

CENTRAL WEST END | DECEMBER 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. Currently this project is on hold.

Investment: \$130 million (est.)

2 4301 Maryland/361 N Boyle Townhomes

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. **A \$700k building permit has been issued for the four townhomes on 361-367 N Boyle.**

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 City Foundry

Phase 1

Status: Complete

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: The expansion along Vandeventer Ave will add 282 apartment units, 60,000 sft of office space, 20,000 sft of retail, and a 490-space parking structure.

Investment: \$115 million

5 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

6 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

7 Rec Hall

Status: Under construction

Expected Completion: Unknown

Development: The Armory is slated to become home to a new entertainment venue called Rec Hall that pairs pickleball, pingpong, cornhole, and other backyard games with drinks and food. Eventually, Green Street hopes to add a rooftop bar and basement space for seasonal events. The city passed a tax increment financing package that could have been worth up to \$8 million and Green Street has already spent about \$15 million to clean up and secure the exterior of the building. **Rec Hall is expected to open in Summer 2021.**

Investment: \$24 million (est.)

8 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.)

9 ArtiZen

Status: 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

10 4724 Delmar

Status: Planned

Expected Completion: Unknown

Development: Kingshighway Development has the parcel under contract and plans a new development here.

Investment: Unknown

11 4545 Laclede

Status: Under Construction

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 \$36M building permit has been issued for the project.**

Investment: \$50 million

12 Hope Lodge

Status: Complete

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 reformat. The office component will become the Hope Lodge component and will see a significant remodel.

Investment: Unknown

13 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.)

14 4430-4432 Laclede

Status: Proposed

Expected Completion: unknown

Development: A new home will be built on 4430-4432 Laclede. The proposed 3,686 sft home is designed to be accessible on the first floor with an attached garage. To address the requirements of the Central West End Form-Based Code, it faces Laclede with two stories with a one story and double height space to the rear yard.

Investment: Unknown

15 41 Lindell

Status: Proposed

Expected Completion: Unknown

Development: 254 luxury apartment units with rents being set at \$1200 a month for a studio unit, \$1600 a month for a one bedroom unit, and \$2100 a month for a two-bedroom unit. 1,212sf of retail space is included along with an underground parking garage and surface parking lot at 4141 West Pine for a grand total of 258 spaces. The new building will have a deck on top of the garage in the East-wing of the building that will include a pool, grill area, and outdoor kitchen. Other planned amenities include a fitness room, community room, cyber cafe, game room, package room, bike storage/wash area, and a pet washing area.

Investment: Unknown

