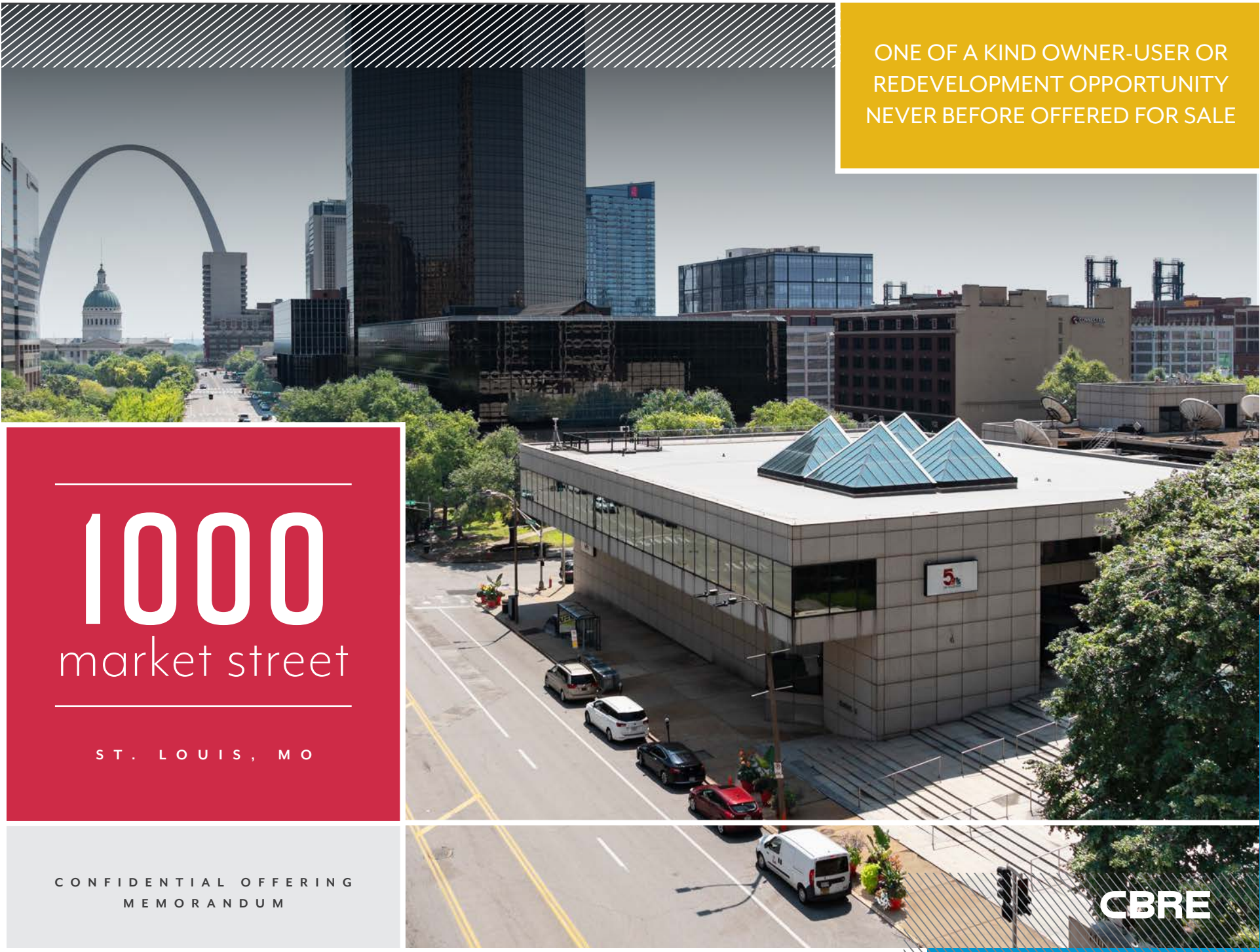


ONE OF A KIND OWNER-USER OR
REDEVELOPMENT OPPORTUNITY
NEVER BEFORE OFFERED FOR SALE



1000

market street

ST. LOUIS, MO

CONFIDENTIAL OFFERING
MEMORANDUM

CBRE

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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EXECUTIVE SUMMARY

THE OFFERING

CBRE is pleased to offer 1000 Market Street, a distinctive owner-user or redevelopment purchase opportunity centrally located in the St. Louis Central Business District. This unique, high visibility office and multimedia studio is being offered for sale for the first time since it was developed as a TV studio for the St. Louis NBC affiliate.

