

FROM GRIT TO GREATNESS

ST. LOUIS'

- FIRST -

MASS TIMBER BUILDING

TWO FOUNDRY

WAY

CLASS

A

83,000 SF - 5 STORY OFFICE BUILDING

UNMATCHED
MIXED-USE

CITY FOUNDRY STL



GREATNESS



SAME CITY DIFFERENT STORY

What once powered St. Louis' industrial legacy is now being reimagined as City Foundry STL — a 15-acre mixed-use district built for the city's next generation of creators, entrepreneurs, innovators and forward-thinking companies.

More than a redevelopment, City Foundry STL is a catalyst for Midtown's transformation, fueling a community of ingenuity at the creative and cultural heart of the region.



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CITY FOUNDRY STL

15-acre mixed-use destination

227,000 SF of retail, residential, restaurants
& entertainment space

\$220M transformational redevelopment

Two Foundry Way – St. Louis' first-mass timber office building

Future Brickline Greenway extension

ICSC Global Design & Development – Gold Distinction (2025)



DESIGNED TO DISRUPT

City Foundry STL is designing a workplace unlike anywhere else in St. Louis. Spanning 83,000 square feet across five floors, Two Foundry Way will be the region's first office building to pair high-performance Class A design with mass timber construction to deliver a more sustainable, efficient and biophilic workplace.

**TWO FOUNDRY WAY IS NOT YOUR TRADITIONAL OFFICE.
IT IS A WORKPLACE ROOTED IN INNOVATION AND
HUMAN-CENTERED DESIGN.**



TWO FOUNDRY WAY HIGHLIGHTS

First mass timber building in St. Louis

Cutting-edge sustainable design

83,000 SF

5 floors

Exposed timber ceilings, beams and columns

4/1,000 parking ratio

MASS TIMBER BENEFITS

Biophilic design increases productivity

Eco-friendly sustainable design

10x better insulation than concrete

Reduced carbon emissions and volatile organic compounds (VOCs)

