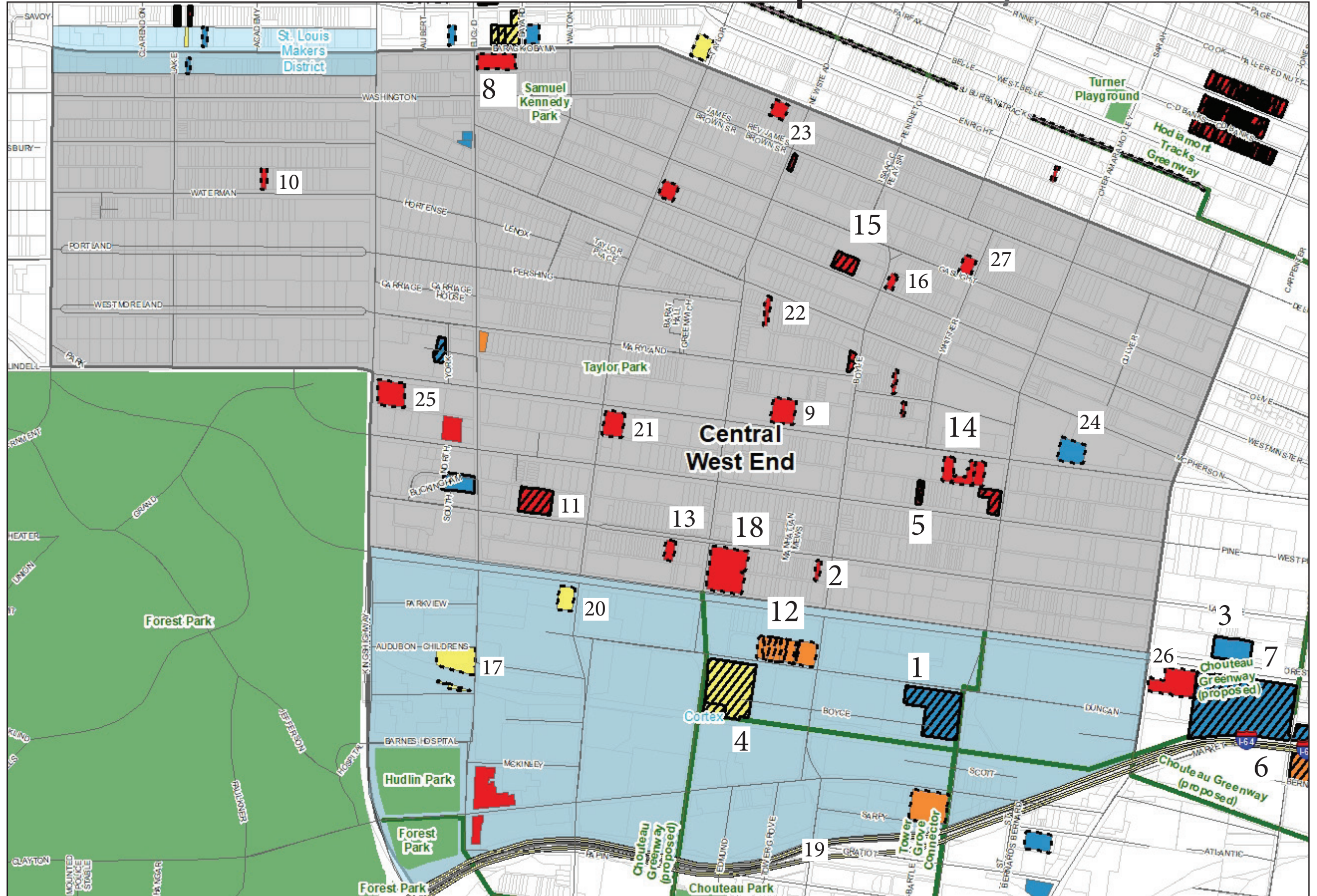


# CENTRAL WEST END | February 2022



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**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 4308 Laclede**  
Status: Planned  
Expected Completion: Unknown  
Development: Site of a proposed new 3-unit townhome.  
Investment: unknown

**3 City Foundry**  
*Phase 2*  
Status: Under Construction  
Expected Completion: Unknown  
Development: The expansion along Vandeventer Ave will add 282 apartment units, 60,000 sft of office space, 17-24,000 sft of retail, and a 492-space parking structure. Construction began in January on the residential component now known as "Vande East." Puttsshack submitted a \$7.6 million building permit in February, 2022.  
Investment: \$138.6 million

**4 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. A \$32M building permit application was issued for structured parking. Additionally, a \$78.8M building permit application was submitted for interior alterations and a \$151M building permit addendum was issued. The project is expected to be completed by July 2023.  
Investment: \$616 million

**5 West Village Town Homes**  
Status: Complete  
Expected Completion: unknown  
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.  
Investment: Unknown