GENERAL

Address	1000 Market St, St. Louis, MO 63101
Year Built	1982-83
Gross Square Feet	68,356
Site Size	.961 acres
Number of Floors	Four
Parking	30 spaces in attached garage
Tax Parcel ID	0205-05-0100-0
Asking Price	\$2,995,000

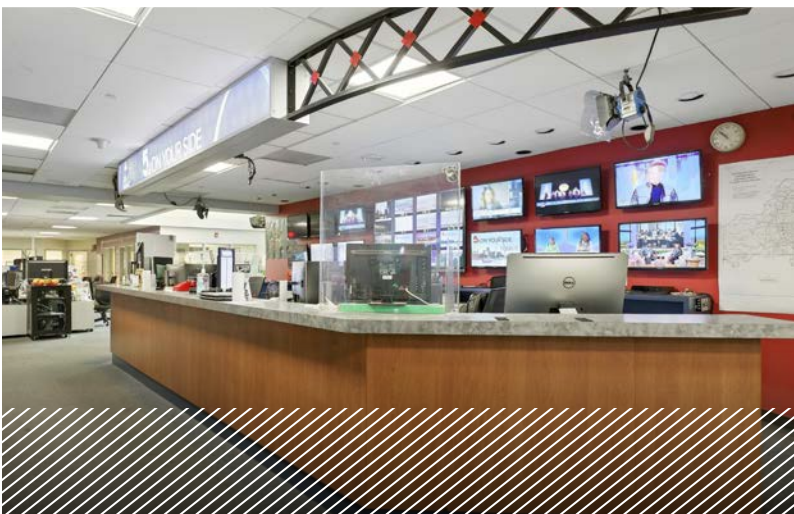
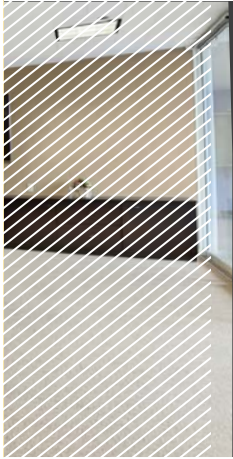
ADDRESS
1000 MARKET ST
ST. LOUIS, MO 63101

