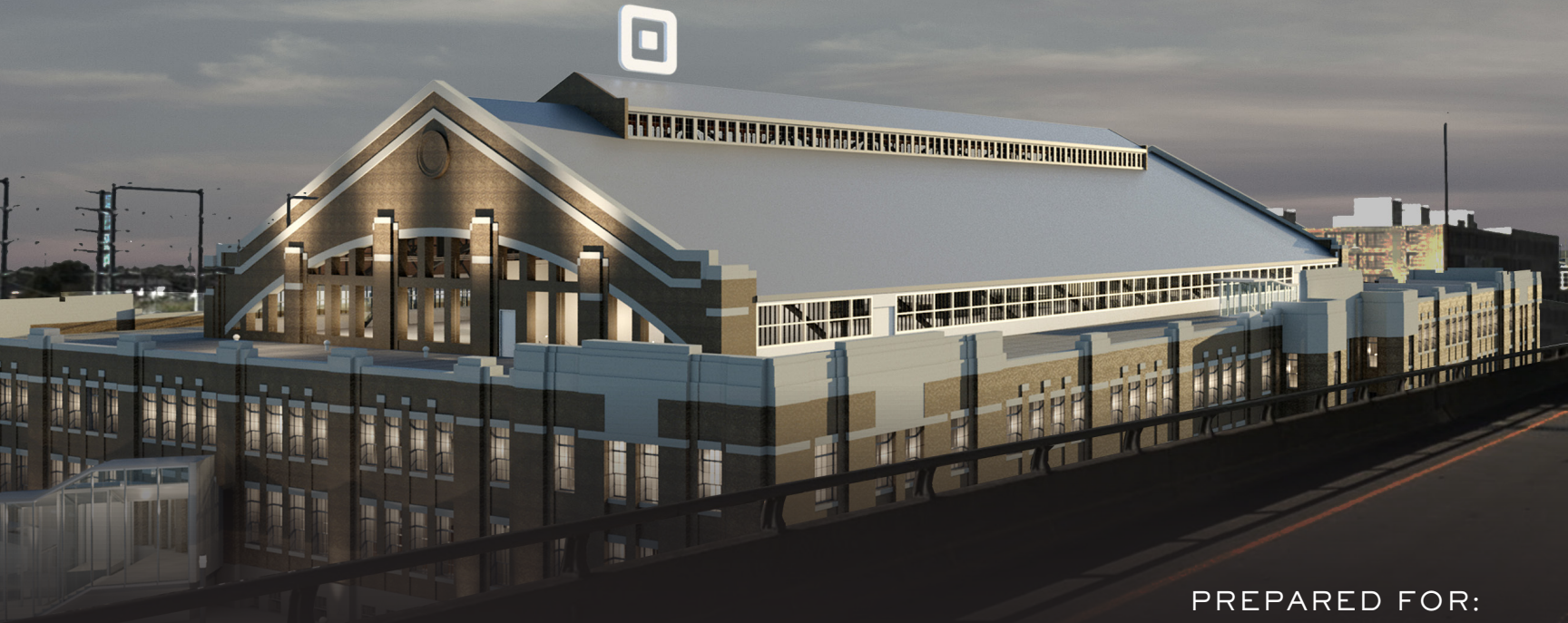




# ARMORY

DISTRICT



PREPARED FOR:



ARCTURIS



CUSHMAN &  
WAKEFIELD



GREEN STREET  
ST. LOUIS



THE ARMORY DISTRICT. WORKPLACE,  
**REIMAGINED.**





**A UNIQUE MIXED-USE REDEVELOPMENT  
IN MIDTOWN ST. LOUIS**

THIS MIXED-USED REDEVELOPMENT WILL INCLUDE THE REHABILITATION OF THE HISTORIC ARMORY BUILDING, FEATURING A ONE-OF-A KIND INTERIOR SPACE DESIGNED TO ACCENTUATE ITS DISTINCT ART DECO ARCHITECTURE.



MASTER PLAN

**\$83 MM**  
development stretching over three city blocks

**OVER 400,000 SF**  
of new construction and redevelopment



Grand Metro Station usage



Pedestrian/bike activity with connector ramps and walkways



High-density mix uses within a walking district

**CORTEX**  
Innovation community

**SAINT LOUIS UNIVERSITY**  
(and medical campuses)

**CITY FOUNDRY**

OFFICE/WELLNES CENTER/RESTAURANT & BAR SPACE (ARMORY)

HOTEL/RESTAURANT

STRUCTURED PARKING TO SERVE DISTRICT

6/1,000 SF / 1,081 PROPOSED PARKING SPACES

**DYNAMIC  
CREATIVE OFFICE  
REDEVELOPMENT**

**CENTRAL ACCESS  
AND VISIBILITY**

**SUSTAINABLE  
FEATURES**

This distinct redevelopment will offer 160,000+ SF of creative office space, rooftop green space with panoramic views of downtown St. Louis with amenities including a micro-brewery, coffee roaster and adjacent mixed use development.

