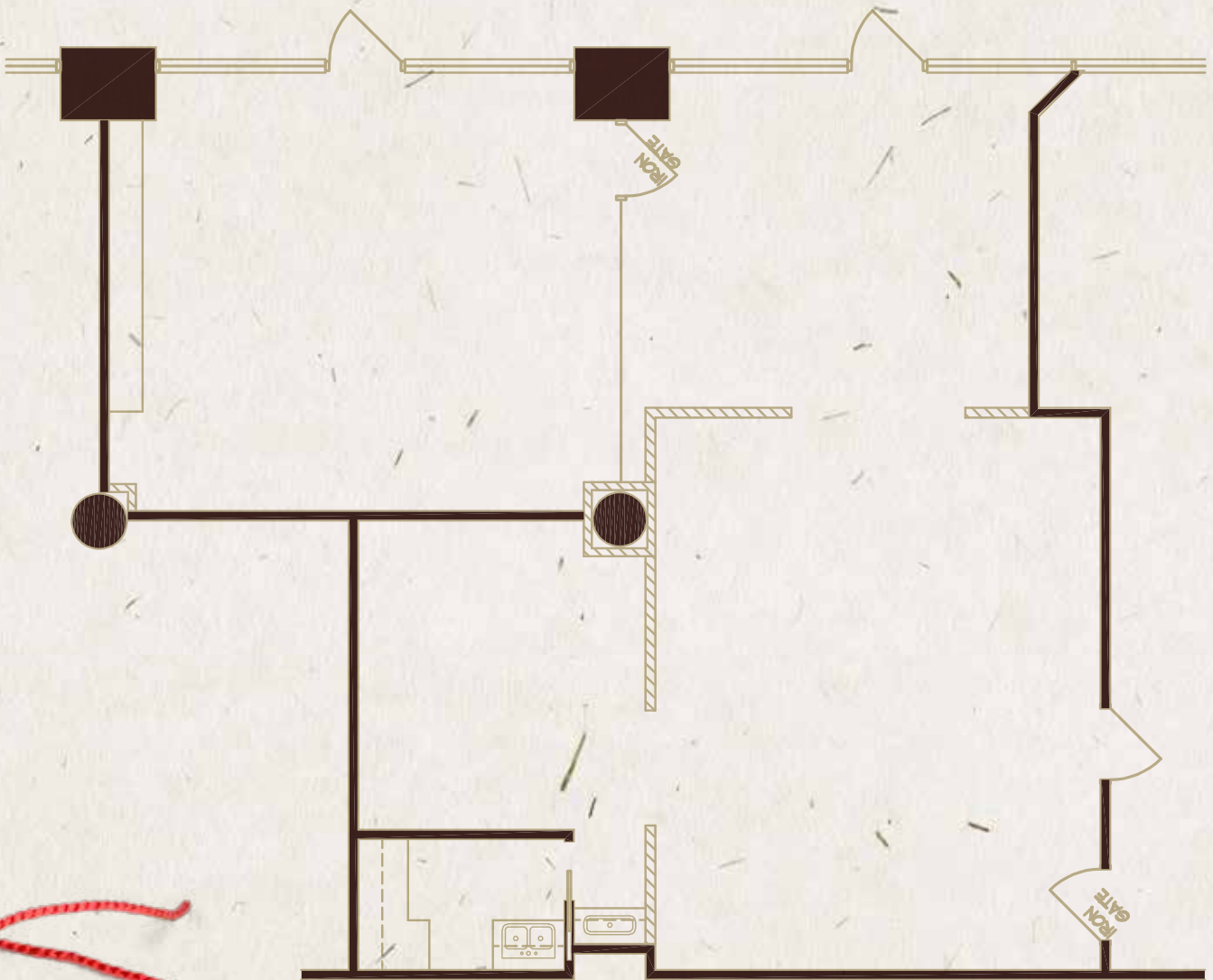
# RETAIL FLOORPLAN





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**SUITE 107**  
**1,358 SF**