TOTAL SF
68,356 RSF

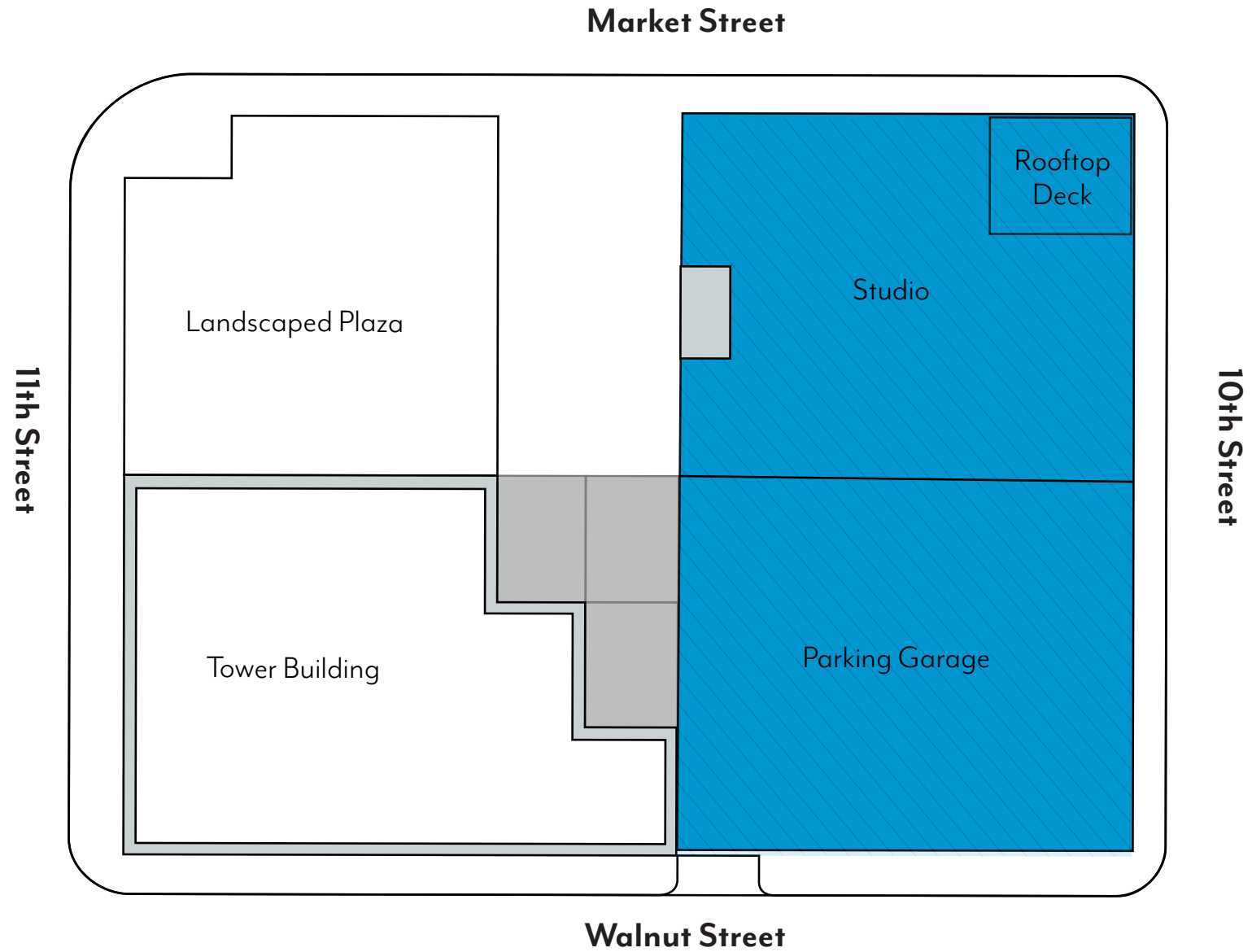
SITE SIZE
.96 ACRES

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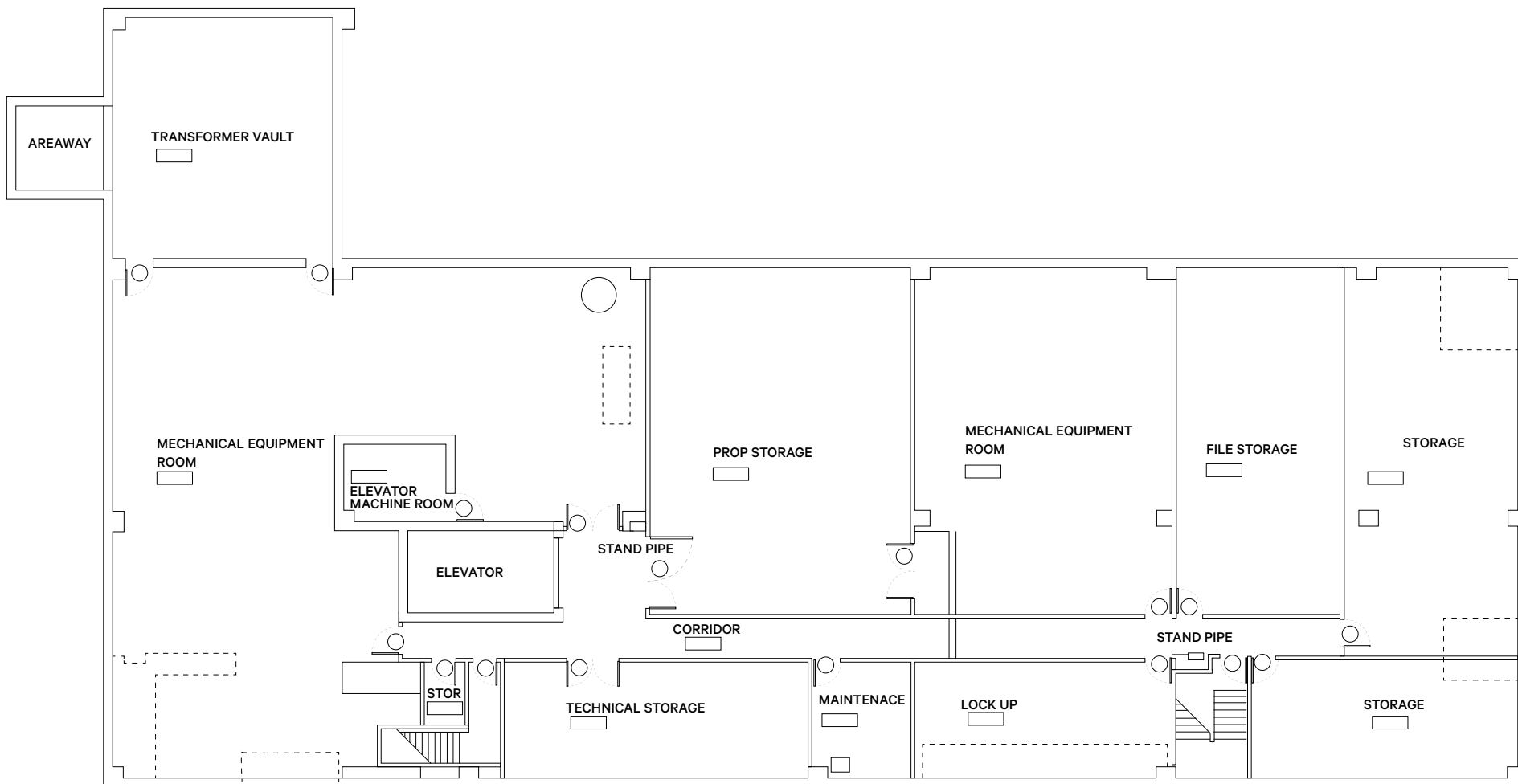