With close proximity to the Cortex District, City Foundry STL, the Grand Avenue Metro Station, and St. Louis University – The Armory District is a key piece of the City's Midtown renewal.

The LEED seeking, one-of-a-kind redevelopment features a unique rooftop that includes a patio, bar area and panoramic views of downtown St. Louis.



# HISTORY OF THE ARMORY

The historic Armory building has a rich history that spans decades and genres. Built in 1938 to house the 138th Infantry of the Missouri National Guard, it later became a hotspot in the development of some of the best tennis players in the nation's history and was host to music legends including Tina Turner and the Grateful Dead.



1935



1938

THE ARMORY IS COMPLETED



1939

13TH ANNUAL ST. LOUIS DISTRICT TENNIS INDOOR CHAMPIONSHIPS TAKE PLACE AT THE ARMORY

1940



1948

NATIONAL INDOOR CHAMPIONSHIPS TAKES PLACE AT THE ARMORY

1950



1955

EXCAVATION FOR THE DANIEL BOONE EXPRESSWAY BEGINS, TRANSFORMING MARKET STREET INTO A HIGHWAY

1960



1960-1961

ARTHUR ASHE WINS THE NATIONAL INDOOR JUNIOR SINGLE TITLES



1960

ARTHUR ASHE COMES TO ST. LOUIS FROM RICHMOND, VIRGINIA



1965

IKE AND TINA TURNER REVUE AT THE ARMORY IN OCTOBER



1968

GRATEFUL DEAD PERFORM TWO SHOWS AT THE ARMORY IN MAY

1970



1971

THE 138TH DIVISION RELOCATES TO JEFFERSON BARRACKS



1975

THE CITY DEEDS THE BUILDING TO THE STATE FOR \$5



1971

THE FEDERAL GOVERNMENT DEEDS THE BUILDING TO THE CITY OF ST. LOUIS AND THE CITY LEASES TO THE ARMORY SPORTS CENTER AS AN AMATEUR SPORTS FACILITY

1980



1987

THE STATE SELLS THE ARMORY TO A PRIVATE OWNER WHO CONTINUES TO LEASE THE BUILDING FOR AMATEUR SOCCER AND SOFTBALL GAMES

1990

2000



2005

THE 138TH DIVISION OFFICIALLY DISBANDS

2010



2017

GREEN STREET OFFICIALLY UNVEILS ITS DESIGN PLANS FOR A \$47.1 MILLION REDEVELOPMENT OF THE OLD ARMORY BUILDING



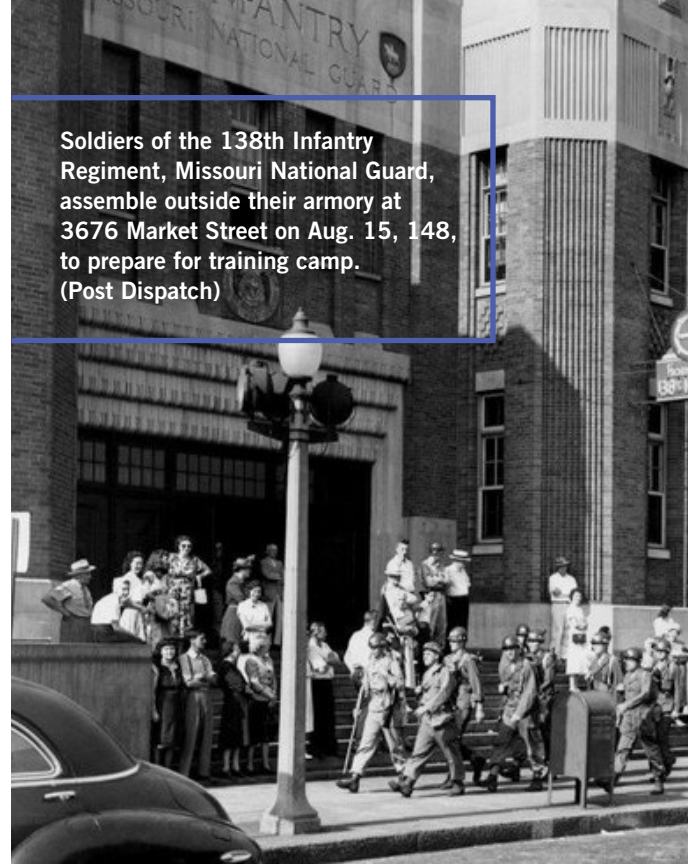
# HOME OF THE 138TH INFANTRY

In late 1938, war was underway in Europe and in St. Louis, a brand-new military armory was being completed on Market Street just west of Grand. The historic building was home to the 138th Infantry of the Missouri National Guard. The 138th Division has a history going back as far as 1832, with iterations of the Division participating in every major American conflict, including the Civil War. During World War II, reserve soldiers enlisted, trained, and drilled in the Armory and tanks were stored in the basement of the building.

