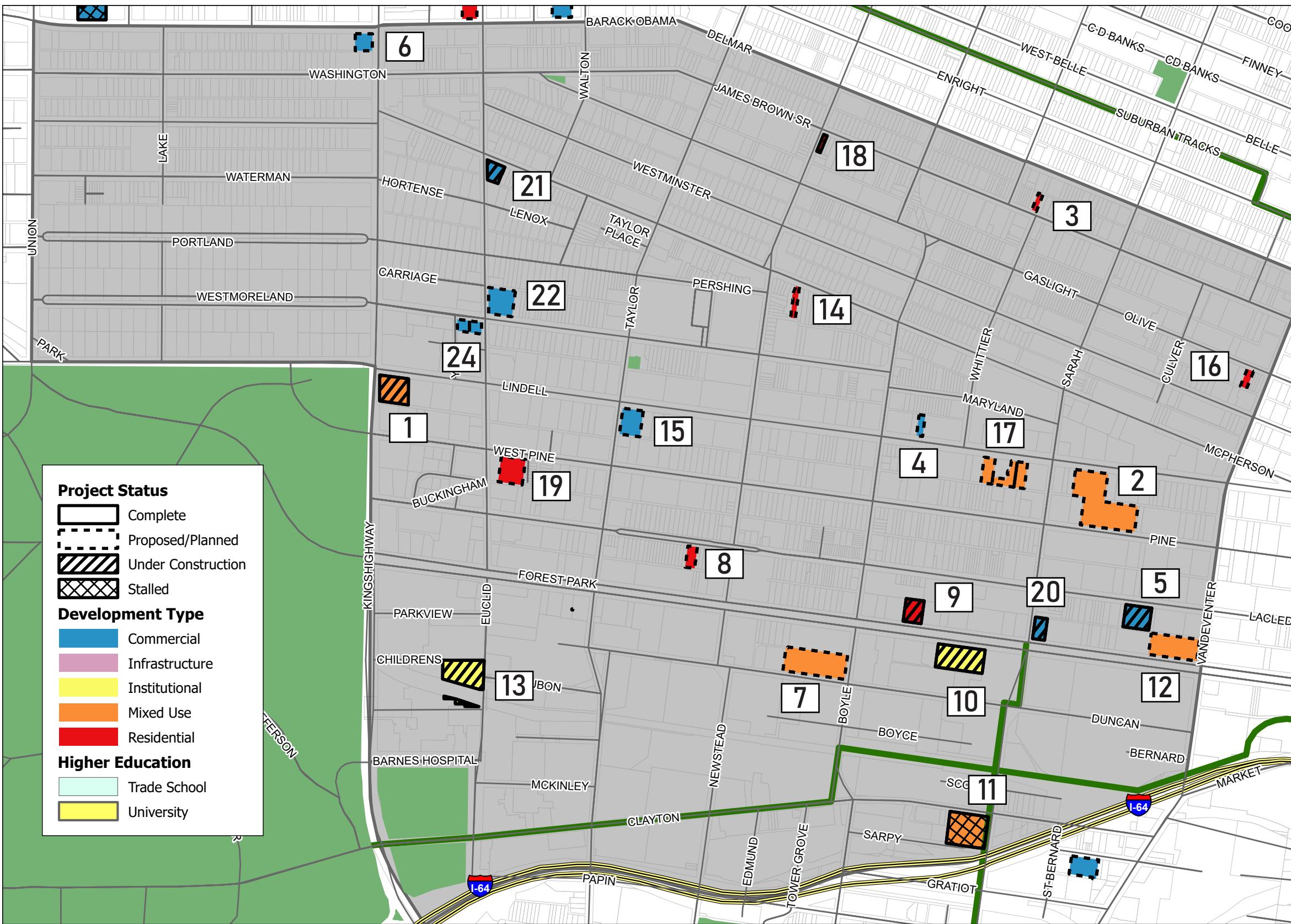


# Central West End | December 2025



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## 1: Albion West End

Status: Under Construction

Expected Completion: Unknown

Development: The proposed Albion West End apartment tower at 4974 Lindell Blvd would be built next to the 100 Above the Park luxury apartment tower & St. Regis historical hotel/apartment building. The project is proposed to be 30-stories tall with 293 luxury apartments at the front door of Forest Park. Also featured will be ground-floor retail spaces to create a mixed-use development. After being put on hold for over a year, the project is finally moving forward, with construction commencing in 2025.

Investment: \$145M

## 2: 4050 Lindell Blvd

Status: Proposed

Expected Completion: Unknown

Development: Local developers Sansone & Steadfast City have Lindell Red Cross property under contract & plan to renovate it into 109 apts + 166 new construction units on surface lot facing West Pine. The plan has not been enacted, and as of December 2025, the building is marked with a "For Sale" sign.

Investment: Unknown

## 3: 4175 Washington Blvd

Status: Proposed

Expected Completion: Unknown

Development: A single family home is set to be built on a plot of vacant land at 4175 Washington Blvd. A \$325K building permit was submitted in early August 2025, and the project is currently pending.

Investment: \$325K

## 4: 4235 Lindell Blvd

Status: Planned

Development: A building permit was submitted in June 2025 for the development of a 13 room hotel at this location. There are some signs of early activity on this project. As of December 2025, construction has not yet begun.

