



# GARMENT DISTRICT®







# CONTENTS

**PAGE 4**  
**TODAY**

**PAGE 6**  
**WHAT'S NEW**

**PAGE 7**  
**EAT | DRINK**

**PAGE 9**  
**PLAY**

**PAGE 11**  
**STAY**

**PAGE 15**  
**LIVE**

**PAGE 17**  
**WORK**

**PAGE 20**  
**START-UP**

**PAGE 24**  
**VENUES**

**PAGE 27**  
**BEAUTY**

**PAGE 28**  
**WELLNESS**

**PAGE 30**  
**NEARBY**

**PAGE 32**  
**HISTORY**

**PAGE 33**  
**FASHION & ALUM**

**PAGE 35**  
**MUSEUMS**

**PAGE 38**  
**CONTACT**



# REDISCOVER THE HEART OF DOWNTOWN ST. LOUIS TODAY

WASHINGTON AVENUE

ST. LOUIS, MO







# GARMENT DISTRICT<sup>®</sup> TODAY

**\$1B+**  
INVESTMENT

**250K+**  
SQ FT RETAIL

**200+**  
EVENTS EACH  
YEAR

**3M+**  
ANNUAL VISITORS

**2K+**  
SURFACE PARKING  
SPACES

**\$500M+**  
PLANNED  
INVESTMENT



# OUR EXISTING NEIGHBORHOOD

21C MUSEUM HOTEL AMERICA'S CENTER SEN THAI ASIAN BISTRO THE BOGAN LOFTS MONOGRAM APARTMENTS  
HAVANA'S CUISINE HAIR OF THE DOG THE LAST HOTEL MONKEY BUILDING BLOCK HEADQUARTERS  
ROSALITA'S CANTINA THE DOWNTOWNER MISSOURI ATHLETIC CLUB HAMPTON INN XFL BATTLEHAWKS  
BLONDIE'S COFFEE, WINE & DESSERT BAR LUCAS LOFTS BLOOD & SAND MAGNOLIA HOTEL CITY MUSEUM  
MOON BROTHERS CARRIAGE LOFTS EL BURRO LOCO PRINTERS LOFTS WHISKEY ON WASHINGTON GENERAL DYNAMICS  
FLAMINGO BOWL LEWIS RICE ESCAPE THE ROOM MARRIOTT ST. LOUIS GRAND KING BEE LOFTS ROOSTER  
ELDER SHIRT LOFTS US BANK CDC ELY WALKER LOFTS MX MOVIES SUGARFIRE SMOKEHOUSE PARISTYLE LOFTS  
REMAX GOLD TERRA COTTA LOFTS NATIONAL BLUES MUSEUM THE MERIDIAN THE VENTANA WINDOWS LOFTS  
GARMENT ROW LOFTS GRACE LOFTS DENIM LOFTS EMBASSY SUITES ANNEX LOFTS THE LAUREL APARTMENTS  
DORSA LOFTS KNICKERBOCKER LOFTS BANKERS LOFTS RAILWAY LOFTS STANLEY CIGAR CO MIZU SUSHI BAR  
ULTIMA CUCINA BELLA'S FROZEN YOGURT HI-POINTE DRIVE-IN ALEXANDER LOFTS ADLER FRAME LOFTS ART LOFTS  
MEDINA MEDITERRANEAN GRILL LEATHER TRADE LOFTS MOTOR LOFTS INSOMNIA COOKIES 1818 WASHINGTON  
BEATRICE LOFTS BOOM BOOM ROOM WAREHOUSE 7 LOFTS THE OVER/UNDER BAR AND GRILL STARBUCKS  
UNIVERSITY LOFTS SLICED PINT VANGUARD LOFTS CRAZY BOWLS & WRAPS RUDMAN LOFTS ROBIE'S T-MOBILE  
PACKARD LOFTS T-KARTOR THOMPSON COBURN ROBERTS GALERIE APARTMENTS EAST BANK LOFTS STIFEL

