

REINTRODUCING

A

ST. LOUIS

ORIGINAL

# LACLEDE'S LANDING

UP TO 55,000 SF RETAIL SPACE AVAILABLE FOR LEASE





THE HISTORIC RIVERFRONT

# Meet Me at the Landing

Laclede's Landing is St. Louis' original riverfront district and a rare opportunity for retail and restaurant concepts to be part of a historic destination entering its next chapter. Set along the Mississippi just north of the Gateway Arch, the nine-block district is being reintroduced with new storefronts, office space and fresh energy in one of the city's most recognizable places.

## DISTRICT HIGHLIGHTS

Nine-block historic riverfront district

5 retail/restaurant opportunities

Office and residential space

District parking and bike parking

Quick access to I-44, I-64 and MetroLink service

Steps from the Gateway Arch and Mississippi Riverfront



1763

## WHERE ST. LOUIS BEGAN

Founded in 1764, St. Louis took shape along the riverfront that is now Laclede's Landing. The district helped define the city's early movement west, shaped by trade, travel and the people who passed through. Today, the Landing's nine blocks and 17 historic buildings remain a rare piece of that story, ready for a new generation to make it their own.





## PEPER LOFTS

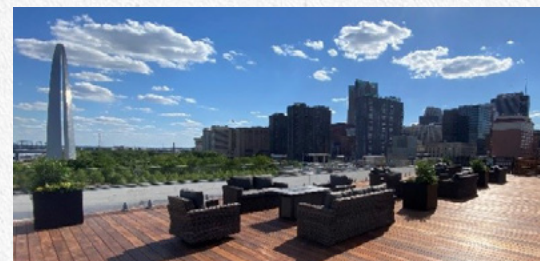


Peper Lofts pairs retail and office space with an established residential base in one of the Landing's restored historic buildings. Originally built in 1892 as the Christian Peper Tobacco Office & Factory and renovated in 2019, Peper anchors the district with commercial space below and loft residences above.

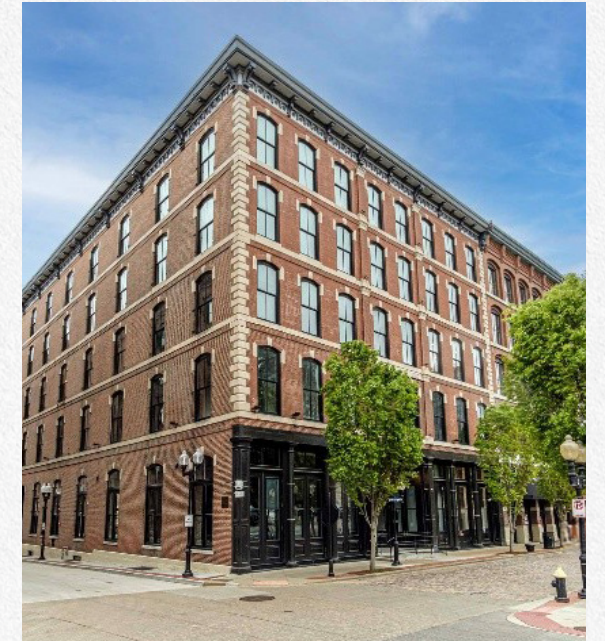
|                           |                             |
|---------------------------|-----------------------------|
| Building Size:            | <b>84,000 SF</b>            |
| Retail Average Base Rent: | <b>\$17 SF</b>              |
| Availabilities:           | <b>1ST FLOOR - 5,339 SF</b> |

### FEATURES & AMENITIES

Historic City Architecture  
10' to 12' Ceilings  
Floor-to-Ceiling Windows  
Brick and beam office space  
Exposed Wood Beam Ceilings & Columns  
Elevators, Controlled Building Access,  
Surface Lot Gated Parking



## GREELEY LOFTS



Greeley Lofts reimagines the former Greeley Wholesale Grocery Building as a renewed commercial address on North Second Street. Originally built in 1881 and completed in 2023, Greeley brings historic scale, updated space and shared district amenities to one of the Landing's key corridors.

|                           |                                                                                           |
|---------------------------|-------------------------------------------------------------------------------------------|
| Building Size:            | <b>64,105 SF</b>                                                                          |
| Retail Average Base Rent: | <b>\$17 SF</b>                                                                            |
| Availabilities:           | <b>620 N 2ND ST.<br/>RETAIL - 11,552 SF<br/>1ST FLOOR: 7,524 SF<br/>ROOFTOP: 5,386 SF</b> |
| Residential Units:        | <b>36 UNITS</b>                                                                           |

### FEATURES & AMENITIES

Historic City Architecture  
10' to 12' Ceilings  
Floor-to-Ceiling Windows  
Exposed Wood Beam Ceilings & Columns  
Controlled Building Access  
White-boxed Retail Space and Rooftop,  
Elevator Served Space  
12' + Ceiling Height  
Surface Lot Gated Parking





## HOFFMAN LOFTS



Hoffman Lofts offers retail and office space within the former Hofmann Brothers Produce Building, originally built in 1883 and completed in 2024. Historic architecture, exposed wood beams and residences above give Hoffman a strong mixed-use presence on Second Street.