# THE GARMENT DISTRICT



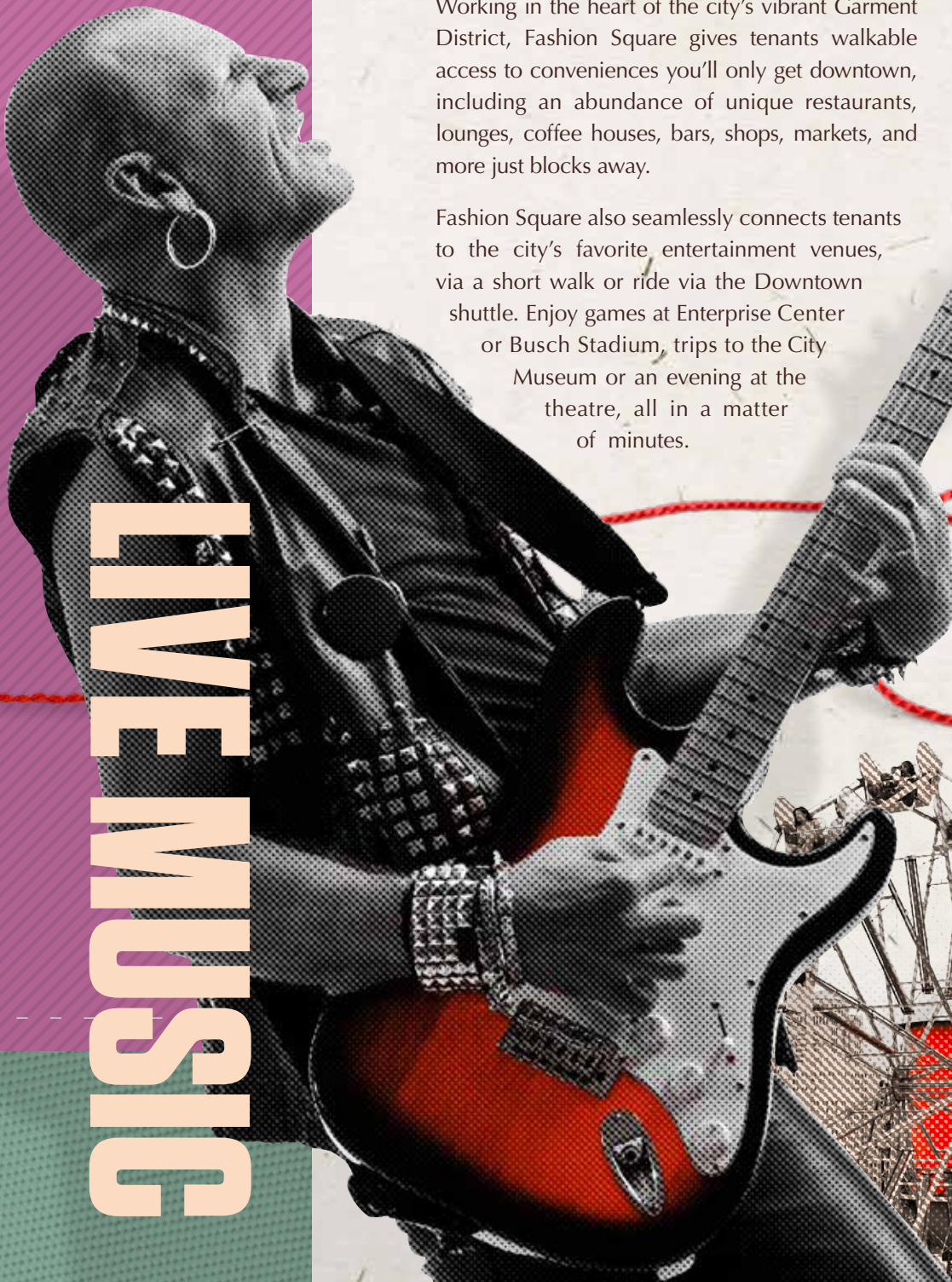
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# BE PART OF THE ENERGY

Working in the heart of the city's vibrant Garment District, Fashion Square gives tenants walkable access to conveniences you'll only get downtown, including an abundance of unique restaurants, lounges, coffee houses, bars, shops, markets, and more just blocks away.