ENTERTAINMENT   APARTMENTS   CONDOMINIUMS   OFFICES   HOTELS   MUSEUMS   FITNESS   AMERICA'S CENTER





# A LOOK AT WHAT'S NEW



**GARMENT DISTRICT® • EAT | DRINK.**

# **TIME TO DINE**

**30+ RESTAURANTS**

**10+ PUBS**



**BLOOD AND SAND**  
**1500 ST. CHARLES ST, ST. LOUIS, MO 63103**

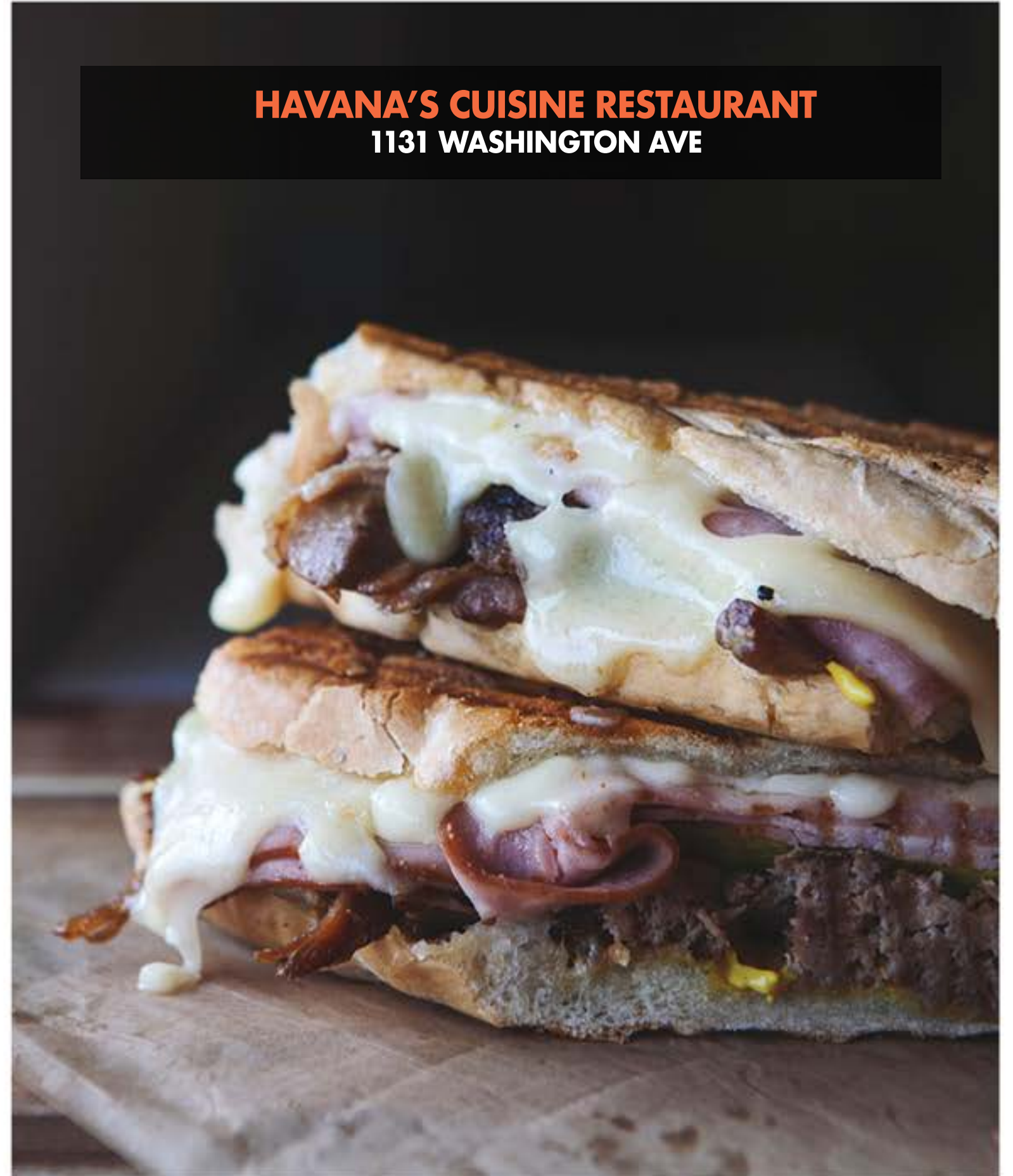




**MIZU SUSHI**  
1013 WASHINGTON AVE



**ROOSTER**  
1001 WASHINGTON AVE



**HAVANA'S CUISINE RESTAURANT**  
1131 WASHINGTON AVE



The image shows the interior of a bowling alley. In the foreground, a wooden bowling rack is filled with colorful bowling balls. To the left, there are blue armchairs and a small table. In the background, a bar area is visible with a red wall, a television, and various bottles. The ceiling has a decorative pattern. The text "GARMENT DISTRICT® • PLAY." is at the top, "DISTRICT ATTRACTIONS" is in the center, and "FLAMINGO BOWL 1117 WASHINGTON AVE" is at the bottom. A logo is in the bottom right corner.

**GARMENT DISTRICT® • PLAY.**

# **DISTRICT ATTRACTIONS**

**FLAMINGO BOWL**  
**1117 WASHINGTON AVE**







**TOP NOTCH AXE  
THROWING**  
1117 WASHINGTON AVE

**ESCAPE THE ROOM**  
1117 WASHINGTON AVE



**CITY MUSEUM**  
1117 WASHINGTON AVE

**THE SELFIE ROOM**  
1117 WASHINGTON AVE



GARMENT DISTRICT® • STAY.