Better indoor air quality and acoustics

Enhanced employee health & wellness

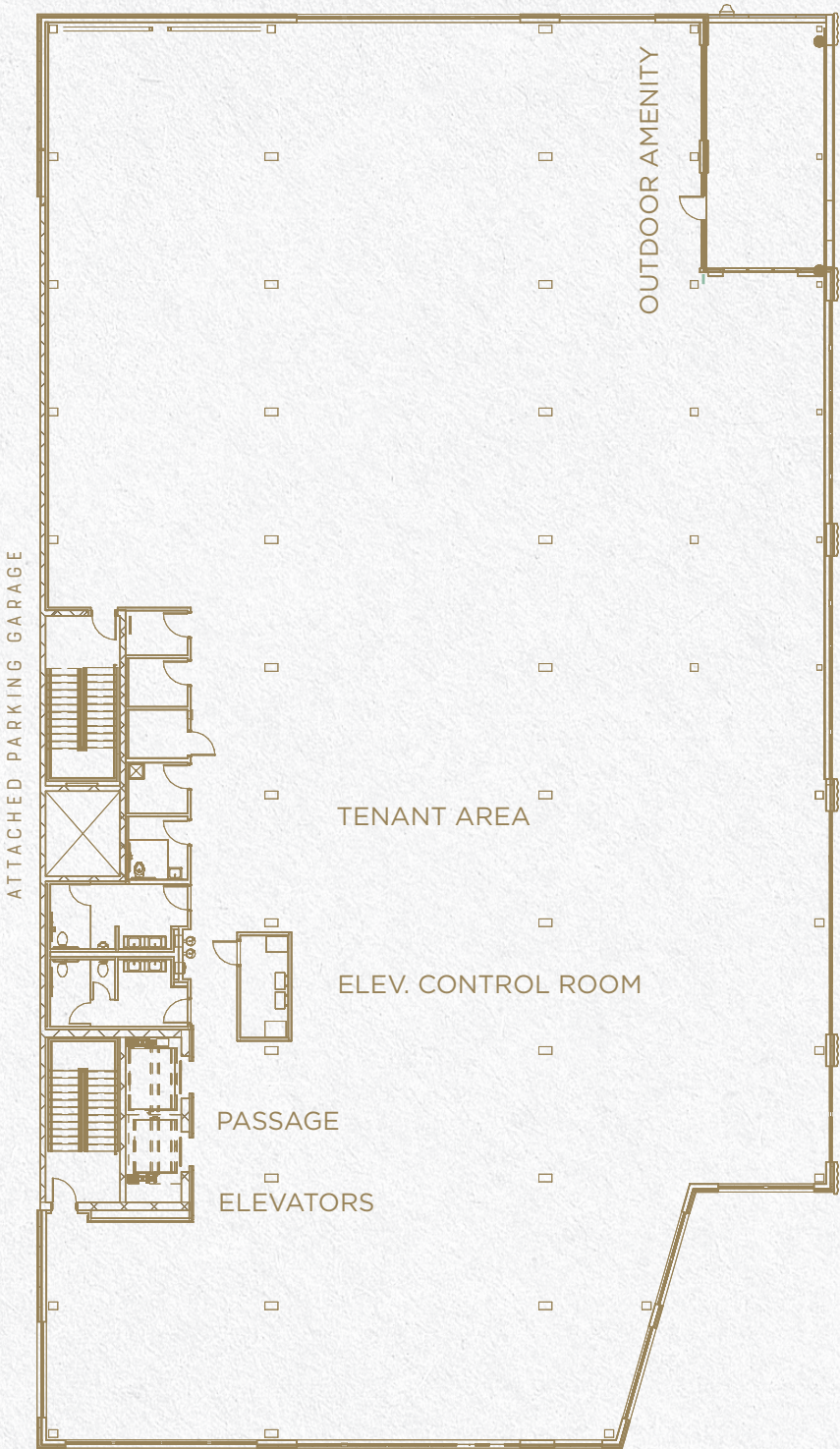


2-4TH FLOOR

15,518 SF



5TH FLOOR
13,954 SF



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CITY FOUNDRY STL THAT NEW PLACE

From award-winning culinary experiences to immersive entertainment, wellness-driven vendors and pop-up markets, City Foundry STL is in constant motion—creating a dynamic environment that keeps people engaged, inspired and connected. **This is where St. Louis can be found.**





USA TODAY
TOP 10 FOOD HALL
IN THE COUNTRY
(2023-2026)

2+ MILLION
VISITORS
ANNUALLY

THE ENERGY IS CONTAGIOUS

City Foundry STL is that new place. A place in the heart of the city to gather, eat, work and play.





EAT

Award-winning food hall.
Mouth-watering
out-of-this-world bites.
Zero boring lunches.

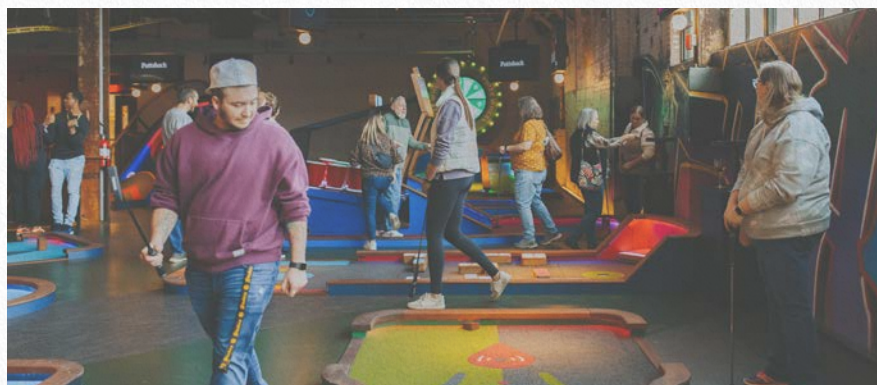


DRINK

Speakeasy cocktail bars.
Rooftop views. **After-hour**
plans worth staying for.

PLAY

Puttshack. SandboxVR. Alamo
Drafthouse. Escape rooms.
Endless ways to play.



CONNECT

Workout classes. Market pop-ups. Live music.
Energy that doesn't clock out.

MIDTOWN ON THE RISE

Two Foundry Way is positioned at the intersection of \$8 billion in capital investment and one of the fastest-growing, youngest populations in the region. Surrounded by leading universities, innovative districts and a rapidly expanding residential base, this is where the city's next generation lives and works.