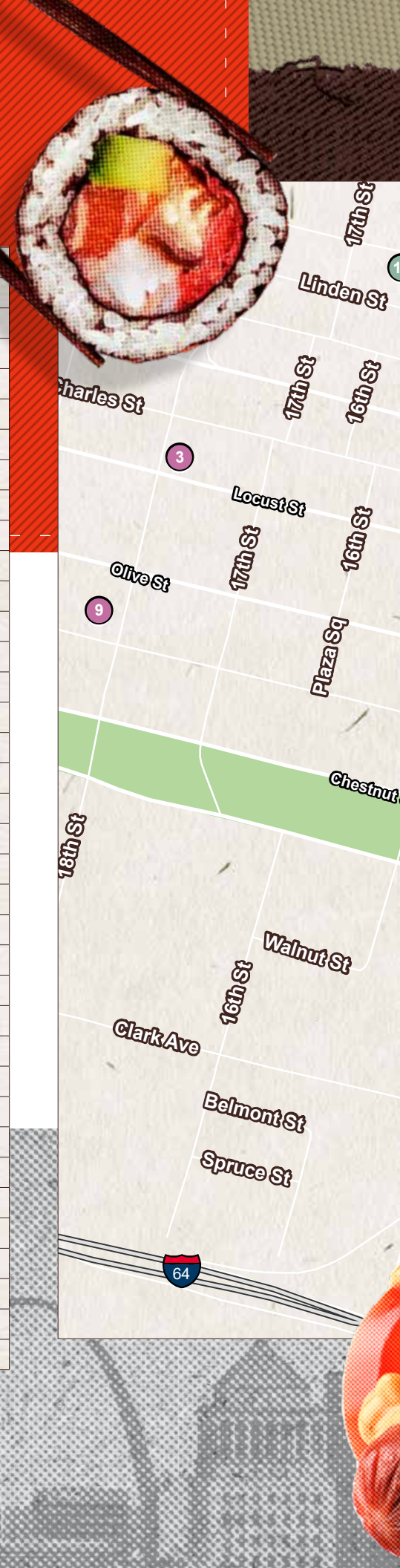
Fashion Square also seamlessly connects tenants to the city's favorite entertainment venues, via a short walk or ride via the Downtown shuttle. Enjoy games at Enterprise Center or Busch Stadium, trips to the City Museum or an evening at the theatre, all in a matter of minutes.

LIVE MUSIC



# AMENITIES

|    |                                     |    |                             |
|----|-------------------------------------|----|-----------------------------|
| 1  | St. Louis Aquarium                  | 30 | Papa John's                 |
| 2  | Campbell House Museum               | 31 | Planet Sub                  |
| 3  | City Museum                         | 32 | Mom and Pop's Kitchen       |
| 4  | Gateway Arch National Park          | 33 | Red Door Chinese Eatery     |
| 5  | National Blues Museum               | 34 | Rooster - Downtown          |
| 1  | Fitness Factory                     | 35 | Rosalita's Cantina          |
| 2  | Genesis Health Clubs                | 36 | Ruth's Chris Steak House    |
| 3  | YMCA                                | 37 | Sauce on the Side           |
| 1  | 360 Rooftop Bar                     | 38 | Sen Thai Asian Bistro       |
| 2  | Asia Gourmet                        | 39 | Simply Delicious            |
| 3  | Java Plus Cafe                      | 40 | Snarf's Sandwiches - MX     |
| 4  | Aubergine Cafe                      | 41 | Starbucks                   |
| 5  | Blondie's Coffee and Wine Bar       | 42 | Subway                      |
| 6  | Blood & Sand                        | 43 | Sugarfire Smoke House       |
| 7  | Bridge Tap House and Wine Bar       | 44 | Sushi Ai                    |
| 8  | Chris' @ The Docket                 | 45 | The Boom Boom Room          |
| 9  | Crab's Landing                      | 46 | The Over/Under Bar & Grill  |
| 10 | Dao Tien - Downtown                 | 47 | The Sliced Pint             |
| 11 | El Burro Loco Downtown              | 48 | UKRAFT Cafe & Catering      |
| 12 | Fariñas Kitchen and Bar             | 49 | Ultima Cucina               |
| 13 | Farm Truk                           | 1  | Charles P Stanley Cigar Bar |
| 14 | Gourmet Soul                        | 2  | Dollar General              |
| 15 | Harolds Shrimp & Chicken Sports Bar | 3  | Goodwill Industries         |
| 16 | Havana's Cuisine                    | 4  | Levine Hat                  |
| 17 | Hi-Pointe Drive-In                  | 5  | MacroSun International      |
| 18 | Hooters                             | 6  | Schnucks                    |
| 19 | Imo's Pizza                         | 7  | Self Inflicted Studios      |
| 20 | Insomnia Cookies                    | 8  | Tabaco Bliz                 |
| 21 | Jack Patrick's Bar & Grill          | 9  | The Salvation Army          |
| 22 | Jimmy John's                        | 10 | The Selfie Room             |
| 23 | KFC                                 | 11 | Arch Apparel                |
| 24 | Levels Nigerian Cuisine             | 12 | Shae Macc Fashion           |
| 25 | Market Street Bistro and Bar        | 13 | STL Authentics              |
| 26 | Little Daisy Café                   | 14 | La Femme Rebelle Clothing   |
| 27 | Medina Mediterranean Grill          | 15 | Luxe Department Store       |
| 28 | Mizu Sushi Bar                      | 16 | Dictate Never Accept        |
| 29 | Nathan's Famous                     | 17 | The Stitch                  |