# INCREDIBLE HOSPITALITY, STANDOUT EXPERIENCES

THE LAST HOTEL

1501 WASHINGTON AVE





**GARMENT DISTRICT® • STAY.**  
**THE LAST HOTEL**  
**1501 WASHINGTON AVE**







**GARMENT DISTRICT® • STAY.**  
**21C MUSEUM HOTEL**  
**1528 LOCUST ST**





**GARMENT DISTRICT® • STAY.**  
**MAGNOLIA HOTEL ST. LOUIS**  
**421 N 8TH ST**





**GARMENT DISTRICT® • LIVE.**

# **FROM LOFT LIVING TO NEW CONSTRUCTION, AMENITY-HEAVY APARTMENTS**





## **GARMENT DISTRICT® • LIVE.**

Life in the Garment District® means living in architecture that's also art, and a lifestyle to meet every expectation — with rare urban amenities like pools, sun terraces, fitness centers and unique gathering spots. And, residents get exclusive access to reservations and promotions, and insider invitations to special events — it's the ultimate connection to the neighborhood.



**MONOGRAM ON WASHINGTON**  
1706 WASHINGTON AVE



**GARMENT DISTRICT® • WORK.**

**WORK IN  
THE HEART OF  
THE CITY**





# WORK IN A VIBRANT NEIGHBORHOOD

The Garment District® is conveniently centered by the intersection of Washington Avenue & Tucker Boulevard, the tech corridor in the heart of downtown St. Louis. Financial giants Stifel & Wells Fargo bookend the east & west ends of this vibrant community. The neighborhood is teeming with restaurants, cafés, coffee shops, pubs, offices, residential lofts and shops along the Washington Avenue canyon of renovated historic & new construction buildings. Less than a mile from the site of the new \$1.7 Billion NGA West site. There are four nearby mass transit train stations connecting the neighborhood to workforces in southern Illinois as well as west St. Louis County and surrounding municipalities.







# HIGH-TECH, CREATIVE, PROFESSIONAL OFFICE SPACE.

Locate your headquarters in a historic property or a new construction office tower. Garment District® properties offer prime downtown locations and amenities as well as the opportunity to create your own physical work environment.