SITE PLAN

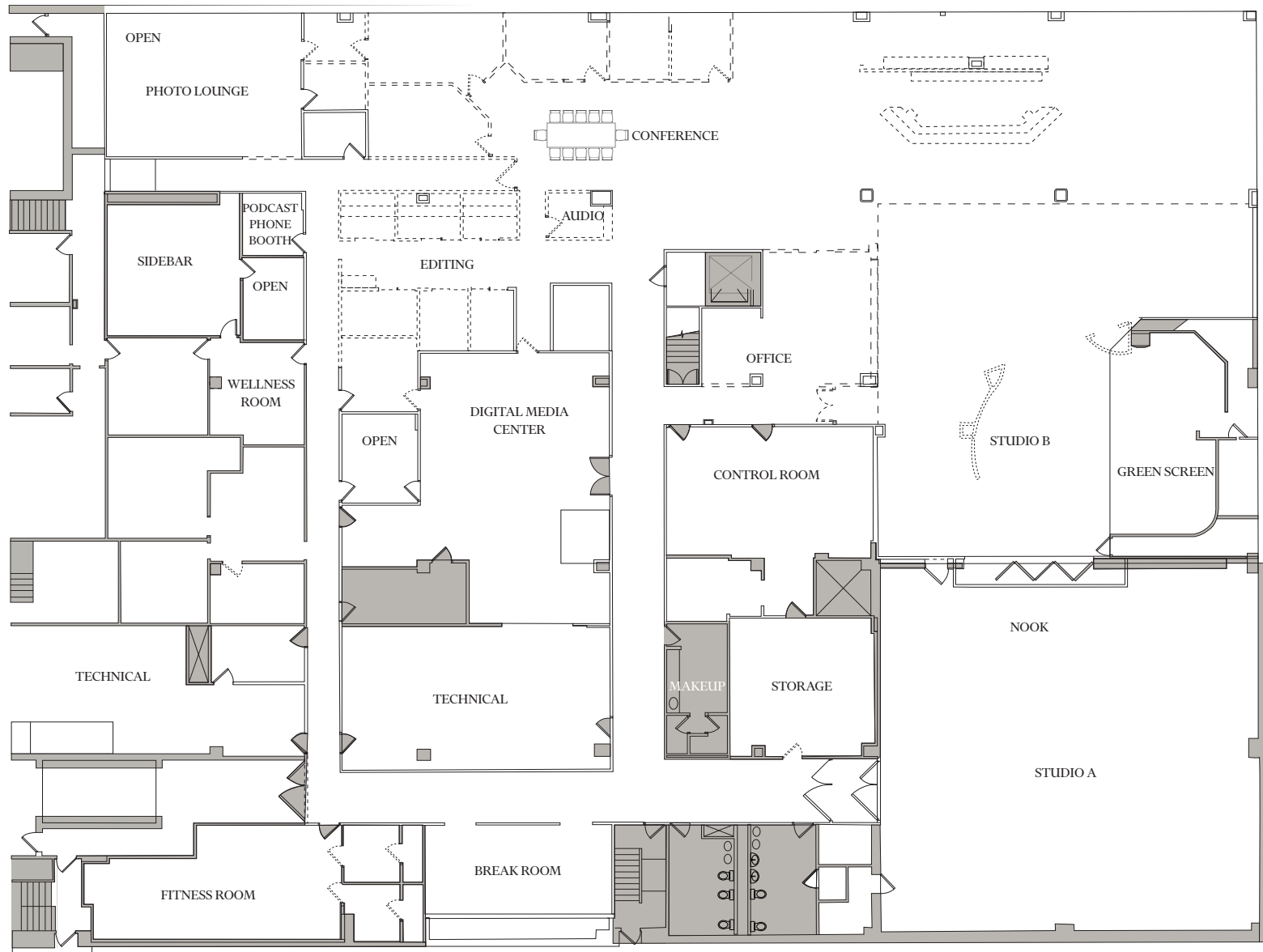


BASEMENT

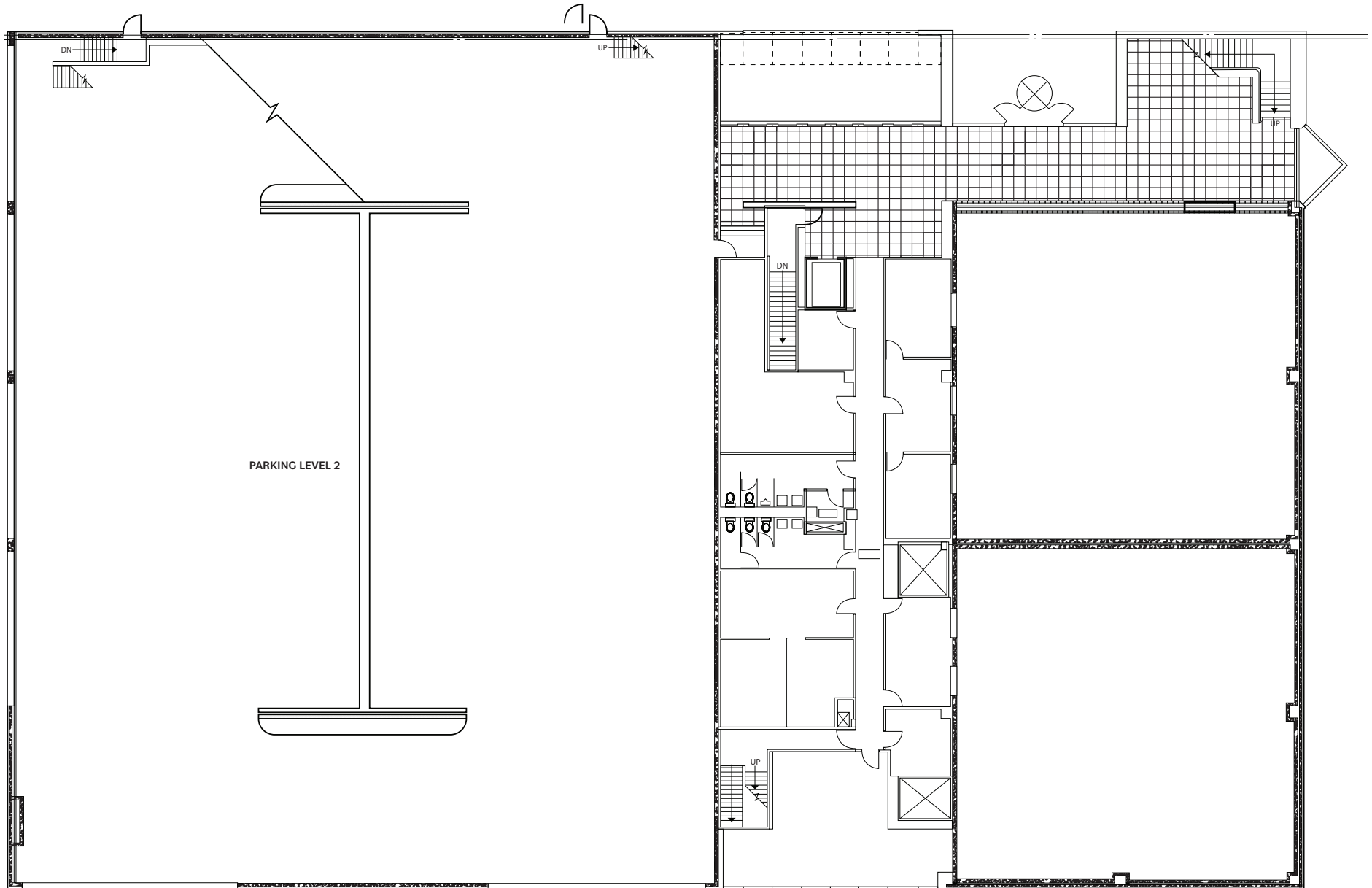
10,723 RSF



1ST FLOOR
32,044 RSF

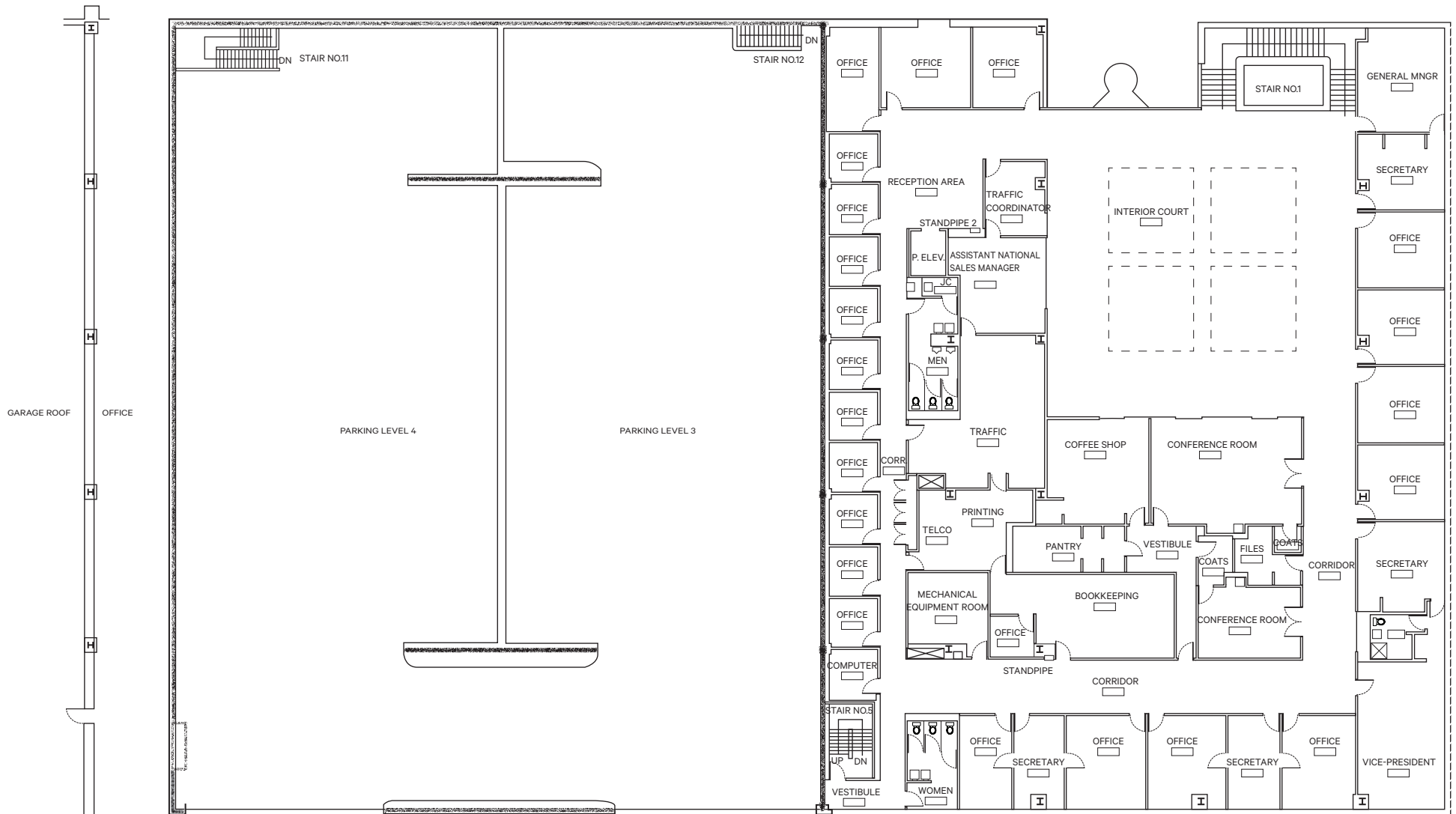


2ND FLOOR
7,380 RSF

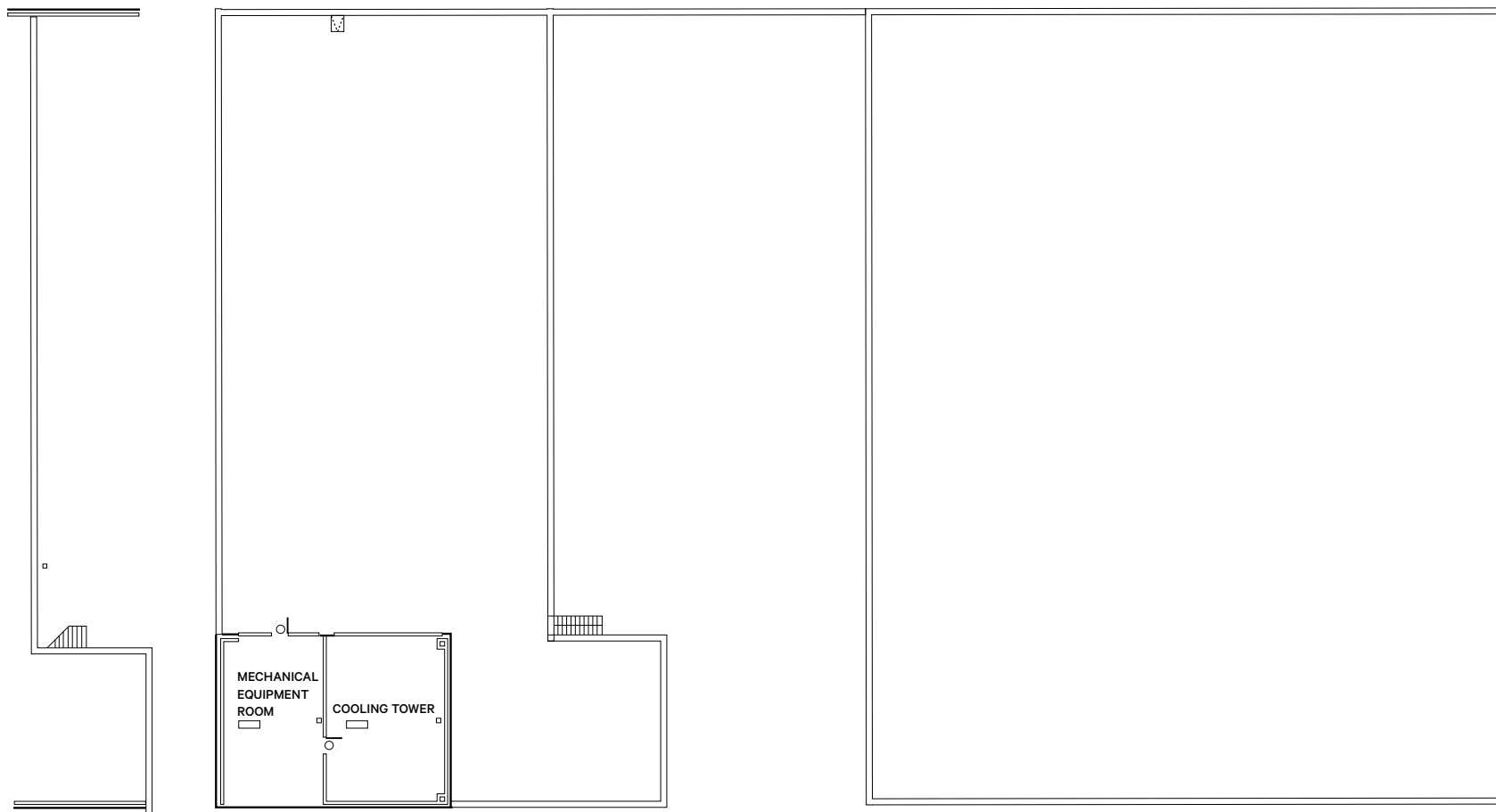