FASTEST GROWING AREA IN THE REGION

DEMOGRAPHICS

MEDIAN AGE | 36

WORKFORCE | 185,405
72% under the age of 35

EDUCATION | Population growth
with at least a Bachelor's Degree
- 34.4%

POPULATION GROWTH | Across
all ages - 9.2%

Between 25-32 - 17.3%

HH INCOME OVER \$100K | 19.9%



23% GROWTH IN CENTRAL CORRIDOR SINCE 2010-2020

\$8 BILLION IN DEVELOPMENT IN 10-BLOCK AREA

29,385 COLLEGE STUDENTS RIGHT NEXT DOOR

193,357 EMPLOYEES WITHIN 3 MILES

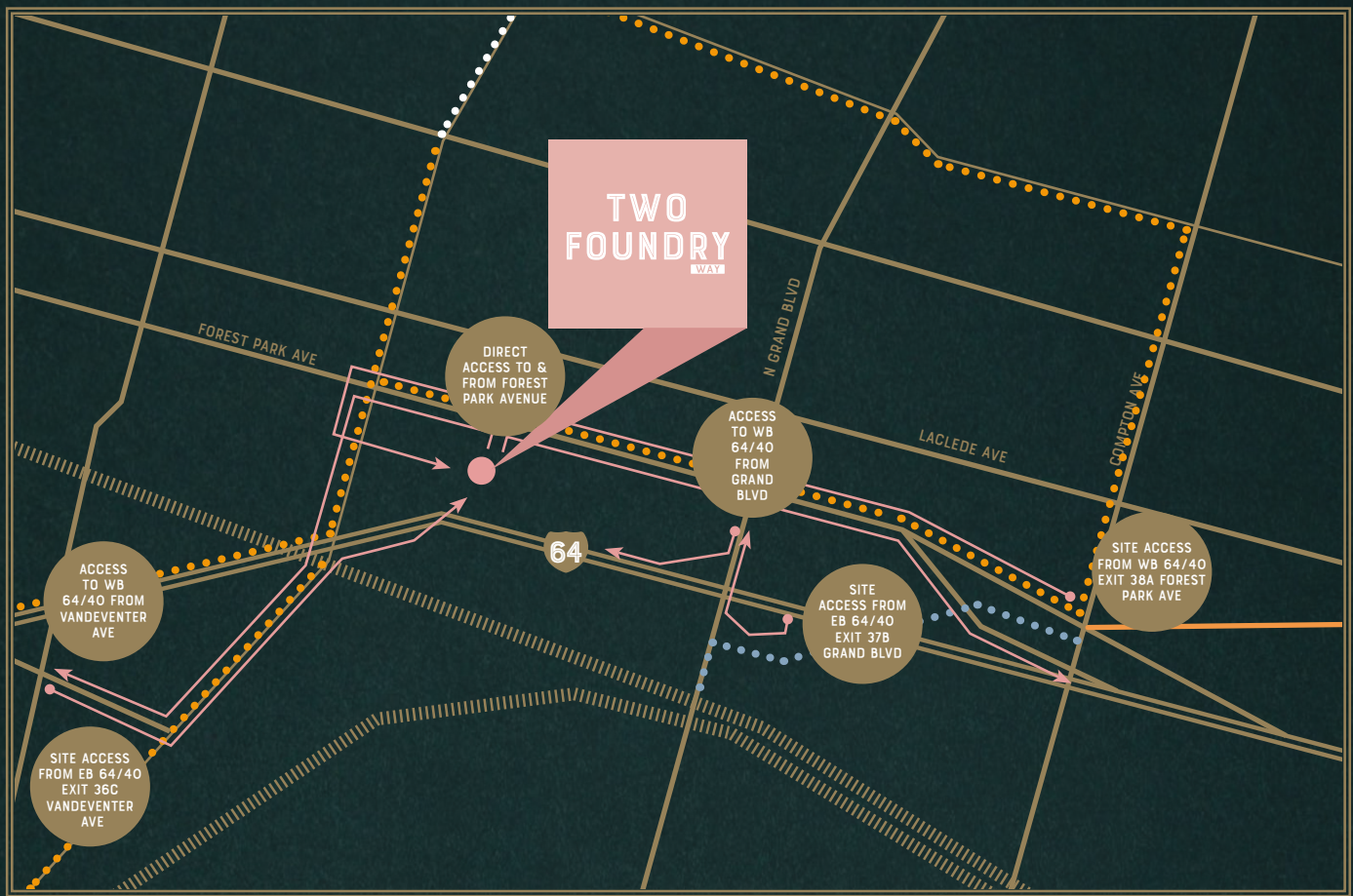
4,019 RESIDENTIAL UNITS CITY CORRIDOR - DOWNTOWN TO CENTRAL WEST END SINCE 2020

5,700 PERMANENT JOBS IN THE ADJACENT CORTEX STL



SEAMLESS CONNECTIVITY

City Foundry STL is strategically positioned along one of St. Louis' most traveled corridors, offering immediate interstate access, strong visibility and seamless connectivity across the region. With the future Brickline Greenway planned along the district's edge, Midtown is set to become even more accessible.



TWO FOUNDRY WAY

FUTURE BRICKLINE GREENWAY

14 CITY
NEIGHBORHOODS
CONNECTED

10+ MILES
OF GREENWAY

- COMPLETED
- PLANNING
- PARTNER PROJECTS
- UNDER CONSTRUCTION
- INGRESS/EGRESS

TRANSFORMING VISIONS INTO LANDMARKS

TWO FOUNDRY WAY

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New + Found is a St. Louis-based real estate development and investment firm focused on realizing the potential in the world. Specializing in adaptive reuse and creative placemaking, the team is known for rethinking underutilized spaces and transforming them into vibrant, design-forward environments that reflect how people want to live, work and connect today.



NEW + FOUND

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