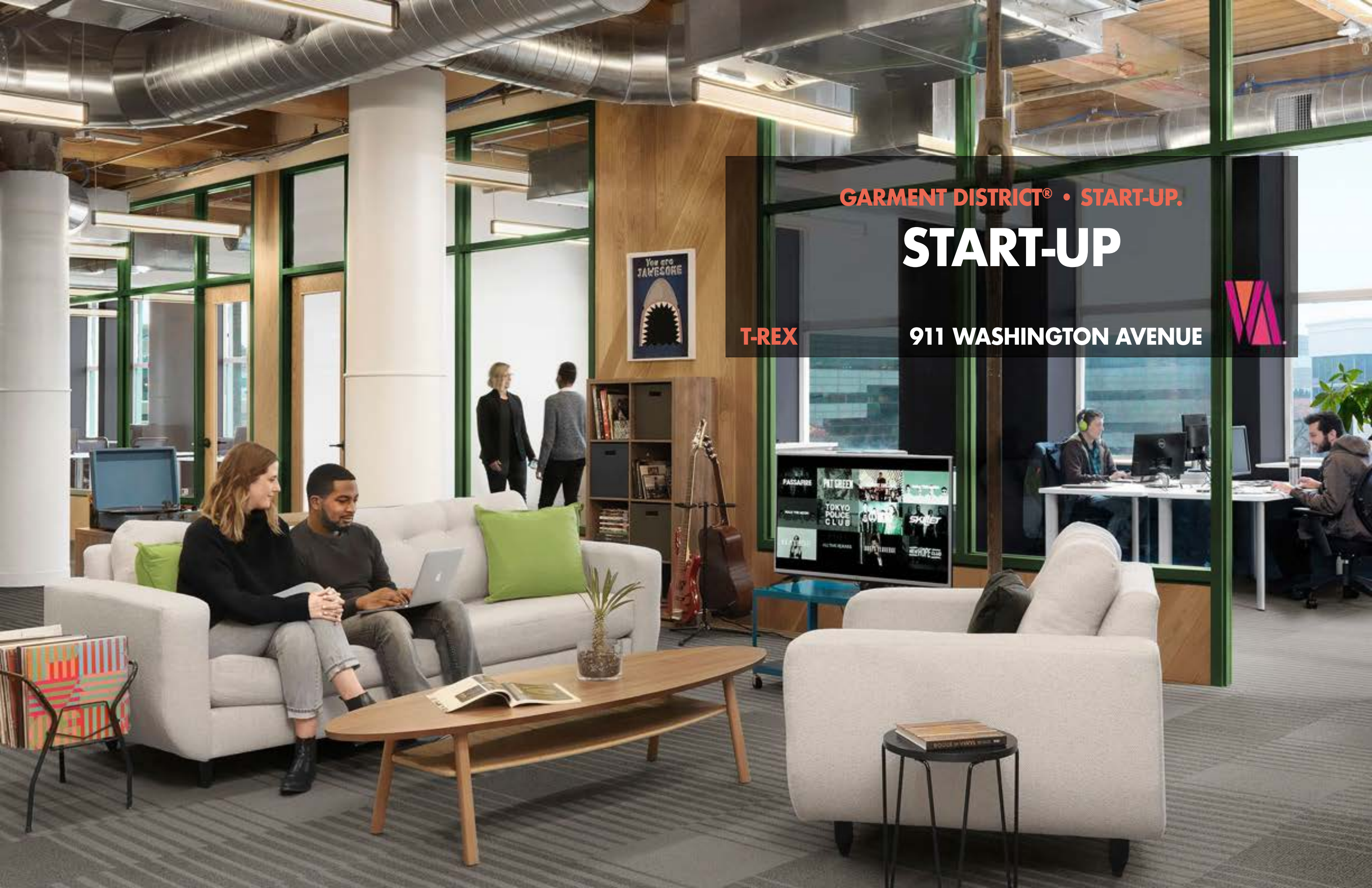


GARMENT DISTRICT® • START-UP.

# START-UP

T-REX

911 WASHINGTON AVENUE







**ENTREPRENEURSHIP IS A RELENTLESS PURSUIT. THOSE WHO RISK IT ALL TO START SOMETHING TRULY ORIGINAL ARE SOME OF THE **BRAVEST** AND THE **BOLDEST** AMONG US.**

**THE **GARMENT DISTRICT**® CONNECTS ENTREPRENEURS TO WORK SPACE AND CAPITAL THROUGH T-REX & ARCH GRANTS.**





**ENTREPRENEURIAL BELIEVERS AND BUILDERS ARE AT THE CORE OF WHAT ARCH GRANTS STANDS FOR: THE UNWAVERING SPIRIT OF BIG IDEAS AND A COMMUNITY THAT RALLIES BEHIND THE ENTREPRENEURS WHO PURSUE THEM. ARCH GRANTS CHAMPIONS THE BOLD BECAUSE THEY BELIEVE THAT TOGETHER, WE CAN CREATE THE FUTURE THAT WE CAN NOW ONLY IMAGINE.**

**ARCH GRANTS DISRUPTED THE STATUS QUO OF ECONOMIC DEVELOPMENT IN 2012 WITH A MISSION TO TRANSFORM THE ECONOMY – IN ST. LOUIS AND THROUGHOUT THE WORLD – BY ATTRACTING AND RETAINING EXTRAORDINARY ENTREPRENEURS.**

**THROUGH THEIR UNIQUE AND GROUNDBREAKING GLOBAL STARTUP COMPETITION MODEL, ARCH GRANTS PROVIDES \$50,000 EQUITY-FREE GRANTS AND ACCESS TO AN ECOSYSTEM OF RESOURCES, HELPING EARLY-STAGE STARTUPS GROW AND SCALE. ARCH GRANTS' PROGRAM IS A BEACON FOR ENTREPRENEURS GLOBALLY, DEVELOPING THE NEXT GENERATION OF EMPLOYERS, CIVIC LEADERS, AND PHILANTHROPISTS FOR THE ST. LOUIS REGION.**



**T-REX IS A NON-PROFIT INNOVATION AND ENTREPRENEUR DEVELOPMENT CENTER DEDICATED TO STRENGTHENING THE ECONOMIC VITALITY OF ST. LOUIS, ONE STARTUP AT A TIME. LIKE A MAGNET, T-REX ATTRACTS INNOVATION TO OUR CORE DOWNTOWN REGION. A COWORKING SPACE, TECHNOLOGY INCUBATOR, AND ENTREPRENEUR RESOURCE CENTER; WE OFFER AN ECOSYSTEM WHERE IDEAS ARE CONCEIVED, BROUGHT TO FRUITION, AND GIVEN ROOM TO GROW. WE'VE WORKED TO CREATE AN ENVIRONMENT THAT SERVES AS A NETWORK OF CREATIVITY AND SUPPORT, WHERE ABSTRACTION FINDS CLARITY IN THE MIDST OF A COLLECTION OF BRIGHT AND DEDICATED MINDS. HOVERING ABOVE A VIVACIOUS, ANIMATED CITY, WE'RE NOW HOME TO A GROWING COMMUNITY OF WELL OVER 400 FOUNDERS, DEVELOPERS, DESIGNERS, MENTORS, EDUCATORS & MORE.**



