



THE BOULEVARD PHASE II

ST. LOUIS, MO

OPENING 2025



Commercial
Real Estate

FEATURING

aloft[®]
HOTELS

THE BOULEVARD PHASE II

ST. LOUIS IS...



STL's 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)

**STL's
FORTUNE 500
COMPANIES**



**29,595
Employees**

**18,805
Employees**



**15,410
Employees**

**14,865
Employees**



**14,600
Employees**

**13,000
Employees**



**8,658
Employees**

**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



Ranked #26

Ranked #199



Ranked #222



Edward Jones
MAKING SENSE OF INVESTING

Ranked #303



Ranked #393

Ranked #399



Ranked #500

THE BOULEVARD PHASE II

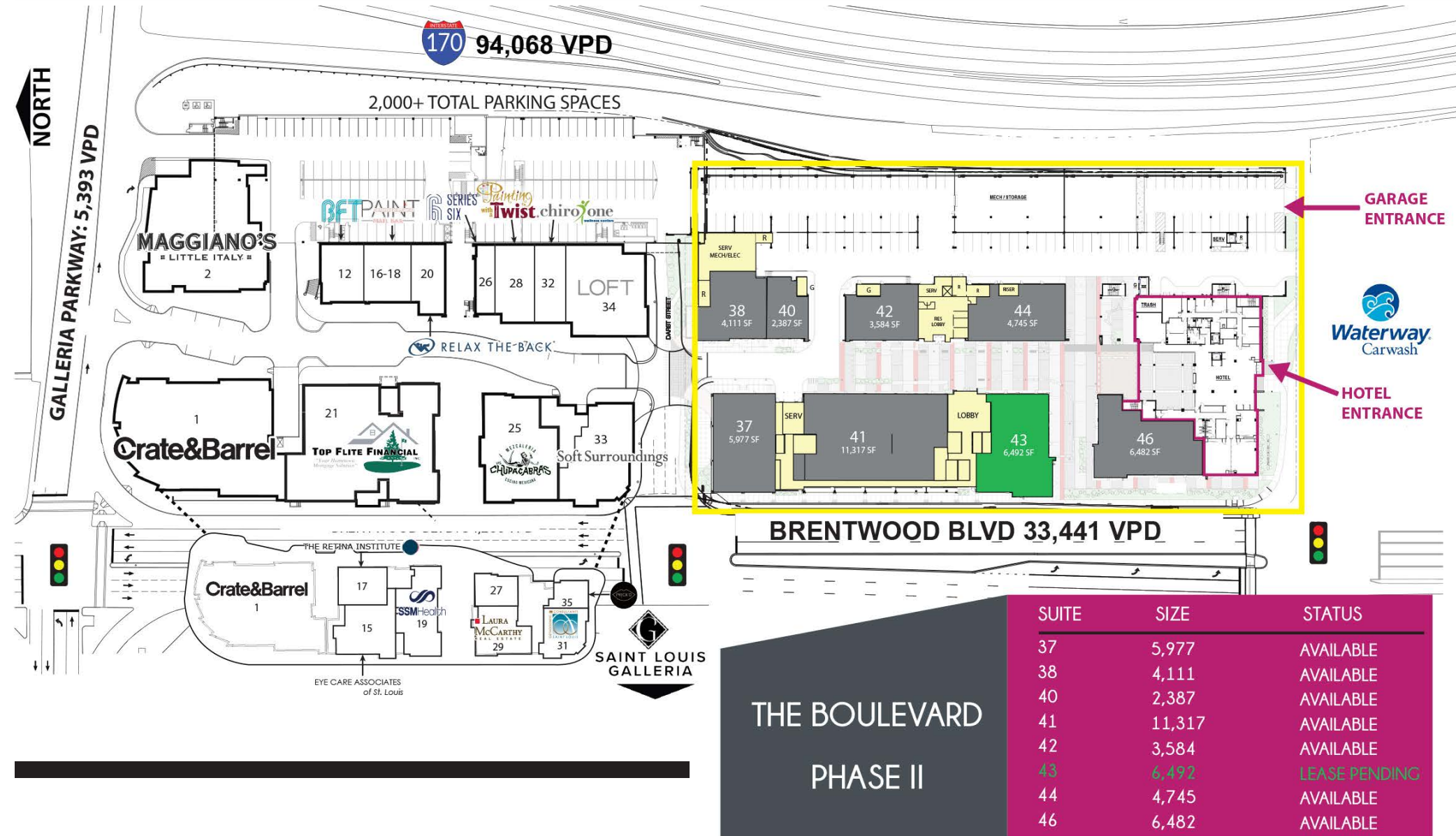
MARKET AERIAL



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.

THE BOULEVARD PHASE II

RETAIL SITE PLAN

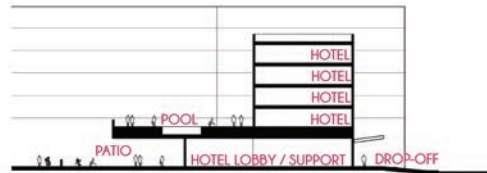
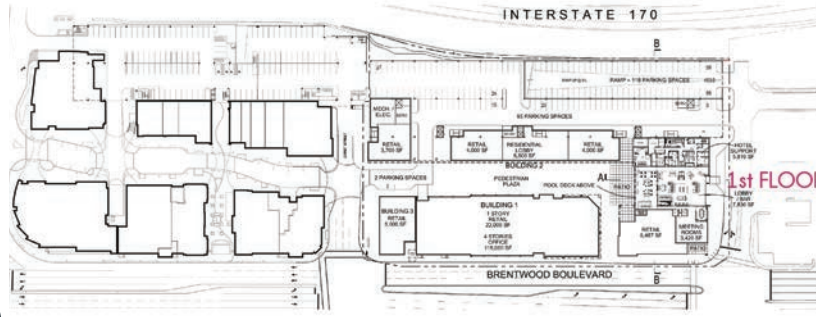


THE BOULEVARD PHASE II

ALOFT INFO & RENDERING



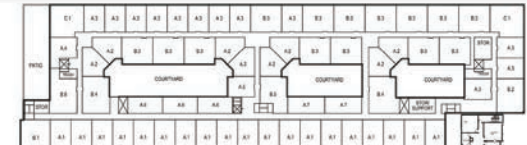
- 115,000 SF OF OFFICE SPACE
- 127 ROOM ALOFT HOTEL
- 128 APARTMENTS (202 TOTAL)
- 779 PARKING SPACES (1,400 TOTAL)
- DAYTIME POPULATION WITHIN 1 MILE IS 18,401



EAST VIEW



SOUTH VIEW



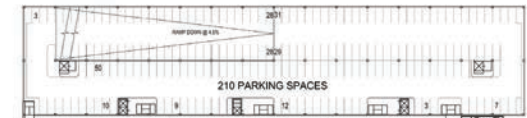
5th and 6th FLOORS
RESIDENTIAL - 68 UNITS