The City of St. Louis constructed the Armory with federal Public Works Administration funding. The building, probably best described as being in the PWA Moderne style, is Federal Emergency Administration of Public Works Project No. 8609.

When built, the Armory fronts Market Street, the busy east-west artery of a bustling St. Louis. In 1955, excavation for the Daniel Boone Expressway began, transformed Market into a highway, and eventually a double-decker Interstate.

Soldiers of the 138th Infantry Regiment, Missouri National Guard, assemble outside their armory at 3676 Market Street on Aug. 15, 1948, to prepare for training camp. (Post Dispatch)







Drill hall of the army  
(Missouri National Guard)



# PROJECT HIGHLIGHTS

**161,000 SF**  
of leasable space

**11,000 SF**  
wellness center

**14,000 SF**  
restaurant/bar/event space

**136,000 SF**

**unique office spaces offering flexible size configurations for companies seeking “non-traditional” office environment**

The Armory has been listed on the National Register of Historic Places. This adaptive design and renovation of the building will balance the historic architecture and character with newer complementary elements necessary.



## REDEVELOPMENT PROJECTS

- New roof
- New building systems
- New circulation
- Elevators
- ADA accessible throughout
- New office and retail space
- Common areas
- Restrooms
- Reconfigure parking areas
- Additional tenant improvements as required





INTERIOR ENTRY





FIRST FLOOR





SECOND FLOOR





THIRD FLOOR





THIRD FLOOR





NORTH VIEW



ARMORY BRIDGE







# BERNARD CORNER







# ARMORY

DISTRICT





PROPERTY  
ACQUISITION



July 2016

DESIGN/  
DEVELOPMENT  
COMPLETED



ADA/Code  
Geotechnical/Structural  
Environmental

COMPLETE  
DESIGN PLANS



July - November 2017

DEMOLITION/  
BUILDING PREP



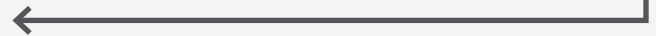
September 2017 -  
January 2018

COMMENCE  
BUILDING  
CONSTRUCTION



February 2018 -  
February 2018

TENANT OCCUPANCY  
March 2019



# NOTABLE INVESTMENTS

Foundry (Phase 1)	\$134,200,000
Ikea	\$110,000,000
Chouteau's Grove (Chroma)	\$50,000,000
Chouteau's Greenway (Phase 1)	\$45,000,000
SLU Residence Hall	\$43,800,000
Woodward Lofts	\$35,000,000
Element Hotel by Westin	\$25,000,000
Boyle Metrolink Station	\$15,000,000
Urban Chestnut Brewery	\$10,000,000
Gerhart Lofts	\$8,000,000
Rockwell Brewery	\$5,000,000