**T-REX**



**GARMENT DISTRICT® • VENUES.**

**STAND OUT WITH  
OUR VENUES**







**GARMENT DISTRICT® • VENUES**

**WINDOWS ON WASHINGTON  
1601 WASHINGTON AVE**



**CITY MUSEUM  
750 N 16TH ST**

**MARRIOTT  
RENAISSANCE GRAND  
800 WASHINGTON AVE**





**GARMENT DISTRICT® • VENUES**

**LUMEN ST. LOUIS  
2201 LOCUST ST**

**MARRIOTT  
RENAISSANCE GRAND  
800 WASHINGTON AVE**



**GARMENT DISTRICT® • BEAUTY.**

# **SPA-LIKE AMENITIES ABOUND**

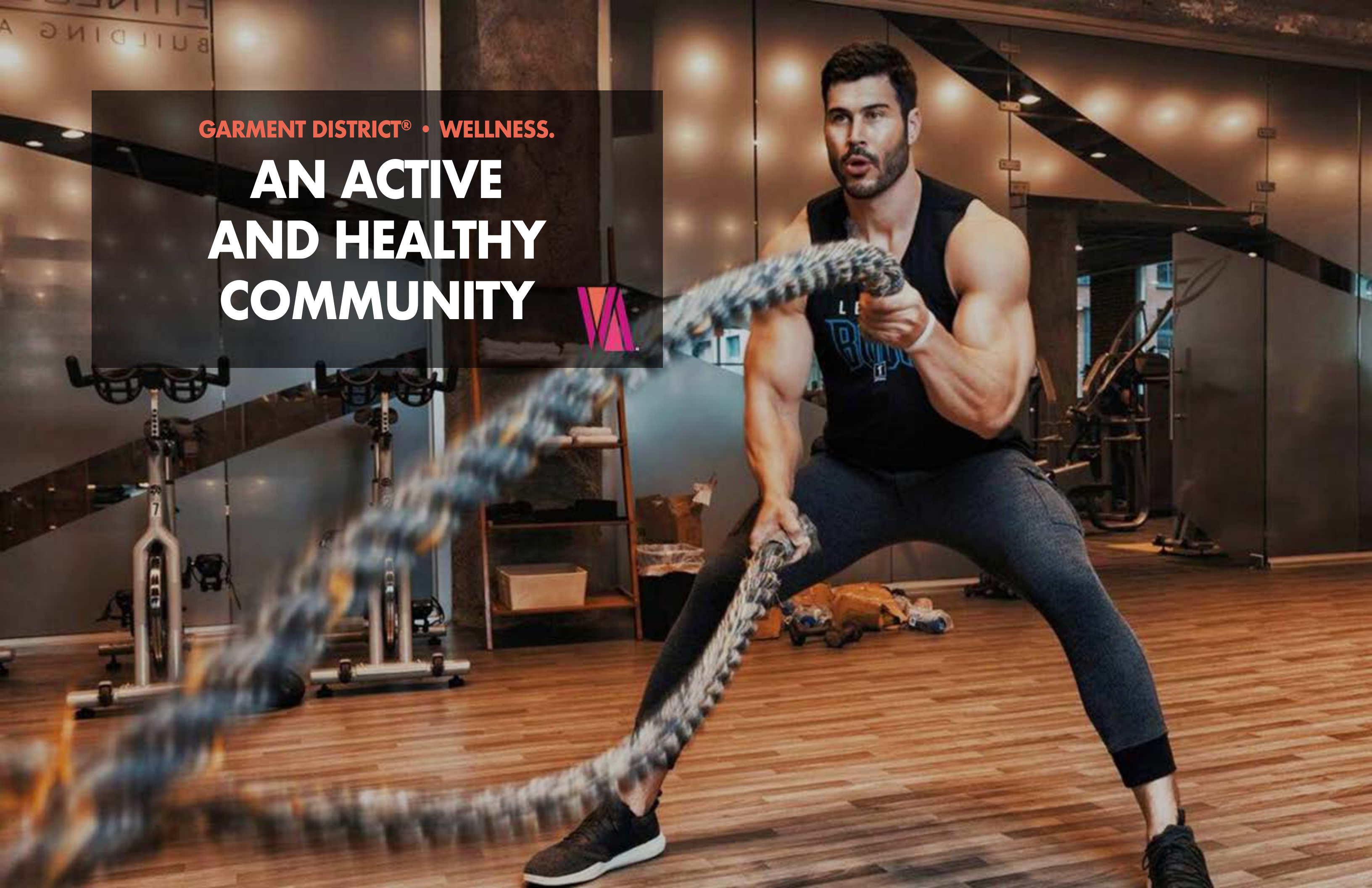
**INDEPENDENT, LOCALLY-OWNED,  
SPA-LIKE AMENITIES ARE PLENTIFUL  
IN THE GARMENT DISTRICT®.  
WHETHER IT'S A CHEMICAL-FREE  
MANI-PEDI AT SONDER LUSH NAIL  
STUDIO, A SWIM IN A  
MEMBERSHIP-ORIENTED POOL LIKE  
21C MUSEUM HOTEL'S, OR A  
MASSAGE AT A HOTEL, WE HAVE  
YOUR NEEDS COVERED. THERE ARE  
ALSO MANY HAIR & MAKE-UP  
SALONS CONVENIENTLY LOCATED  
THROUGHOUT THE  
NEIGHBORHOOD.**





