



WOODCREST
CAPITAL, LLC

Union Station Office Park

333, 401, & 415 South 18th Street | Saint Louis MO

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE

1st Floors: 2,645-4,088 SF
3rd Floors: up to 9,550 SF



- 159,004 SF Three-Building Office Park
- Dedicated Private Parking
- 1 mi from the Gateway Arch
- Home to the Build-A-Bear Workshop Global Headquarters

Type	PSF
NNN's	N/A
Lease Rates	Call for Rates

Traffic Counts	
I-64	141,284 VPD
I-44	129,861 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	16,882	107,899	257,768	3,832,128
Households	9,566	51,007	118,628	1,561,510
Average HH Income	\$68,652	\$64,989	\$60,020	\$77,309

* 1, 3, and 5 mile radius data provided by Placer.ai using the Census 2019 ACS dataset

** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 9/1/2021-8/31/2022 as calculated by Placer.ai using the Census 2019 ACS dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Traffic data by Placer.ai 2021 dataset.
Map locations approximate