67%

Under Construction | \$3,255,000,000



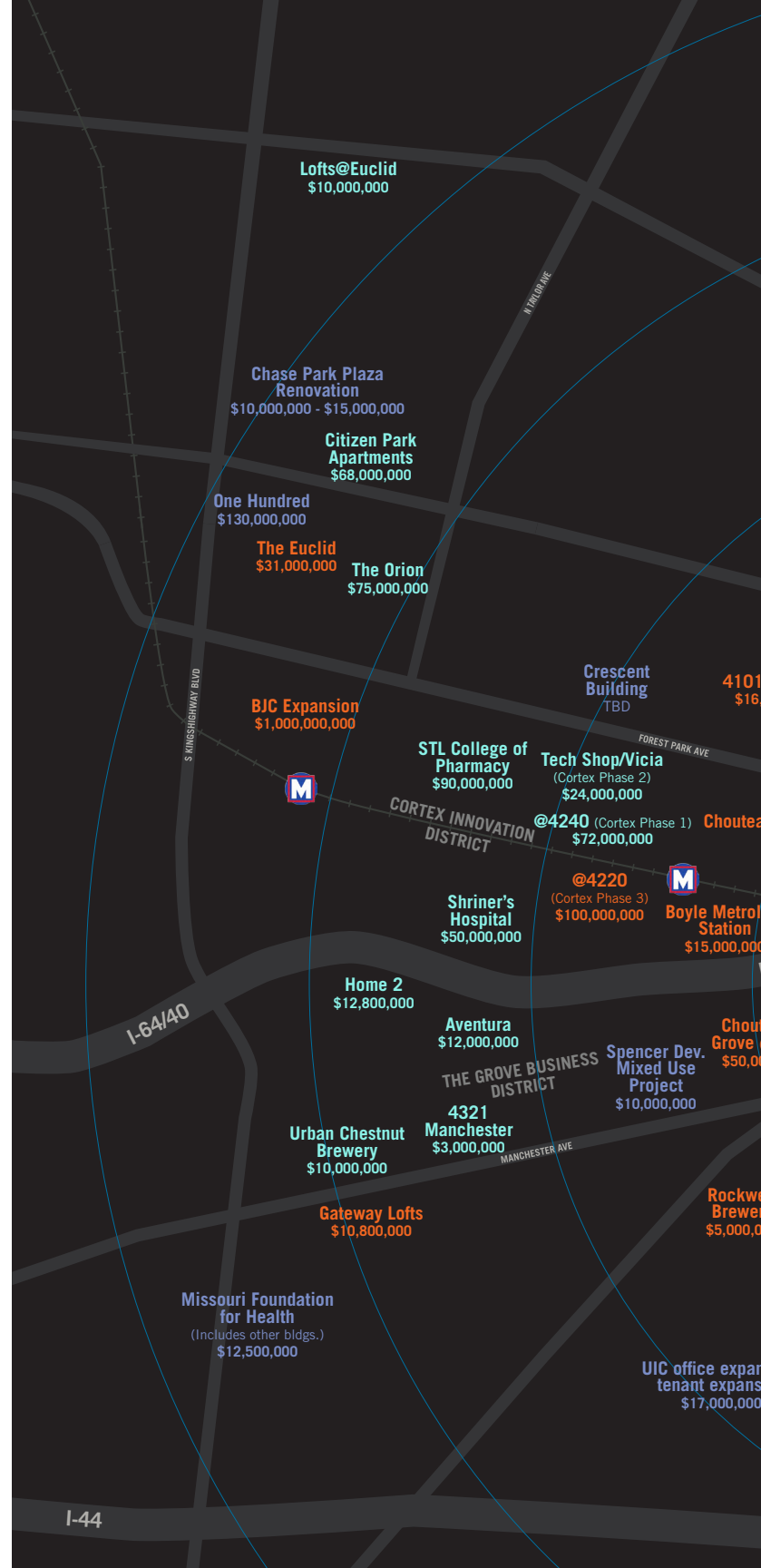
14%

Completed | \$701,600,000



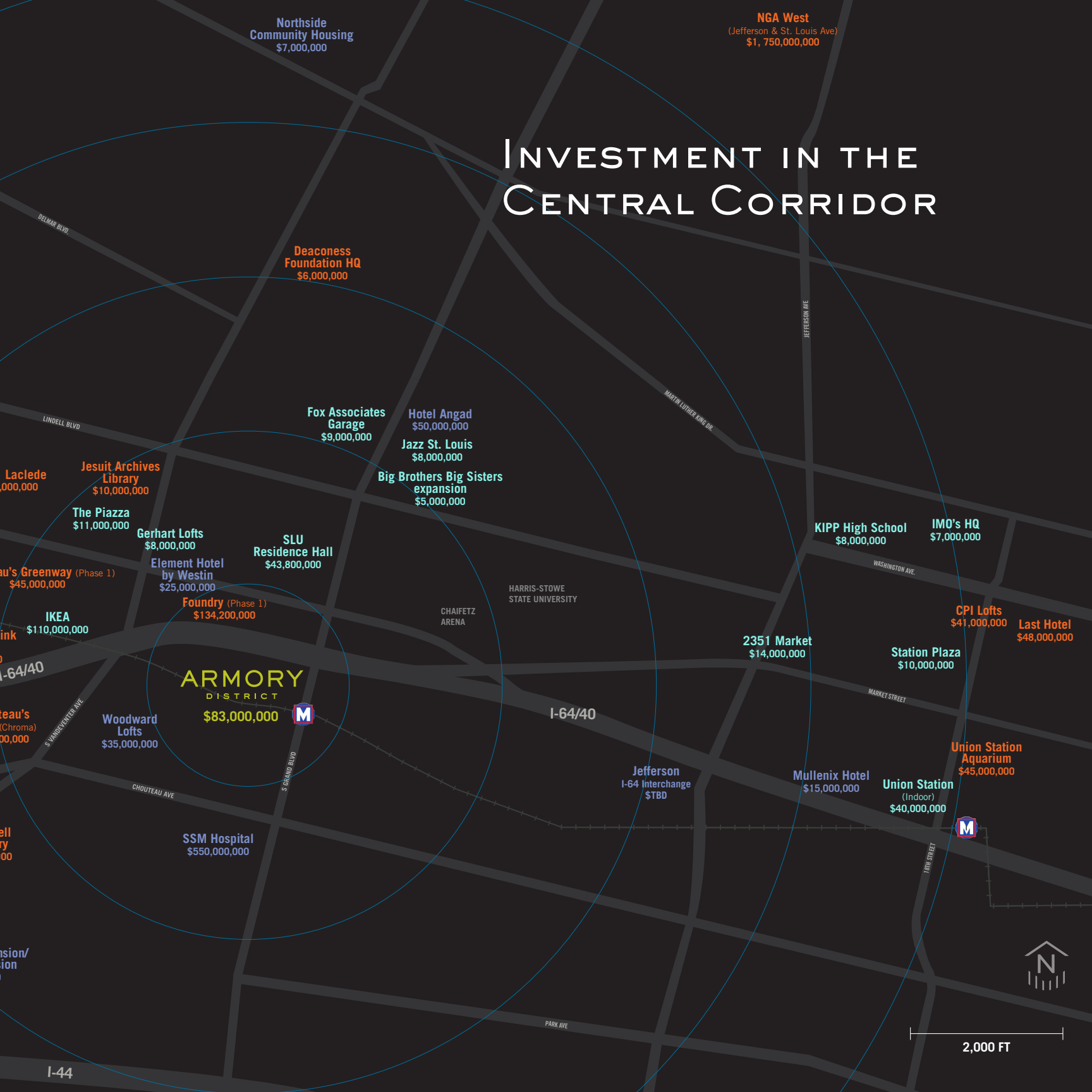
19%

Planned | \$914,750,000





# INVESTMENT IN THE CENTRAL CORRIDOR



2,000 FT

I-44

PARK AVE

10TH STREET

MARKET STREET

WASHINGTON AVE

JEFFERSON AVE

MARYLIN LUTHER KING DR

HARRIS-STOWE STATE UNIVERSITY

CHAIFETZ ARENA

S GRAND BLVD

CHOUTEAU AVE

S VANDERVENTER AVE

LINDELL BLVD

DELMAR BLVD



CENTRAL WEST END

FUTURE CORTEX STATION (2018)