GARMENT DISTRICT® • WELLNESS.

# AN ACTIVE AND HEALTHY COMMUNITY







**YMCA**  
**AT THE MX**  
605 LOCUST ST



**BIG FITNESS**  
**PERSONAL TRAINING**  
1904 WASHINGTON







**GARMENT DISTRICT® • NEARBY.**

# **THE CENTER OF ALL THE ACTION**







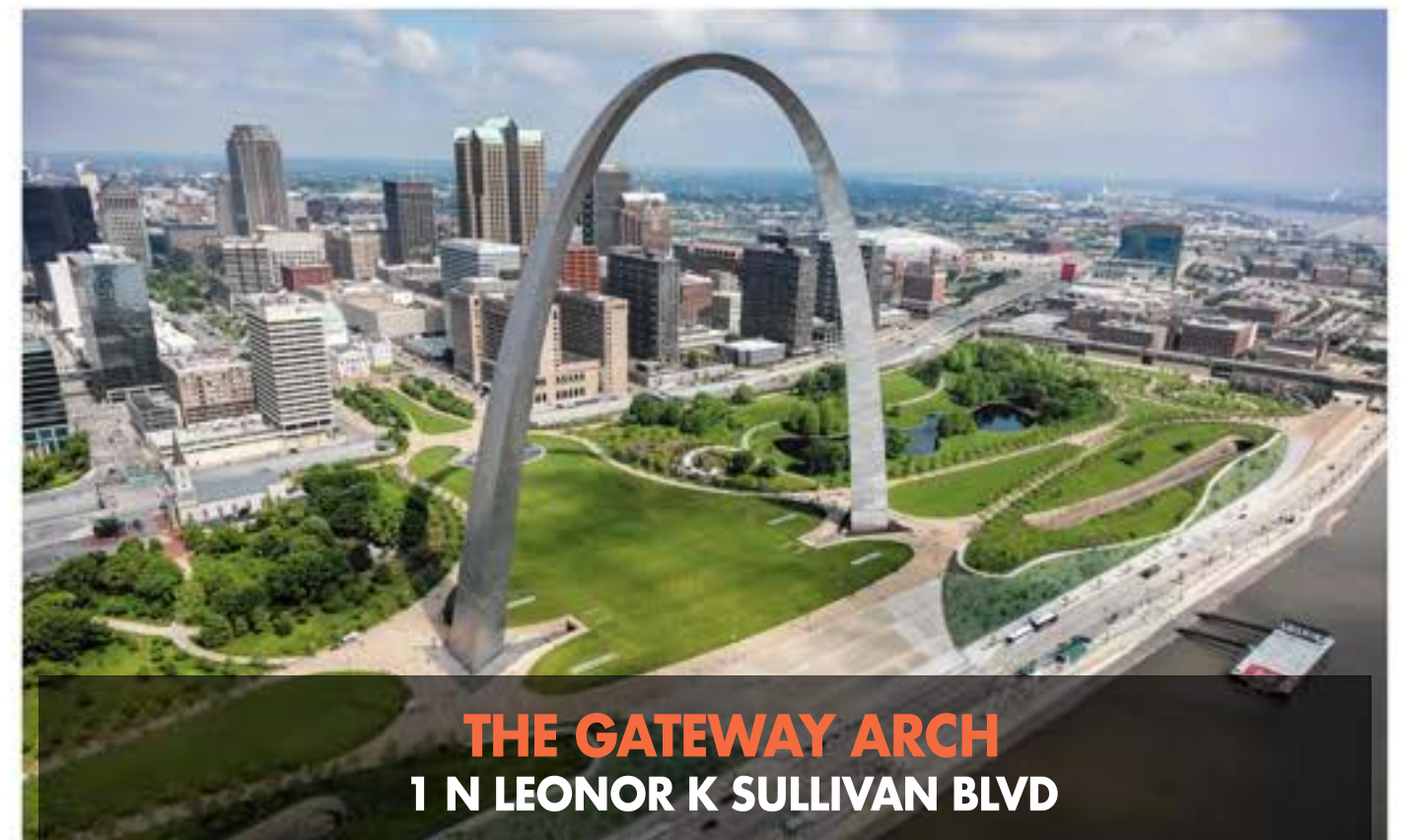
**THE WHEEL**  
201 SOUTH 18TH ST



**BALLPARK VILLAGE**  
601 CLARK AVE

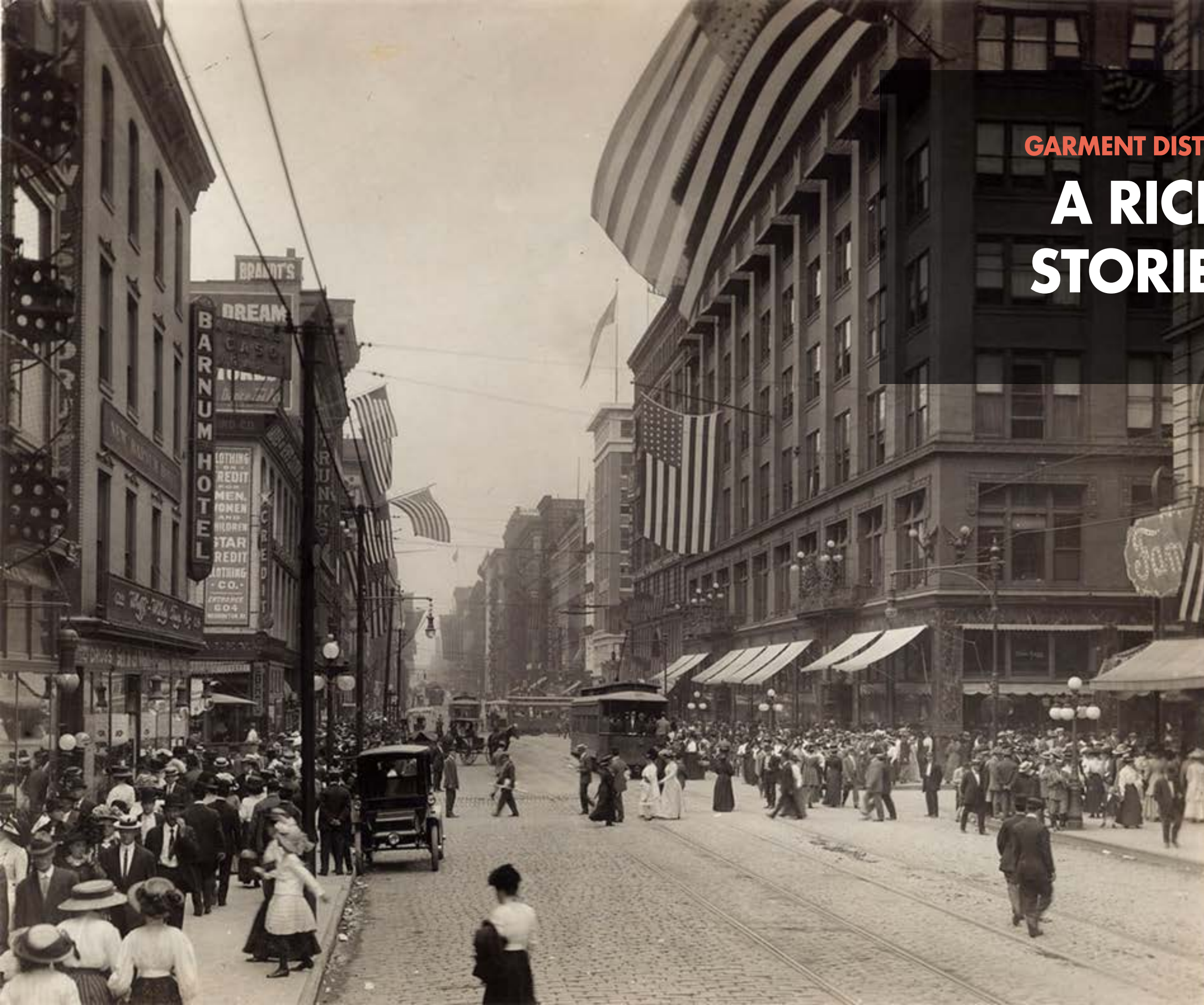


**THE ST. LOUIS AQUARIUM**  
201 SOUTH 18TH ST



**THE GATEWAY ARCH**  
1 N LEONOR K SULLIVAN BLVD





**GARMENT DISTRICT® • HISTORY.**

# A RICH AND STORIED PAST



Washington Avenue has been a center for living, manufacture, design, and innovation since the 19th century. Between the late 1800's and WWII, St. Louis was second to only New York in garment manufacturing.