ENTERTAINMENT



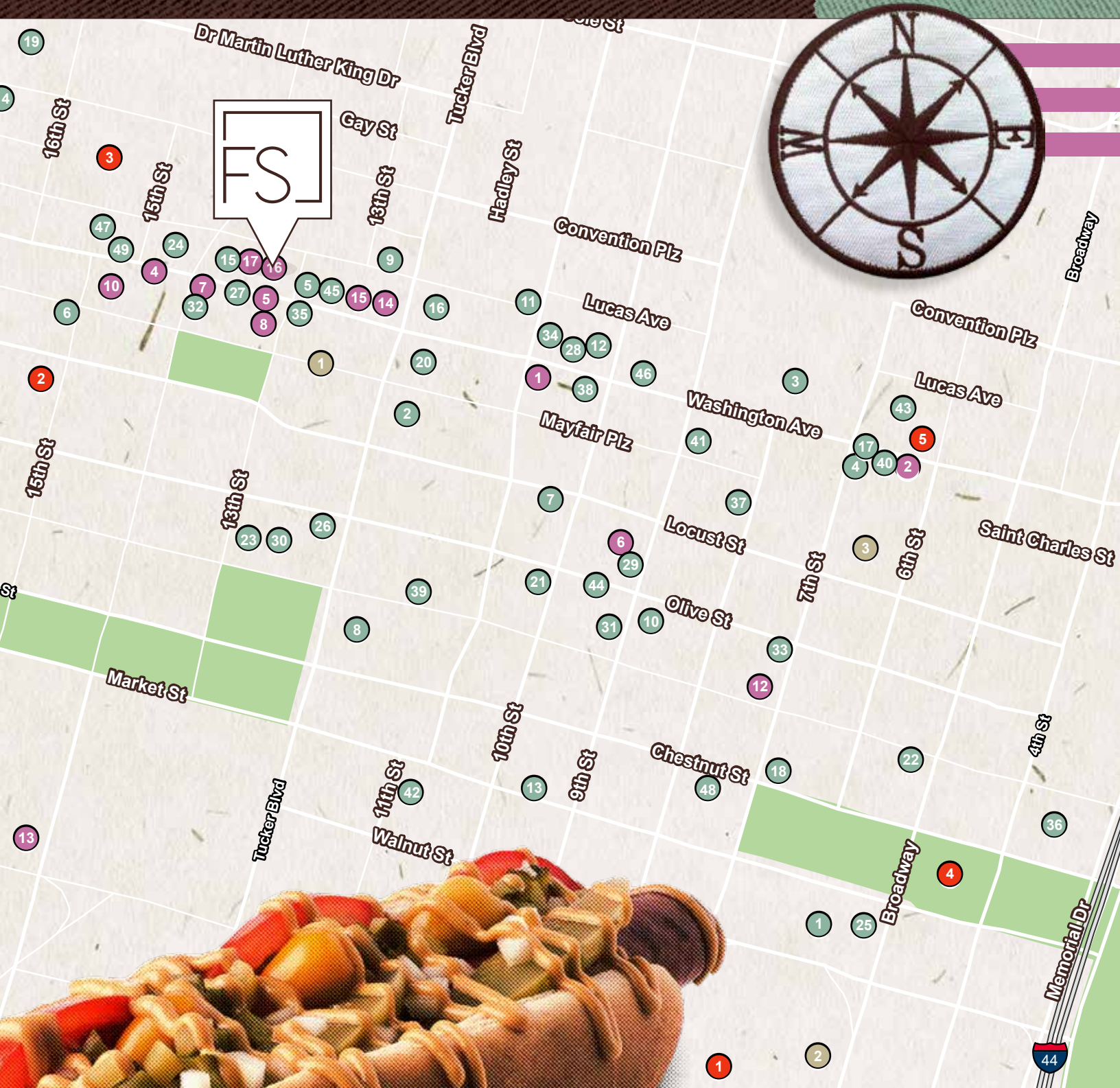
FITNESS



RESTAURANTS



RETAIL



# FOOD & FUN



THE EPICENTER OF URBAN ENERGY

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