

THE BLVD

COME JOIN THE
EXPERIENCE

ST. LOUIS, MISSOURI

100% LEASED



PHASE I NOW OPEN
PHASE II OPENING 2025

THE BOULEVARD

ST. LOUIS IS...



**ST. LOUIS'
TOP
EMPLOYERS**



1.4 MILLION
Total Labor Force in the
STL MSA

ST. LOUIS



2.8 MILLION
Total Population in the
STL MSA
(21st largest in US)

**ST. LOUIS'
FORTUNE 500
COMPANIES**

BJC
HealthCare

29,595
Employees

Washington
University in St. Louis

18,805
Employees

Mercy

15,410
Employees

BOEING

14,865
Employees

SSMHealth

14,600
Employees

U.S. AIR FORCE

13,000
Employees

Schnucks

8,658
Employees

ST. LOUIS
SPRINT

9,576
Employees



9,000
Employees

\$
5.9 BILLION
Total amount
spent by visitors
to St. Louis each year



25.9 MILLION
Total number of visitors
to St. Louis each year

CENTENE
Corporation

Ranked #26



EMERSON
Ranked #199

RGA

Ranked #222

Edward Jones
MAKING SENSE OF INVESTING

Ranked #303

olin

Ranked #393

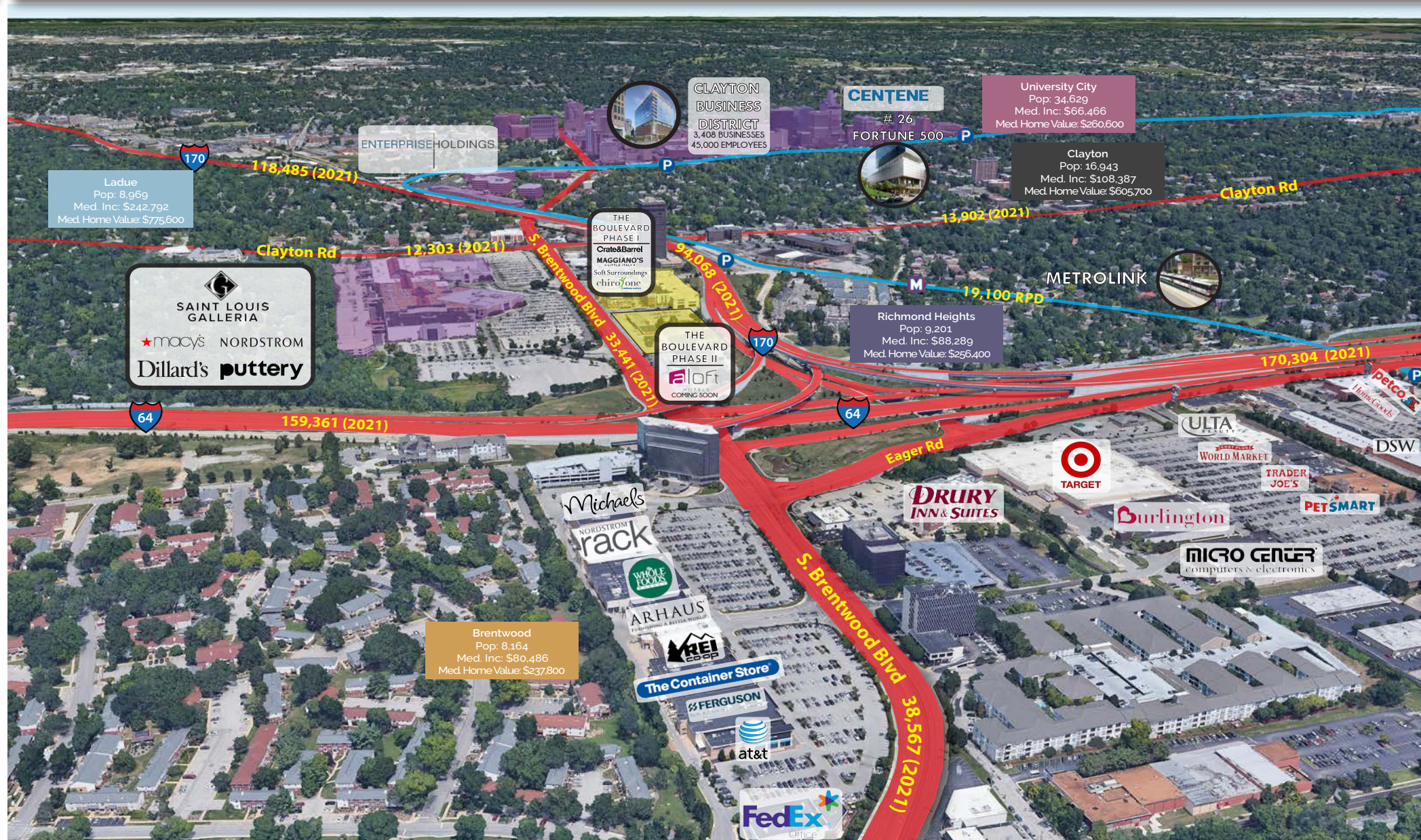
GraybaR

Ranked #399

Ameren
Ranked #500

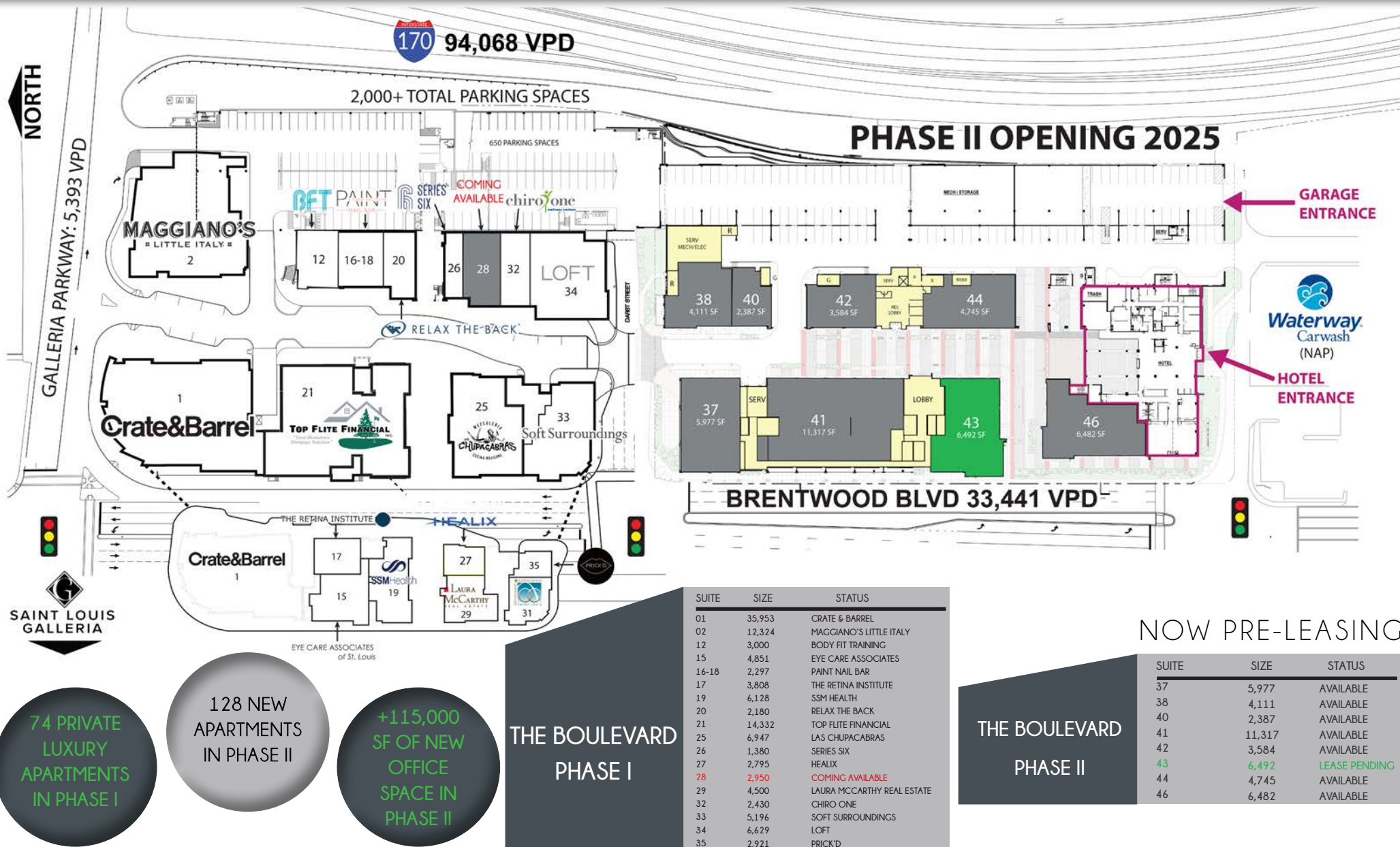
THE BOULEVARD

MARKET AERIAL



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

RETAIL SITE PLAN



NOW PRE-LEASING

| SUITE | SIZE | STATUS |
|-------|--------|---------------|
| 37 | 5,977 | AVAILABLE |
| 38 | 4,111 | AVAILABLE |
| 40 | 2,387 | AVAILABLE |
| 41 | 11,317 | AVAILABLE |
| 42 | 3,584 | AVAILABLE |
| 43 | 6,492 | LEASE PENDING |
| 44 | 4,745 | AVAILABLE |
| 46 | 6,482 | AVAILABLE |

