

CENTRAL WEST END | SEPTEMBER 2020

1 4210 Duncan/Cortex Garage

Status: Under construction

Expected Completion: 2021

Development: An 8-story, 320,000 sf office/lab center will rise on what was a surface parking lot. Included with the project is a 667 stall garage completed last May to serve this and several other Cortex buildings. A Phase II garage expansion will be built next to this one concurrently with the office/lab center.

Investment: \$130 million (est.)

2 4301 Maryland

Status: Under construction

Expected Completion: Unknown

Development: A two-unit townhome is under construction on this site and will act as Phase II for this project. Previously a six-unit apartment building was proposed.

Investment: \$1.8 million (est.)

3 AC Hotel

Status: Under construction

Expected Completion: Spring 2021

Development: 192-room AC hotel by Marriott next to the Chase Park Plaza. Construction is currently underway.

Investment: \$40 million (est.)

4 One Hundred

Status: Under Construction

Expected Completion: Summer 2020

Development: 36-story, 385 ft. high rise apartment complex with 316 apartments and 2,000 sf of ground floor retail. **Construction is nearing completion and the first residents have begun to move in.**

Investment: \$130 million (est.)

5 Element by Westin

Status: Under construction

Expected Completion: 2020

Development: 8-story, eco-conscious hotel with 153 extended stay rooms, 10,000 sf retail space and a rooftop lounge. Approved for 10 years of 75% tax abatement plus five years of 50% tax abatement. Construction is currently underway. **Opening date has been moved from the end of October to a yet unnamed date in November.**

Investment: \$25 million (est.)

6 City Foundry

Phase 1

Status: Under Construction

Expected Completion: 2020

Development: 48,000 sf food Hall including retail stalls, 511-space parking structure, surrounded by office and retail space along a pedestrian corridor. Alamo Drafthouse, Punch Bowl Social, and Fassler Hall, a German beer hall, announced as anchor tenants. As of July, shell construction is complete. Orion Genomics, Great Rivers Greenway, and Bullhorn have each moved into the office space component, occupying 95% of the available 40,000 sf of office space. Opening the retail component has been delayed given the pandemic.

Investment: \$135 million

Phase 2

Status: Planned

Expected Completion: Unknown

Development: 22,000 sf of retail, 2 5-story office bldgs (130,000 sf), 400-space parking garage, 46,000 sf movie theater and restaurant.

Currently lining up financing

Investment: \$97 million (est.)

7 Washington University Medical Center Neuroscience Center

Status: Under construction

Expected Completion: Fall 2023

Development: The Washington University Medical Center is building a new neuroscience building to centralize brain research and inspire collaborations. More than 900 researchers and staff will move into the 609,000 sf building once completed. The facility will include a 1,860 space parking garage (built to serve both this and neighboring facilities), event space, a seminar room, food service, and bike storage.

Investment: \$616 million

8 West Village Town Homes

Status: Under construction

Expected Completion: Summer 2020

Development: Six luxury town homes will be built on what is currently a vacant lot. Each unit will be three stories tall with underground, two-car garages and cost between \$700,000 and \$1 million. Other amenities include rooftop terraces, high ceilings, an elevator, and a balcony off the second floor living room.

Investment: Unknown

9 Third Degree Glass Factory Owned Maker Space

Status: Under construction

Expected Completion: Unknown

Development: Third Degree Glass Factory is slated to invest in additional maker space with a new facility across Lake Street from their glass factory.

Investment: Unknown

10 Armory

Status: Under construction

Expected Completion: Unknown

Development: Hotel, parking garage, offices, restaurants, and a spa facility. 10-year tax abatement followed by 5- years at 50%. \$11.84 million in State & Federal historic tax credits. The building is currently undergoing demolition.

Investment: \$82.2 million (est.)

11 Cortex Phase 3

Status: Complete/Under construction/Planned

Expected Completion: Hotel - Spring 2020; other components - unknown

Development: Phase III currently includes a 150-room Aloft hotel, approx. 20,000 sf of street-level retail, 180,000 sf technology and lab building, 13,500 sf innovation hall. The hotel is complete and is now accepting guests. The restaurant accompanying the hotel, Wasabi@Cortex, will open sometime in Q4 of 2020.

Investment: \$170 million (est.)

12 Artizen

Status: **Delayed (Under Construction)**

Expected Completion: Fall 2020

Development: A vacant lot is being converted into 13 contemporary townhouses priced between \$550,000 and \$950,000. Each unit will have 2-3 car garage, most will have roof decks or balconies. Each unit has been named for a well-known artist. Currently five are reserved for purchase. **Construction is currently delayed.**

Investment: \$6.95 million

13 New Project

Status: Planned

Expected Completion: Unknown

Development: Previously planned to be an apartment complex, this project is being reimagined into something different.

Investment: Unknown

14 4545 Laclede

Status: Proposed

Expected Completion: Unknown

Development: Koman Group plans to develop a 200-unit residential project on the site of a current apartment building. The current building on the site, known as Park East Apartments, contains only 47 apartments and would be demolished. The proposed building will be seven stories, including two stories of garage parking. A \$2m building permit application was submitted for the development in late August.

Investment: \$50 million

15 Hotel Indigo

Status: Planned

Expected Completion: Unknown

Development: Currently a Holiday Inn, this hotel is being renovated by Abbott Properties and converted to a Hotel Indigo.

Investment: Unknown

16 Third Degree Glass Factory Expansion

Status: Complete

Expected Completion: Spring 2020

Development: Third Degree Glass Factory is expanding their facility on Delmar Blvd. The expansion will be built on the lawn between the current building and the parking lot. Construction is now complete.

Investment: \$730,000 (est.)

17 Balke Brown Transwestern Apartments

Status: **CANCELLED**

Expected Completion: N/A

Development: A 146-unit, seven story apartment building was proposed to be built this site. The project has been cancelled.

Investment: \$40 million (est.)

18 Cortex Apartments

Status: Proposed

Expected Completion: Summer 2021

Development: A 262-unit apartment building will be built on what is currently a surface parking lot. The six-story building will include a 515-stall parking garage and 10,000 sf of retail along Duncan and Boyle.

Investment: \$50 million (est.)

19 Hope Lodge

Status: Under Construction

Expected Completion: Q4 2020

Development: A complex containing offices of the American Cancer Society and Hope Lodge, a long-term hotel for families of those receiving cancer treatments, is being reformatting. The office component will become the Hope Lodge component and will see a significant remodel.

Investment: Unknown

