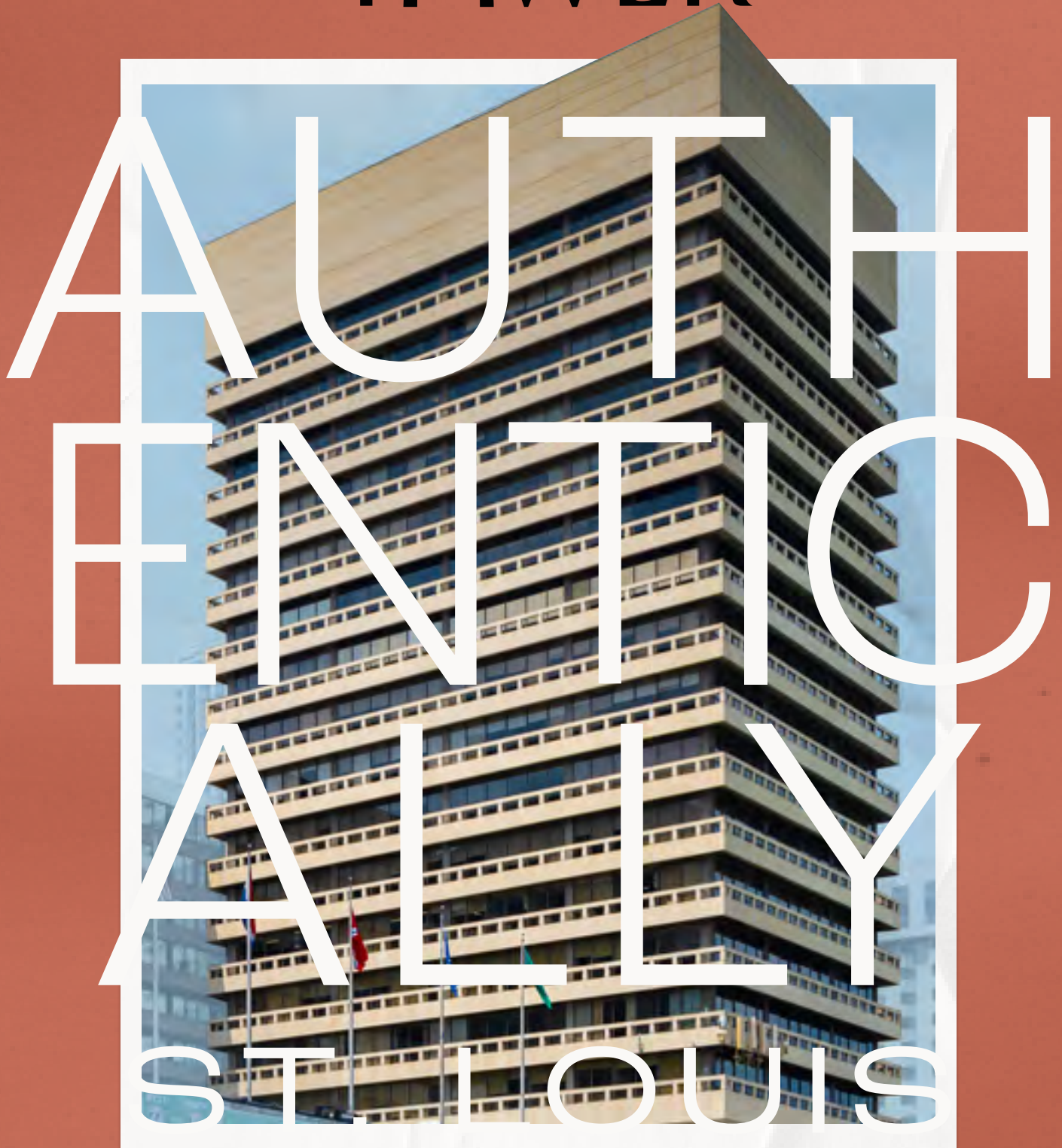


GATEWAY
TOWER



1 SOUTH MEMORIAL DR. | ST. LOUIS, MO

THE NEXT ERA OF CREATIVE AMBITION

- **117-64,000 SF** contiguous available for lease
- **213,228 SF** office tower
- **Executive Parking Garage:** 5/1,000 SF
11 visitor parking spaces in front of building
- **21** stories
- **Private** balconies
- **Updated** lobby and common areas
- **Rooftop deck** with panoramic arch and skyline views
- **Amenities:** Fitness center & showers, conference facility, grab & go market, and putting green
- **24-hour security** and on-site property management

Long before streaming platforms and social feeds, Gateway Tower was where big St. Louis stories broke and bold, national brands took shape.