THE BOULEVARD
PHASE II

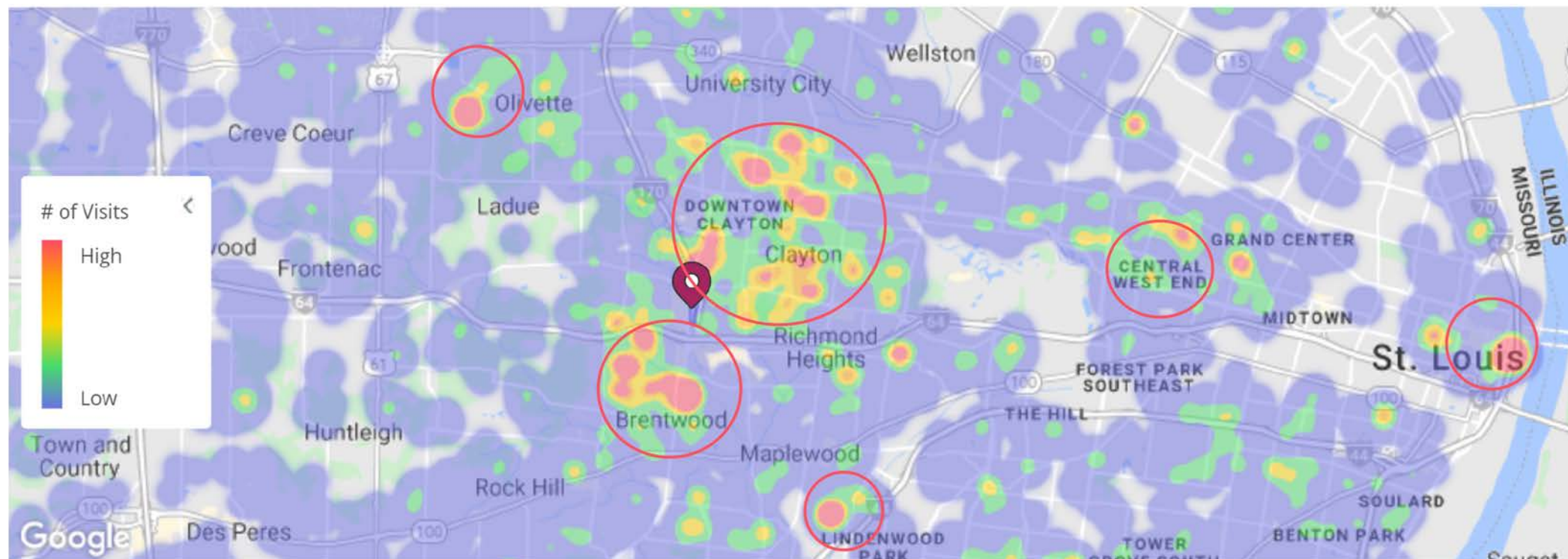
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THE BOULEVARD



NUMBER OF VISITS

WHERE DO OUR CUSTOMERS COME FROM?



POPULATION



| 3 MI | 5 MI | 10 MI |
|---------|---------|---------|
| 108,580 | 293,716 | 929,638 |

HOUSEHOLDS



| 3 MI | 5 MI | 10 MI |
|--------|---------|---------|
| 48,082 | 132,166 | 399,136 |

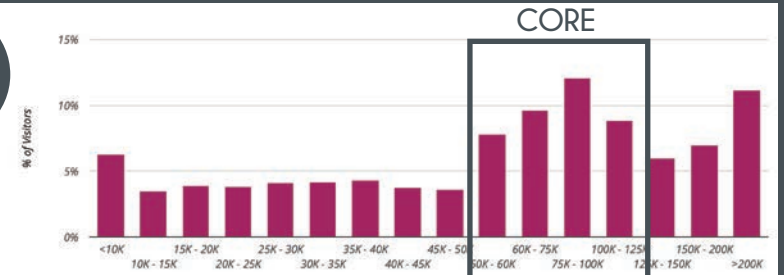
AVG HH INCOME



| 3 MI | 5 MI | 10 MI |
|-----------|-----------|----------|
| \$134,925 | \$110,005 | \$89,254 |

AVERAGE HH INCOME OF THE BOULEVARD VISITORS

AVG HH
INCOME
\$104K



THE BOULEVARD

CONTACTS



THE BOULEVARD LEASING TEAM

RICK SPECTOR

L³ Corporation

+1 (314) 708 2009

rick@L3corp.net

ALANA MOYLAN

L³ Corporation

+1 (314) 495 5013

alana@L3corp.net