3RD FLOOR

16,833 RSF

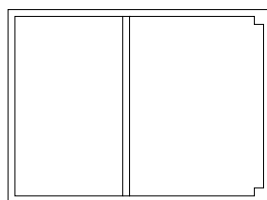


ROOF & PENTHOUSE



**PARTIAL PLAN
GARAGE ROOF OPENING**

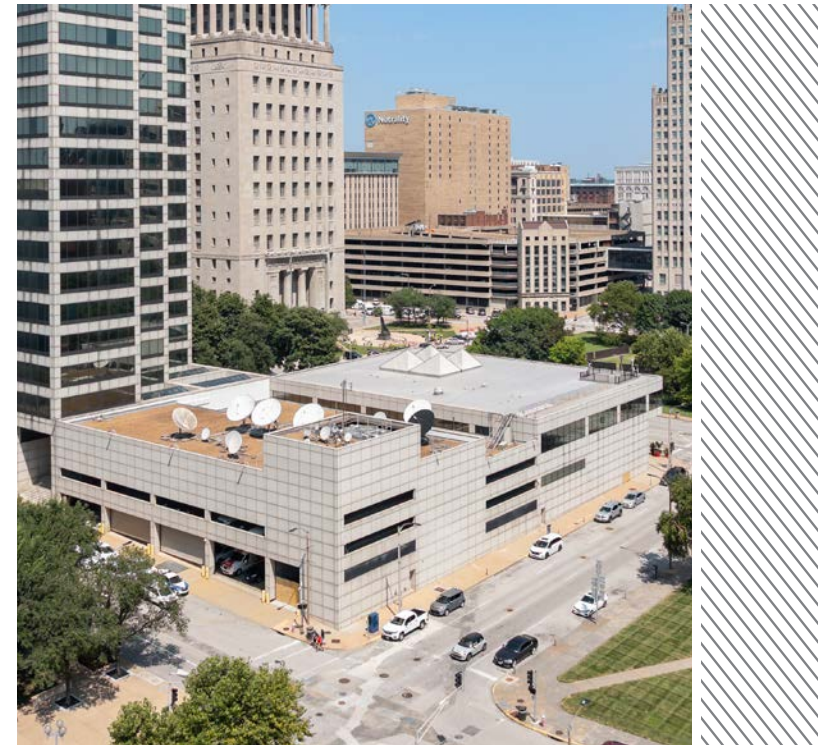
ROOF & PENTHOUSE PLAN



PENTHOUSE ROOF PLAN

PROPERTY HIGHLIGHTS

 <p>ADDRESS</p> <p>1000 Market St St. Louis, MO 63101</p>	 <p>TOTAL SF</p> <p>68,356</p>	 <p>3 MILE DEMOGRAPHICS</p> <p>POP: 178,164 AHI: \$84,888</p>
 <p>BACKUP POWER</p> <p>Generators and UPS System in place</p>	 <p>PARKING</p> <p>30 spaces in attached garage</p>	 <p>2024 REAL ESTATE TAXES</p> <p>\$175,342.54</p>
 <p>SITE SIZE</p> <p>.961 Acres</p>	 <p>ELEVATORS</p> <p>One Esco Hydraulic 3,000 lb passenger One Esco Hydraulic 7,000 lb freight</p>	 <p># OF FLOORS</p> <p>Four</p>





