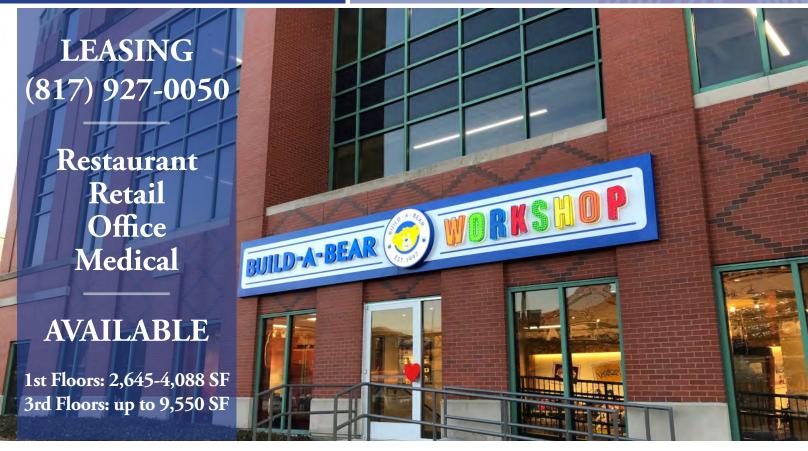


Union Station Office Park

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



- 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		

THE PARKET

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 9/1/20218/31/2022 as calculated by Placer.ai using the Census 2019 ACS dataset.

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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.

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

Traffic data by Placeral 2021 dataset. Map locations approximate Saint Louis, Missouri 33 S.Waltotally UNION STATION OFFICE PARK ≈ 8,056 VPD 10,829 VPD