5th FLOOR



4th FLOOR
RESIDENTIAL - 20 UNITS

4th FLOOR



3rd FLOOR
RESIDENTIAL - 20 UNITS

3rd FLOOR



2nd FLOOR
RESIDENTIAL - 20 UNITS

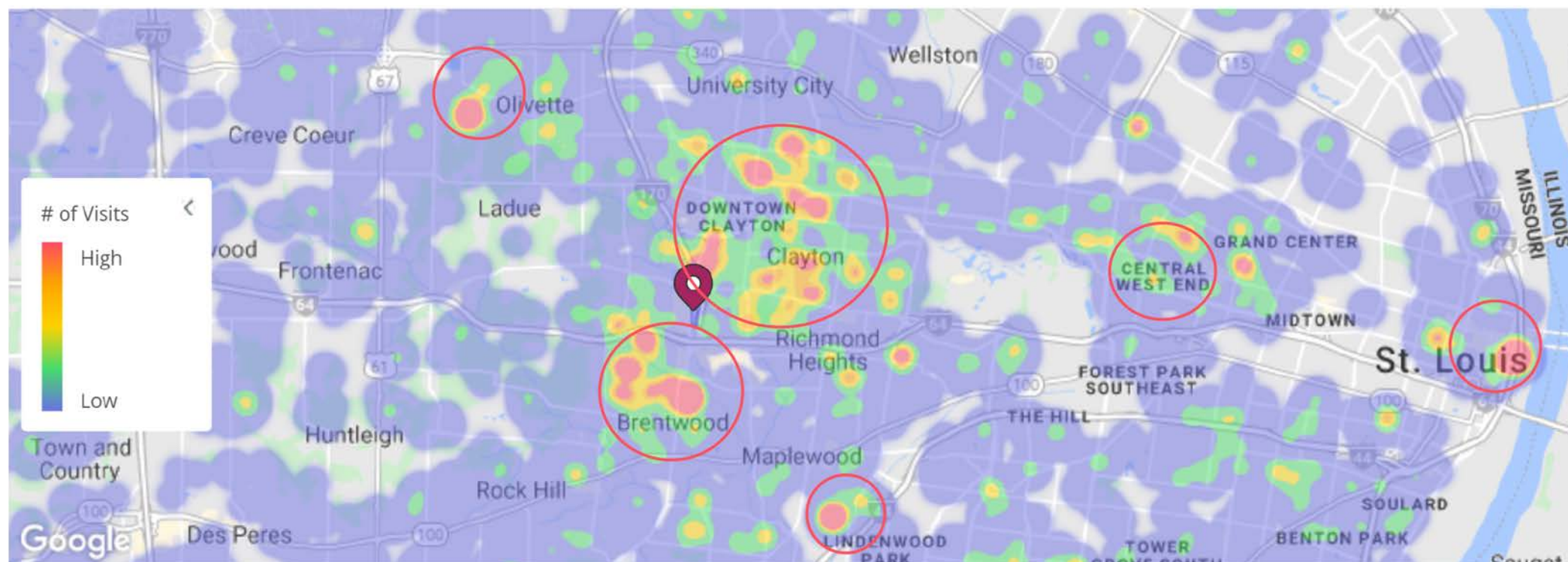
2nd FLOOR

THE BOULEVARD PHASE II

NUMBER OF VISITS TO PHASE I



WHERE DO OUR CUSTOMERS COME FROM



POPULATION



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

HOUSEHOLDS



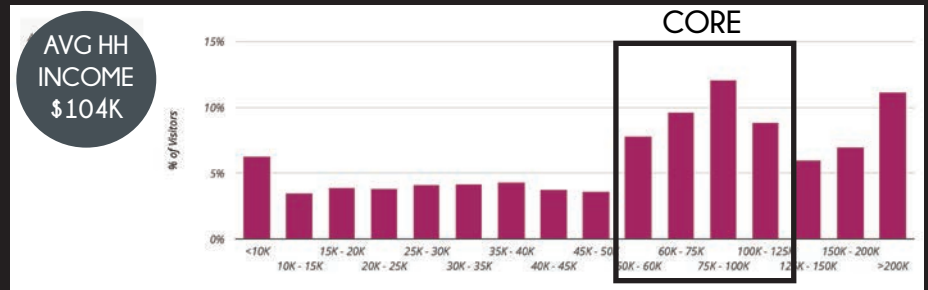
3 MI	5 MI	10 MI
48,082	132,166	399,136

AVG HH INCOME



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

AVERAGE HH INCOME OF THE BOULEVARD VISITORS



THE BOULEVARD PHASE II

CONTACT



THE BOULEVARD PHASE II LEASING TEAM

RICK SPECTOR

L³ Corporation

+1 (314) 708 2009

rick@L3corp.net

REBECCA THESSEN

L³ Corporation

+1 (314) 620 0093

rebecca@L3corp.net



PERSPECTIVE LOOKING SOUTH



PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING NORTH