Completed in 1967, this renowned tower became home to KMOV, CBS and D'Arcy MacManus Masius, the ad agency behind some of America's most recognizable ad campaigns.

Today, that legacy continues in a building that is evolving for the next generation of ambitious, industry-defining leaders, offering open, modernized workspaces and stunning riverfront views, all from an unmatched location in downtown St. Louis.



nehringdesign
LLC



Located Downtown, across from Gateway Arch National Park, tenants are surrounded by abundant green spaces, eclectic dining and the city's top attractions. From client lunches to game nights at Busch Stadium, Gateway Tower places the best of St. Louis at your doorstep.



FOR THE MOVERS & SHAKERS



Downtown St. Louis is experiencing unprecedented momentum, fostering an energetic, 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.

LOCATED IN THE
MOST VISITED ZIP CODE
IN THE ST LOUIS REGION

GATEWAY ST. LOUIS

Gateway Tower delivers exceptional connectivity with immediate access to key interstates, regional transit and critical corridors, allowing tenants to move effortlessly across the metro while maintaining a prestigious downtown presence.

GATEWAY
TOWER



6 MetroLink
stations

9 minute walk
to 8th & Pine
Metro station

16 miles of
bike lanes

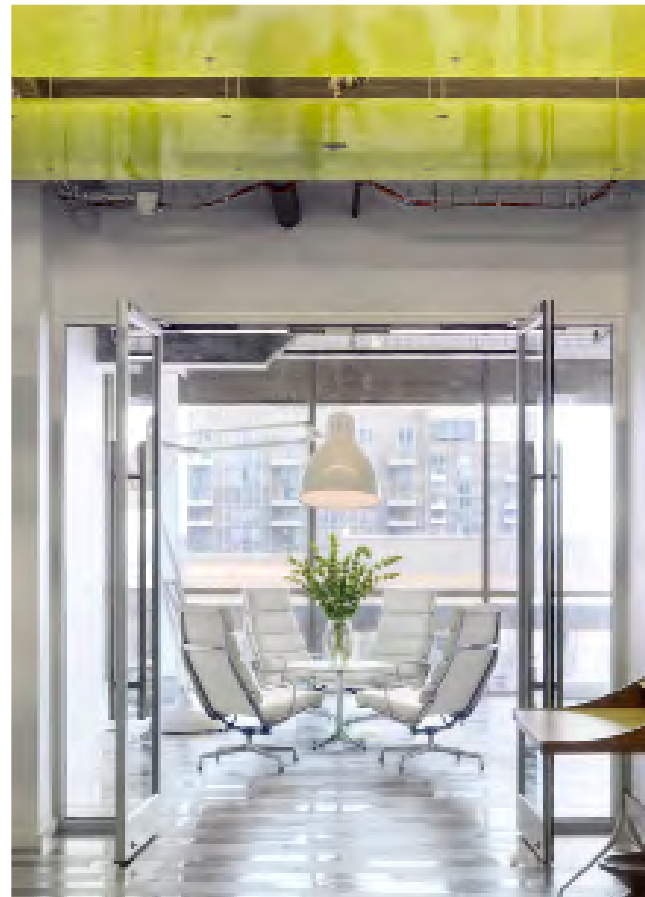
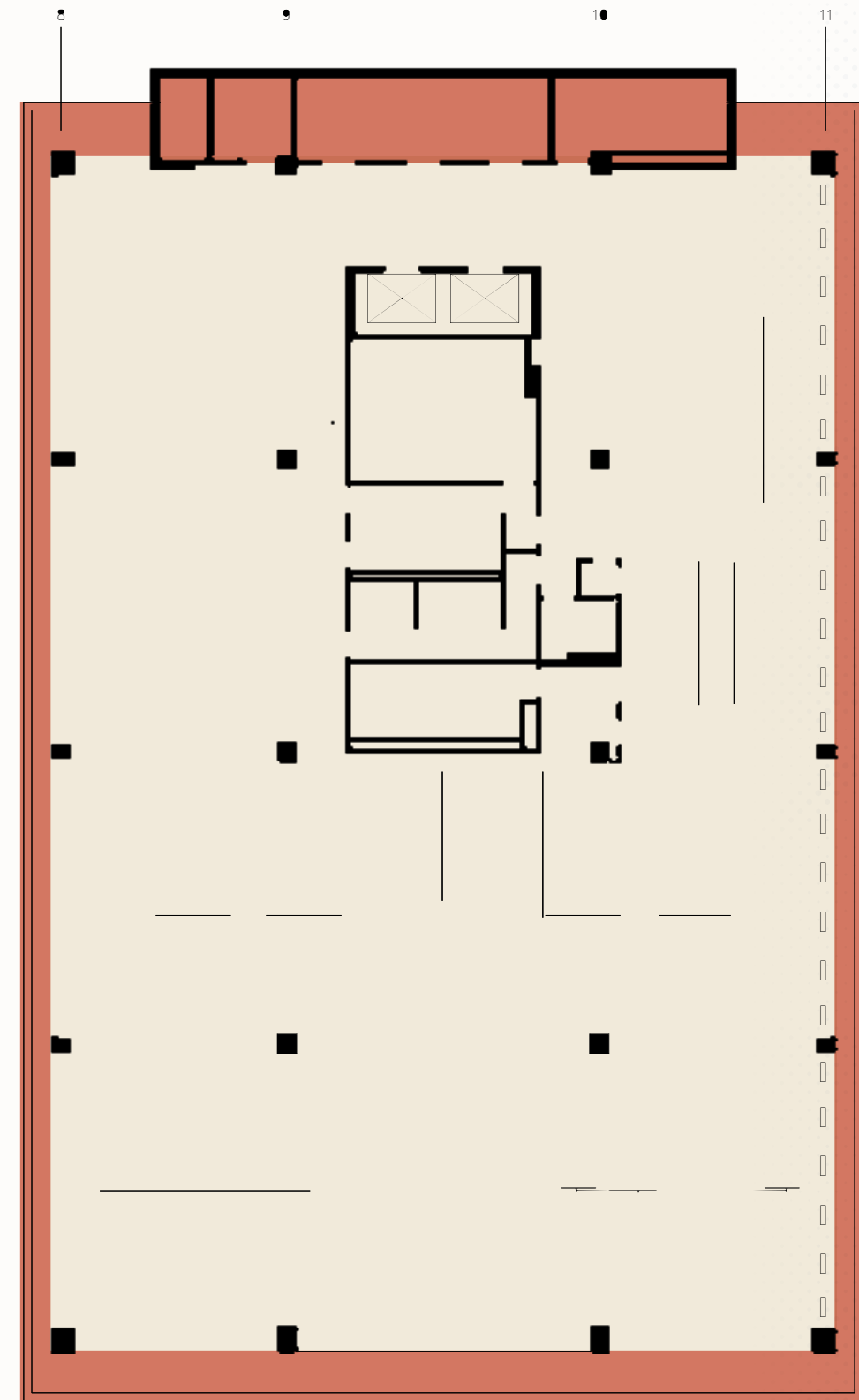
17 minute drive to
St. Louis Lambert
Int'l Airport

106 MetroBus
stops



TYPICAL FLOOR PLAN

9,835 RSF PER STANDARD FLOOR



SMALLER
FLOORPLATES
=
MORE
WINDOWLINE
AND LIGHT



Gateway Tower isn't just historic—it's storied.

For decades, the building played a defining role in the daily life of St. Louis residents, with local news and radio stations delivering stories, music and headlines across the region.

The national ad agency, D'Arcy MacManus Masius also called this address home, producing iconic campaigns that shaped American culture. Brands like Budweiser and Coca-Cola developed some of their most well-known creative campaigns here, including Budweiser's iconic "This Bud's for You," that turned St. Louis beer into a national symbol.

THE ADDRESS THAT DEFINED AMERICAN CULTURE

GATEWAY TOWER

1 SOUTH MEMORIAL DR. | ST. LOUIS, MO



FOR MORE INFORMATION,
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