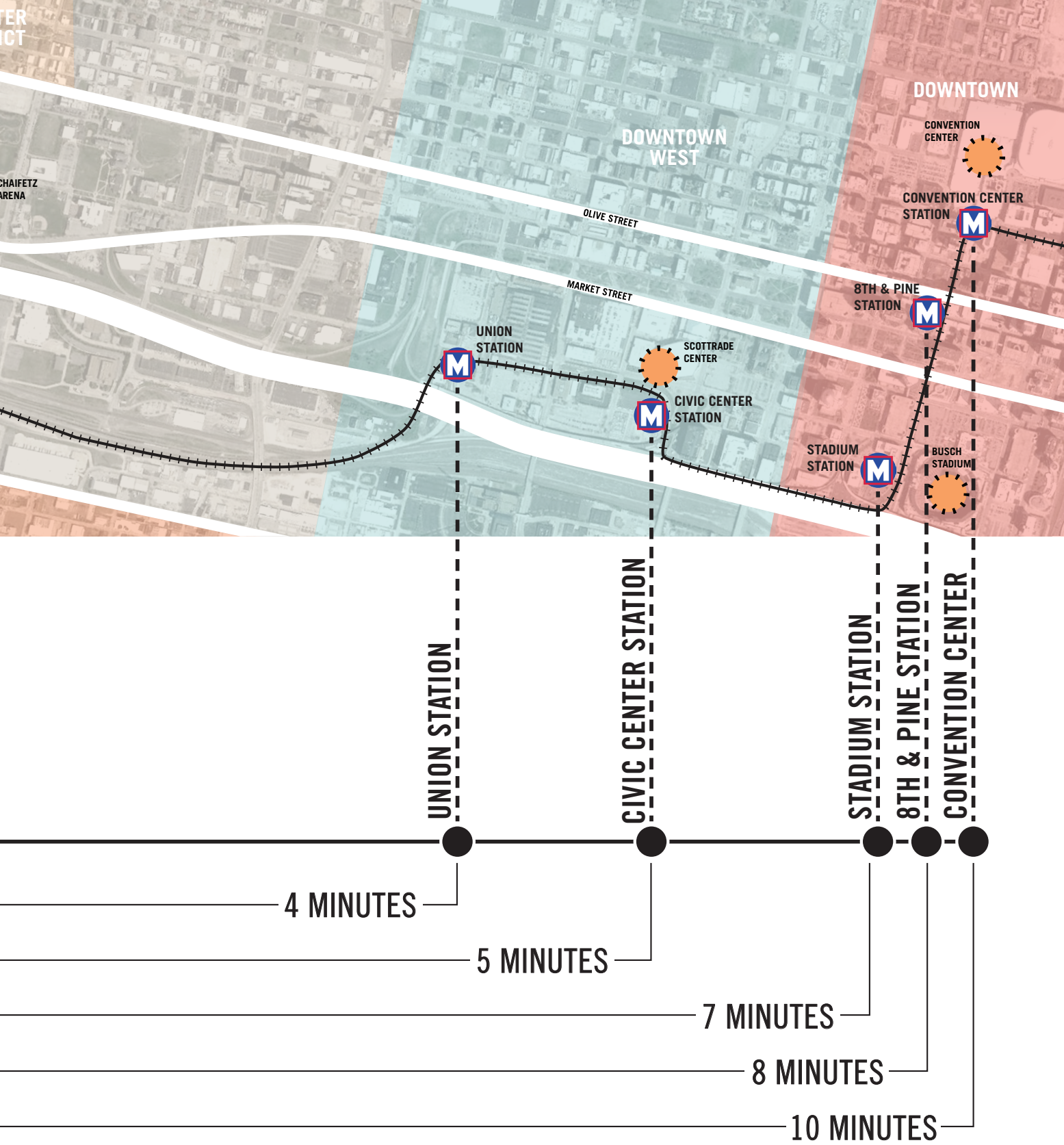
GRAND STATION // ARMORY DISTRICT



3 MINUTES

2 MINUTES

# CONNECTING THROUGH TRANSIT



THE

# CHOUTEAU GREENWAY

---

**The Chouteau Greenway plan calls for a unique greenway through the heart of St. Louis—from Washington University and Forest Park all the way to Downtown and the Gateway Arch.**

The Chouteau Greenway, plus connections to the north and south, will be part of the overall network of greenways being built by Great Rivers Greenway and partners. The greenway will connect area neighborhoods, employment centers, parks, transit and dozens of cultural and educational institutions. The competition invites designers to think beyond the trail itself to create active, vibrant spaces and destinations along the way. The goal is to have the greenway be a dynamic and unique St. Louis experience, similar to the High Line in New York City or the Atlanta Beltline.



## BOYLE AVENUE TO SARAH AVENUE

The St. Louis region was awarded a \$10.3 million US Department of Transportation TIGER grant (Transportation Investment Generating Economic Recovery) to construct a new MetroLink light rail station along with the first segment of Chouteau Greenway so employees and visitors can walk or ride bikes to connect with the Cortex Innovation Community. A formal groundbreaking was held on June 8, 2017 and construction is now underway. This project is expected to be complete in mid-2018.

As a primary partner on the TIGER grant application, Great Rivers Greenway is responsible for developing the first segment of the Chouteau Greenway between Boyle and Sarah Avenues.





# MISSION

CONNECTING THE ST. LOUIS REGION WITH GREENWAYS SO PEOPLE CAN EXPLORE THEIR RIVERS, PARKS AND COMMUNITIES, MAKING IT A VIBRANT PLACE TO LIVE, WORK, AND PLAY.



A blurred photograph of an art gallery. In the foreground, a man with glasses and a beard is looking at a woman. In the background, several other people are walking through the gallery. On the right, a long wall is covered with framed artworks. In the center, a large abstract painting is displayed on a wall. The overall scene is bright and modern.

**WHEN THE ARTS THRIVE,  
OUR CITY THRIVES.**

# MISSION

CONNECT AND GROW THE ARTS AND CULTURE COMMUNITY IN ST. LOUIS IN THE HEART OF THE ARMORY DISTRICT REDEVELOPMENT AND REVITALIZATION EFFORT.

**The Armory District is dedicated to working with the local artistic community, both visual and performing, and offer our space for traveling exhibits, wall murals, and live performances in our common area spaces (large 1st floor atrium & rooftop) to create opportunities for artists and cultural nonprofits.**

# MAKE MORE POSSIBLE.

## TECH ENABLED OFFICE SPACE

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Market Street Redevelopment

---

2329-2351 Market Street  
St. Louis, Missouri 63103

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Project Size: 88,000 SF

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Investment: \$14,000,000



A former AG Edwards, then Wells Fargo Trust building, 2329-2351 Market Street inherited data infrastructure that would cost a fortune to duplicate today. However, a bland exterior and closed off interior space dated the building. The combination made it a perfect opportunity for a Green Street St. Louis repurposing.

Green Street purchased the facility in late 2014 and began immediate interior rehabilitations to make room for its lead tenant Avatara, an emerging and local IT solutions provider. Avatara desired relaxed, energetic and creative space accomplished by opening up the interior to external light and removing worn tiles to expose the ceiling. Exterior improvements include new entrances with glass paneling and a water feature sculpture at the primary corner to draw in the public. Avatara gained signage, as well as a break room and patio where their employees can recharge and collaborate.