Building Size: **34,099 SF**

Retail Average  
Base Rent: **\$17 SF**

Availabilities: **153 LUCAS AVE  
- 6,308 SF**  
**700 N 2ND ST  
- 3,150 SF**

### FEATURES & AMENITIES

Historic City Architecture

10' to 12' Ceilings

Floor-to-Ceiling Windows

Exposed Wood Beam Ceilings & Columns

White-boxed Retail Space Facing 2nd  
Street and Lucas Ave

Surface Lot Gated Parking



## TRADER LOFTS



Trader Lofts carries one of the district's oldest commercial stories into a new mixed-use format. Retail space below and planned residences above give the building a renewed role in the Landing.

Building Size: **32,736 SF**

Retail Average  
Base Rent: **\$17 SF**

Availabilities: **801 N 2ND ST.  
RETAIL - 7,626 SF**

### FEATURES & AMENITIES

Historic City Architecture

10' to 12' Ceilings

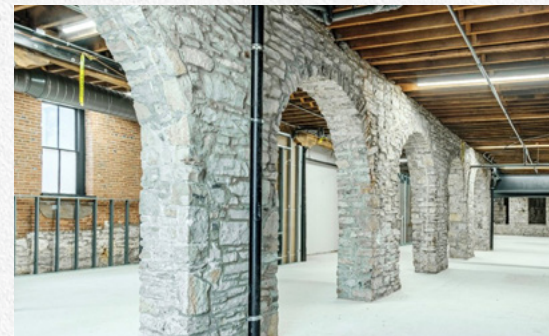
Floor-to-Ceiling Windows

Historic Stone Archways and French Doors

Exposed Wood Beam Ceilings & Columns

Surface Lot Gated Parking

White-boxed Retail Space Facing  
2nd Street, Dramatic Stone Archways,  
French Doors, Unique Stone Wall Interiors





## OLD JUDGE BUILDING



The former Scharaff, Bernheimer and Company Building is set for its next phase as Old Judge Building. Originally built in 1884, the property pairs significant retail potential with planned residences and a rear dining courtyard.

Building Size: **40,522 SF**

Retail Average Base Rent: **\$17 SF**

Availabilities: **704-706 N 2ND ST. RETAIL - 14,644 SF**  
**710 N 2ND ST. RETAIL - 2,062 SF**