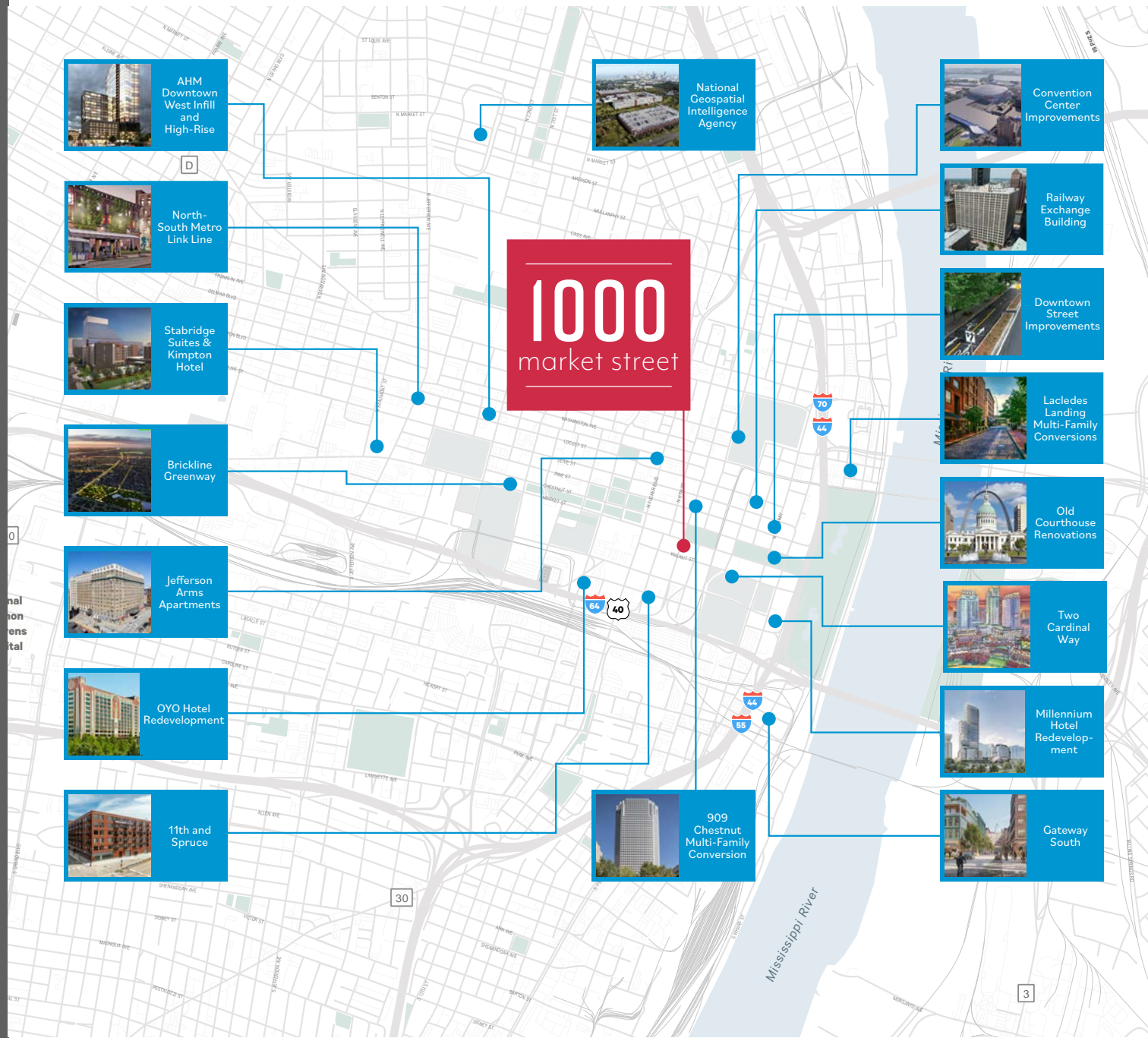
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REINVESTMENT IN ST. LOUIS

Real estate development in downtown St. Louis is experiencing a significant surge, with 17 projects recently completed, currently underway or in the planning stages. These projects represent a diverse range of investments in the housing, commercial, and infrastructure sectors merging historic with modern. This robust development activity is set to transform the city's landscape, creating new opportunities for businesses and residents, while contributing to the revitalization of downtown St. Louis.

Development Snapshot

17 Projects | **\$6.72B+** Total Investment



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