Avatara identified how the existing data infrastructure could help grow their business and services. Working with Green Street, the partnership offers additional tenants an opportunity for Tech Enabled office space. Tech enabled office space provides for a menu of IT services without tapping the user's budget for extensive upfront data infrastructure costs. Through the Tech Enabled model, Green Street is now able to offer growing companies the perfect plug and play opportunity for their growing companies within a sustainable, creative office environment.





## MIXED USE

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Urban Chestnut Brewing Company

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4465 Manchester Road  
St. Louis, Missouri 63110

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Project Size: 70,000 SF

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Investment: \$6,000,000

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LEED Silver

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Award: AGC St. Louis-Keystone Award

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Governor's Metropolitan  
Community/Redevelopment Project of the Year  
Award 2015

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Green Street St. Louis converted the former Renard Paper Co. warehouse and distribution building located in Forest Park Southeast (the “Grove”) into a new LEED SILVER brewery for Urban Chestnut Brewing Company (UCBC). The transformed building now allows for retail, Bierhall, brewery, bottling and warehouse uses. This gives UCBC the largest footprint of any craft brewer in the St. Louis area with an approximate size of 70,000 square feet. The larger platform allows UCBC the ability to increase production to 15,000 barrels per year in the first phase and will allow them to grow to approximately 100,000 barrels per year.

Green Street's adaptive reuse of the building included the installment of a glass curtain wall to activate the building and toward the street while showcasing UCBC's brewery operations. Floors were cut to lower brewing tanks in the Bierhall, connecting patrons to the brewing process. This award winning project has been a catalyst for ongoing investment in the emerging Grove neighborhood.



# MAKE MORE POSSIBLE.

## SUSTAINABLE DEVELOPMENT

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Sheet Metal Workers Local 36

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2319 Chouteau Avenue  
St. Louis, Missouri

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Project Size: 96,000 SF

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Investment: \$23,000,000

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LEED Platinum

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Award: City of St. Louis - Developer of the Year 2011

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Green Street's acquisition of the former Missouri Boiler facility presented a unique build to suit opportunity for the Sheet Metal Workers' Local 36 to construct a marquee facility that centralized their union hall, training facility and administrative offices within a singular, prominent location. The redevelopment project involved the remediation of environmental concerns and stripping the building to the core components of the steel superstructure, concrete floor, and selected brick walls. The reconstruction of the building integrated an attractive design of metal and brick combining the historic elements of the neighborhood with the craftsmanship of the L36 Sheet Metal union tradesmen. L36 achieved a LEED Platinum certification and specifically requested the integration of solar voltaic, solar tubes, geothermal, wind turbines and green roofs. The completed project is a magnificent showcase for L36 and has already become an iconic "green building" for the City and neighborhood.



# CHOUTEAU'S GROVE (CHROMA)

14667 CHOUTEAUS GROVE, ST. LOUIS, MO



COMING SPRING 2018 IN THE GROVE



# APPENDIX



## Proposal:

**Building History:** The historic Armory building has a rich history that spans decades and genres. Built in 1938 to house the 138th Infantry of the Missouri National Guard, it later became a hotspot in the development of some of the best tennis players in the nation's history and was host to music legends including Tina Turner and the Grateful Dead.

**Building:** The newly redeveloped historic Armory Building, which is located at the intersection of Market Street and Prospect Avenue, will comprise of a three story LEED-Gold Class A office building and a 867 stall structured parking garage in addition to a lower level garage with 150 spaces. Within the building, will be an opportunity for a 10,000 SF Health and Wellness Center with an indoor pool, along with nearby available retail ready space for lease. The building will feature a 10,000 SF main atrium/lobby communal area for meetings and social events. A 10,000 SF rooftop deck will be modeled after New York City's Highline and it will have secured access to a pedestrian & biking bridge that will connect over Highway I-64 to the Foundry's new retail and food hall options. The first two floors are approximately 60,000 RSF and the top floor is approximately 30,000 SF.

**Green Initiatives:** The ownership will target a LEED Gold certification level from the Green Building Council.

**Tenant:** Square

**Landlord:** Green Street St. Louis

**Premises:** Approximately 80,000 rentable square feet ("RSF") on the second and third floors of the Building.

**Lease Term:** Ten Years

**Lease Commencements:** The Lease shall commence upon the earlier of April 1, 2019 or Tenant's occupancy of the Premises.

Tenant shall have non-exclusive access to the Premises two weeks prior to Lease Commencement for the purpose of move-in, cabling, furniture and equipment set-up and installation of any additional fixtures. Tenant agrees that its presence will in no way interfere or delay with the completion of the tenant improvements and consequent lease commencement.