### FEATURES & AMENITIES

Historic City Architecture

10' to 12' Ceilings

Exposed Wood Beam Ceilings & Columns

Controlled Building Access

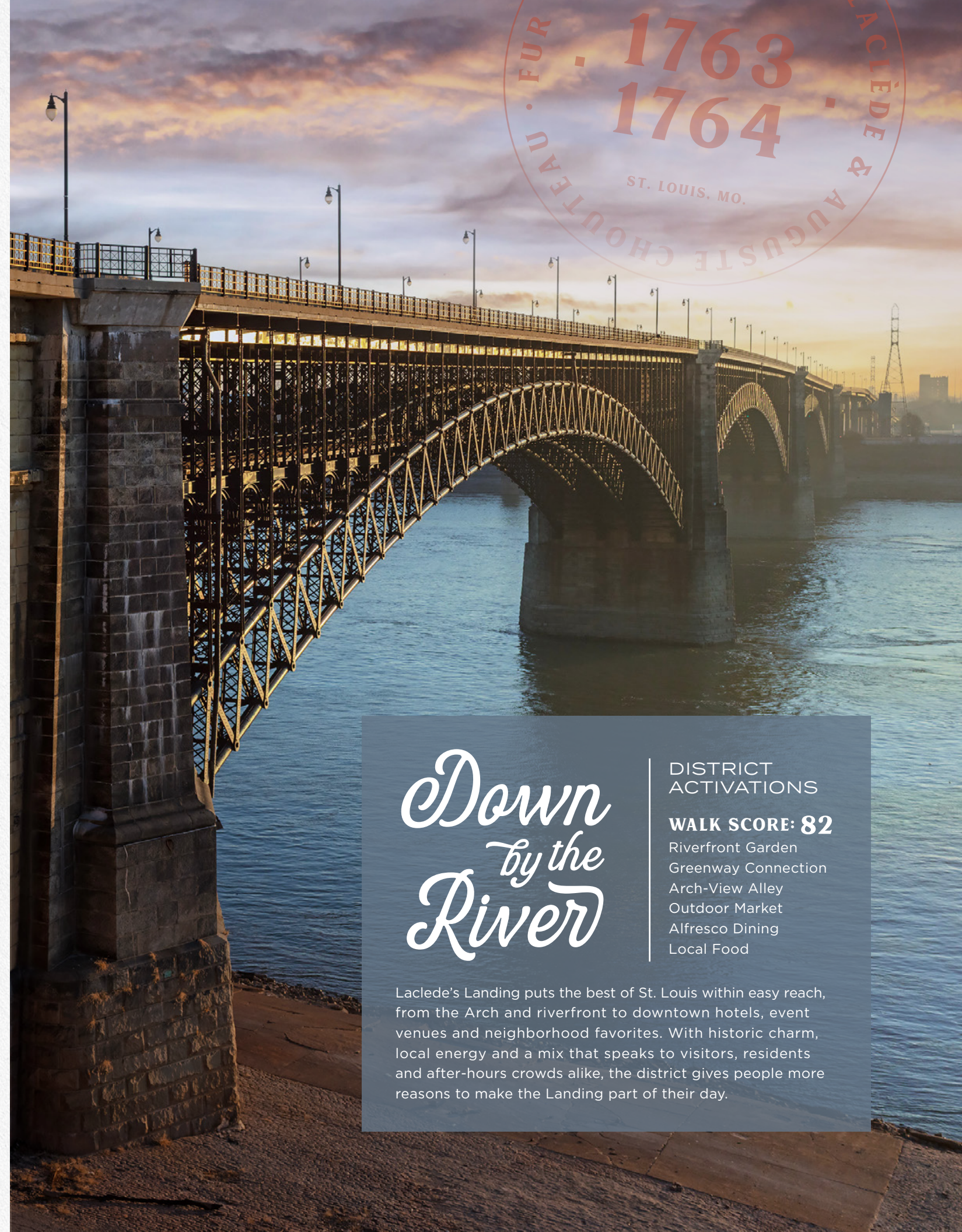
Rear Dining Courtyard

Surface Lot Gated Parking

White-boxed Retail Space with Mezzanine Loft Inside and Outside



1763



*Down  
by the  
River*

### DISTRICT ACTIVATIONS

**WALK SCORE: 82**

Riverfront Garden  
Greenway Connection  
Arch-View Alley  
Outdoor Market  
Alfresco Dining  
Local Food

Laclede's Landing puts the best of St. Louis within easy reach, from the Arch and riverfront to downtown hotels, event venues and neighborhood favorites. With historic charm, local energy and a mix that speaks to visitors, residents and after-hours crowds alike, the district gives people more reasons to make the Landing part of their day.



FROM COFFEE TO EVENING PLANS, LACLEDE'S LANDING GIVES RETAIL AND RESTAURANT CONCEPTS THE OPPORTUNITY TO JOIN AN ACTIVE RIVERFRONT DISTRICT WITH TRAFFIC THROUGHOUT THE DAY.

JOIN 9 RESTAURANTS ALREADY ON THE LANDING.

- Kimchi Guys
- The Cobblestone
- The Old Spaghetti Factory
- Al's Restaurant
- Five Aces Smokestaq Lighting (BBQ)
- Morton's Steakhouse (Horseshoe)
- Ramsay's Kitchen (Horseshoe)
- Riverfront Grille Restaurant (Horseshoe)
- The Slice Pizzeria & Pasta (Horseshoe)



Benefit from activity near the Gateway Arch grounds, Mississippi Riverfront, Riverfront tourism and Eads Bridge.

Position your concept alongside Landing restaurants like Kimchi Guys, Cobblestone and Morton's Steakhouse.



Capture afternoon traffic from nearby attractions, riverboats, office users, locals and visitors exploring the district.



Extend the experience with dining, drinks, music, nightlife and retaaail concepts that keep people on the Landing into the evening.

A DISTRICT WITH DRAW

Laclede's Landing benefits from the visitor activity and residential momentum already shaping downtown St. Louis, creating a steady audience for the new concepts and experiences that will define the district's next chapter.

|         |                              |
|---------|------------------------------|
| 24 M    | ANNUAL VISITORS TO ST. LOUIS |
| 2.2 M   | ARCH VISITORS                |
| 25%     | ARCH CROSS-VISITORS          |
| 1.385 M | CASINO VISITORS              |
| 104 K   | HOTEL ROOM NIGHTS            |
| 80.7%   | OVERNIGHT VISITORS           |



# LACLEDE'S LANDING

## CONNECTED TO THE CORE

Laclede's Landing sits at the riverfront edge of downtown with quick access from I-44, nearby parking and MetroLink service within the district. Whether coming in for work, heading home, meeting up or making a day of it downtown, the Landing is easy to reach and easy to explore once you arrive.

## CAR & BIKE PARKING

**1**  
MIN.

**I-44 ACCESS**

**5**  
MIN.

**DOWNTOWN ST. LOUIS**

**6**  
MIN.

**I-64**

**16**  
MIN.

**ST. LOUIS INTERNATIONAL  
AIRPORT**

**FOR MORE INFORMATION,  
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