**76Rec 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.  
Investment: \$24 million (est.)



**7 Armory Apartments**  
Status: Planned  
Expected Completion: Unknown  
Development: Green Street Development is planning two apartment towers just east of the Armory, adding 520 market-rate apartments to the neighborhood. Green Street intends to start construction on the first tower in late 2021 and the second in late 2023 or early 2024, and they expect each tower will take about 18 months to build. They are looking for investors now. The first apartment went before the Planning Commission in Feb.  
Investment: \$160M

**8 The Bridge**  
Status: Planned  
Expected Completion: Unknown  
Development: The Bridge will include 155 luxury apartments, 10,000 sf of retail, a pool, courtyard, roof-top patio, and fitness center. It will contain 34 efficiency units, 104 one-bedroom units, and 18 two-bedroom units. There are 325 structured parking spaces for residents and the general public. The project is projected to cost \$2.88M, funded by TIF.  
Investment: \$2.88M

**9 Engineer's Club Redevelopment**  
Status: Planned  
Expected Completion: Unknown  
Development: Proposed redevelopment into 200 unit apartment including historic architectural elements.  
Investment: Unknown

**10 5095 Waterman Blvd**  
Status: Planned  
Expected Completion: Unknown  
Development: \$350k building permit issued for rehab  
Investment: \$250K

**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 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. According to the project schedule, site preparation will begin in August, and construction will be complete by the end of June 2023.  
Investment: \$50 million (est.)

**13 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.  
Investment: Unknown

**14 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.  
Investment: Unknown

**15 4341 Westminster**  
Status: Under Construction  
Expected Completion: Unknown  
Development: Proposed site of a new 4-unit condominium building.  
Investment: Unknown

**16 4341 Westminster**  
Status: Proposed  
Expected Completion: Unknown  
Development: Proposed site of a new duplex.  
Investment: Unknown

**17 Steven & Susan Lipstein BJC Institute of Health**  
Status: Planned  
Expected Completion: Unknown  
Development: \$40M building permit application submitted to add 6 floors to 425 S Euclid Ave.  
Investment: \$40 M

**28 Park Place Apartments**  
Status: Planned  
Expected Completion: Unknown  
Development: An \$8M building permit application has been issued for rehabbing the apartment building at 4399 Forest Park Ave. The apartments will remain low-income and part of the Section 8 program. The renovation will receive state and federal LIHTC, and \$35.5M in tax-exempt multifamily housing revenue bonds.  
Investment: \$59 million

**19 Cortex K and MX**  
Status: Planned  
Expected Completion: Unknown  
Development: KDG Development proposes a 3-part project on approximately 20 acres bounded by S Boyle Ave, Clayton Ave, S Sarah St, MetroLink tracks, and I-64. The first sub-project is Cortex MX; a 7-story, 160-unit apartment building with 18,500 sf of office space and 2,150 sf of retail. The second sub-project is Cortex K, a 125,000 sf office building with 7,000 sf of retail. The last sub-project is a parking garage with approximately 610 spaces. The developer is seeking \$14M in TIF assistance for the project.  
Investment: \$99M

**20 Siteman Cancer Center**  
Status: Planned  
Expected Completion: 2024  
Development: WUSM is planning a 9cancer center at Forest Park and Taylor Avenues. The building will include five floors of clinic space, one floor of office space, and a 430-space parking garage for patient parking. The project will also involve street improvements.  
Investment: \$99M

**21 4490 Lindell**  
Status: Planned  
Expected Completion: Unknown  
Development: Lux Living proposed a 7-story, 151 unit apartment building at the Optimist International site. Most recent proposal went before the Preservation Board in February.  
Investment: Unknown

**22 4384 McPherson**  
Status: Planned  
Expected Completion: Unknown  
Development: A \$550k building permit application has been submitted for a new construction single-family home.  
Investment: Unknown

**23 4414 Delmar Blvd**  
Status: Planned  
Expected Completion: Unknown  
Development: Single family construction permit issued.  
Investment: \$300,000

**24 Arby's Expansion**  
Status: Planned  
Expected Completion: Unknown  
Development: \$200k building permit issued for alterations to the Arby's at 4021 Lindell.  
Investment: \$200K

**25 Albion West End**  
Status: Planned  
Expected Completion: Unknown  
Development: The proposed Albion West End apartment tower at Lindell and North Kingshighway boulevards would be built next to the across the street from Chase Park Plaza.  
Investment: Unknown

**26 The Marshall**  
Status: Planned  
Expected Completion: Unknown  
Development: Aptitude Development has submitted a rezoning petition to rezone the property from Type J: Unrestricted to Type H: Area Commercial. This developer is planning on a 192 apartment building with 509 beds and 282 parking spaces.

**27 4206 Olive**  
Status: Planned  
Expected Completion: Unknown  
Development: AJC Realty Partners submitted permit application for eight townhomes.  
Investment: \$1.35M