**Base Rent:** Base Rent shall start at \$26.50 per RSF full service and \$.50 annually per year commencing upon the anniversary of the Lease Commencement Date.



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**Operating Expenses & Real Estate Taxes:** Tenant shall have an Operating Expense Base Year of 2019, estimate to be approximately \_\_\_\_\_ per RSF. The Base Year and all subsequent years shall be grossed up to reflect 95% occupancy.

**Tenant Improvements:** Landlord shall contribute forty (\$40.00) dollars per RSF for Tenant Improvements in the Premises.

**Renewal Option:** Tenant shall have the option to renew this lease for one (2) additional periods of five (5) years by providing nine (9) months advance written notice to Landlord. The base rental rate will be at the then prevailing "Market Rate", as reasonably determined by Landlord.

**Access & HVAC:** Normal operating hours of the building (including operating hours of HVAC) are 7am – 6pm Monday through Friday and 8am – 12pm Saturday.

Tenant will have access to their Premises 24 hours a day, 7 days a week, 365 days a year. After-hours entry will be through card access.

**Parking:** Parking for the Building shall be provided for approximately 450 cars equating to an overall parking ratio of approximately 6.0 spaces per 1,000 RSF. Such parking will be provided on the lower level garage within the building and across the street in a new parking garage. The anticipated standard rate for parking within the project at the projects delivery will be at a cost of \$85.00 per space per month.



**Confidentiality:** The information contained in this proposal is privileged, confidential and intended only for the use of Landlord and Tenant. All parties shall keep the terms of this proposal and any negotiations or agreements strictly confidential unless mutually and specifically agreed otherwise.

**Building Security & Security System:** The building's security will have perimeter proximity card readers and security camera at the main exterior entrances to the Building. The Tenant will be provided with one card for each employee at the beginning of the lease-term at no charge to Tenant, and lost cards and additional cards will be charged at the rate of \$20 - \$25 per card or more depending upon the programming work needed to make it compatible with more than one system if needed. The Building and Tenant's independent security system (if any) shall be fully identified and incorporated in the lease as an Exhibit. Security in excess of Landlord's standard building level of security or any separate security systems will be permitted however they will be at Tenant's sole cost and expense. Landlord will require access, keys and access codes to Tenant's space at all times.

**Building Amenities:** Greenstreet's intention to develop the regions premier historic, mixed-use office complex with the following features:

- Highly efficient 30-60,000 rentable square foot floor plates with a minimum 9'0" exposed ceiling on the second floor and up to 30' ceilings on the third floor;
- A new street-scaped and newly lighted Armory District with new signage and district identity;
- A very special, landscaped 10,000 SF rooftop park which will provide a highly unique gathering space for building tenants offering incredible views of the surrounding city and Downtown. This will have controlled access directly to the new pedestrian bridge and trail system.
- Adjacent, covered parking for approximately 1,017 cars, in the lower level garage and newly constructed spaces;
- A high tech, energy efficient, new glass windows wall exterior affording full height, expansive, unencumbered views from exterior offices, providing the latest in energy-efficient glazing;
- Oversized telecommunications risers;
- State of the art technology providing the necessary platform and flexibility for Tenant's continued growth;
- A highly efficient building mechanical system providing reduced energy consumption for continued sustainability, lower operating costs, tenant comfort, flexible operating hours and cost effective overtime operations;
- Approximately 20,000 square feet of mixed retail uses;
- A short walk to: the Foundry and their newly announced food hall,
- 2 minute walking access to the Grand Metro Link station. ;
- Panoramic view of the city and the Downtown St. Louis skyline;
- The Building will be located at the center epicenter of: The Grove, Cortex, Downtown, SLU and SLU/SSM Hospital, and Grand Center in the middle of the rapidly growing Central Corridor.

**Signage:** Tenant may obtain Building rooftop signage in addition to standard suite and directory signage. All such signage shall be at Tenant's sole expense, which may be payable from the Tenant Improvement Allowance.

**Brokerage Fee:** Tenant and Landlord hereby acknowledge that the following disclosure has previously been made: Cushman & Wakefield is acting on behalf of the Landlord in connection with this transaction; and Tenant is being representing by JLL in this transaction. In the event of a signed lease the Landlord will pay a brokerage fee of three and one half per cent (3.5%) of the gross rent received during the initial term of the lease, payable as follows; 50% upon execution of the lease and 50% upon lease occupancy.

**Agreement:** This Proposal does not create any binding obligations on either party and is presented for discussion purposes only. Upon both parties agreeing to the terms and conditions contained herein, a contract shall be prepared incorporating these points. Binding obligations shall only exist when a contract has been fully executed by both parties.

**Proposal:** The terms proposed herein will be effective until 5:00 pm CST on September 29th, 2017.





# ARMORY

## DISTRICT

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ARCTURIS