**GARMENT DISTRICT® • FASHION & ALUM.**

# **FASHION: HISTORY & INNOVATION**







**ST. LOUIS FASHION FUND**



**SUMMERSALT**



**AUDRA**



**LEVINE HAT CO.**



**GARMENT DISTRICT® • MUSEUMS.**

# **EXPERIENCE FAMOUS SITES & NEW FAVORITES**





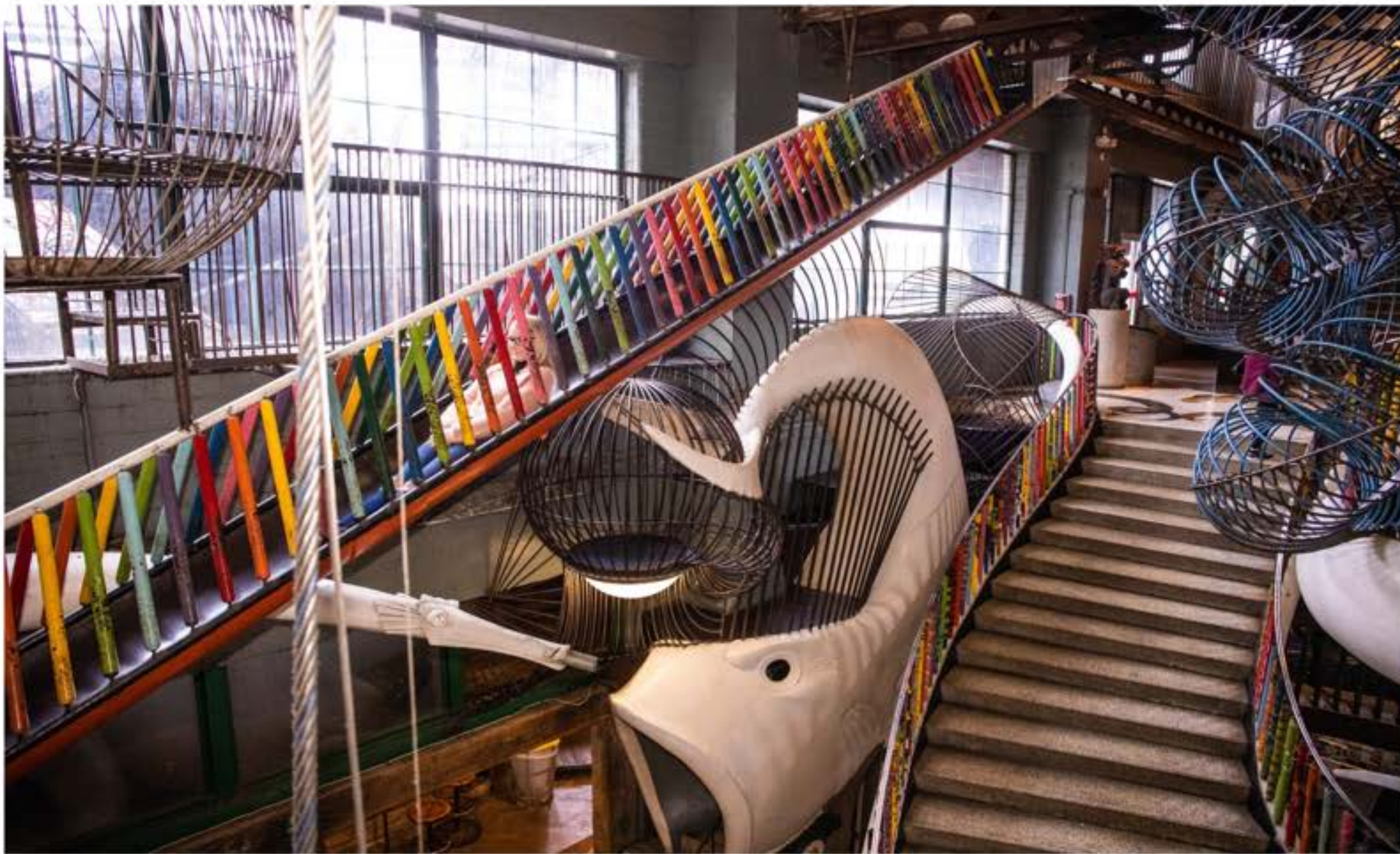
**GARMENT DISTRICT® • BLUES.**

# **A RICH MUSICAL HISTORY**



**THE BLUES MUSEUM**  
**615 WASHINGTON AVENUE**





**CITY MUSEUM**  
1117 WASHINGTON AVE

**BLUES MUSEUM**  
615 WASHINGTON AVE

**CAMPBELL HOUSE  
MUSEUM**  
1508 LOCUST ST





**[WWW.WASHINGTONAVENUE.COM](http://WWW.WASHINGTONAVENUE.COM)**