Investment: \$462K

## 5: Carriage Works

Status: Under Construction

Expected Completion: Winter 2025/Summer 2026

Development: Developer CW Laclede LLC was granted a building permit for \$500,000 in interior and exterior alterations to convert this former carriage manufacturer to office and retail space. Construction is underway, and so far, has included new windows and doors for both buildings. The exterior is complete, and the interior work is nearing completion as of December 2025. Additionally, a Mexican restaurant called "Chico Bueno" is planned to open within the Carriage Works space in Summer 2026. Original completion was set for Spring 2026, but delays in permits and staffing have pushed the opening to May or June.

Investment: \$122K+

## 6: Makers District East Gateway

Status: Planned

Expected Completion: Unknown

Development: Developers plan to replace this strip center with a new entry plaza to the Makers District. This location was greatly impacted by the tornado in May 2025, so work will likely be stalled going forward.

Investment: Unknown

## 7: Cortex Apartments

Status: Planned

Expected Completion: Unknown

Development: A 262-unit apartment building will be built on what is currently a surface parking lot. The six-story building would include a 515-stall parking garage and 10,000 sqft of retail along Duncan and Boyle. Cortex planned to start construction Q1 of 2025, but as of December, progress has not begun.

Investment: \$50M

## 8: 4430-4432 Laclede Ave

Status: Proposed

Expected Completion: Unknown

Development: A new home will be built on 4430-4432 Laclede. The proposed 3,686 sqft home is designed to be accessible on the first floor with an attached garage. Project may be stalled, given lack of construction thus far

Investment: Unknown

## 9: Independent Center Senior Apartments

Status: Under Construction

Expected Completion: 2026

Development: A new 4-story apartment building for seniors is under construction by the Independence Center and ND Consulting Group at 4221 Forest Park Ave. It will contain 38 apartments, 34 of which will be reserved for tenants with low-income salaries. Construction is on-going as of December 2025.

Investment: \$11M+

## 10: Goodwill Building Redevelopment

Status: Under Construction

Expected Completion: Unknown

Development: Washington University is currently in the process of renovating what used to be the local headquarters of Goodwill at 4140 Forest Park Avenue into a hub for bioscience startups, branded as "Catalyst." Led by the Tarlton Corporation, A \$27M building permit was issued in March 2024 and construction is underway as of December 2025.

Investment: \$100M+

## 11: Cortex K and MX

Status: Stalled

Expected Completion: Early 2027

Development: KDG Development has proposed a 3-part project on approximately 20 acres bounded by Boyle, Sarah, the MetroLink tracks, and I-64. This development, Cortex K, will contain office, residential and parking space alongside pedestrian improvements. The main office complex will be comprised of a 125,000 sqft office building with 7,000 sqft of retail and a 610 space parking garage. The adjacent apartment building – Cortex MX – will contain 160 units spread over 7 stories, 18,500 sqft of office space, and 2,150 sqft of retail. The developer has sought \$14M in TIF assistance. A \$27M building permit application was submitted for the first project in March 2023. Construction was set to begin early 2025, but appears to have not begun as of December 2025.

Investment: \$99M

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## 12: Air St Louis

Status: Proposed

Expected Completion: Unknown

Development: DMG Investments, a New York-based real estate firm plans to develop apartments at 3901 Forest Park Ave. The proposed \$25 million project, called "Air St. Louis," is still in its early stages, with a zoning-only permit filed in August. Preliminary plans include ground-floor retail and multiple floors of apartment. Currently, the site is used as a makeshift park, and there are no signs of progress on the proposed development, as of December 2025.

Investment: \$25M

## 13: Steven & Susan Lipstein BJC Institute of Health Expansion

Status: Under Construction

Expected Completion: 2025

Development: WUSM is adding 6 floors to a its Steven & Susan Lipstein BJC Institute of Health building located at 425 S Euclid Ave next to the Central West End MetroLink station. This expansion will add 160,000 sqft to the existing structure, including a 7,900 sqft infectious disease lab. As of December 2025, the new floors are near completion, though the outdoor plaza is still yet to be renovated.

Investment: \$165M

## 14: 4384 McPherson Ave

Status: Unknown

Expected Completion: Unknown

Development: A \$550k building permit has been issued for a custom new construction single-family home. The most recent building permit was submitted in November 2023. As of December 2025, the plot is marked wth a "For Sale" sign by UIC and Garcia Properties.

Investment: Unknown

## 15: The International Hotel

Status: Proposed

Expected Completion: Unknown

Development: Proposed 7-story, 185-unit apartment building at 4494 Lindell Blvd, modernizing and adding onto the Optimist International Building. The project would includes 3,600 sqft of ground-floor retail space and a 206-space parking garage. However, the Cultural Resources Office has recommended denial due to concerns about preserving the existing building's architectural significance. Project may be inactive as no activity has taken place as of December 2025.

Investment: \$3.5M+

## 16: 3910 Olive St

Status: Planned

Expected Completion: Unknown

Development: A \$690K building permit was issued for a new 3-family home on the Eastern edge of the neighborhood. As of December 2025, construction has not begun.

Investment: \$690K

## 17: 41 Lindell Apartments

Status: Planned

Expected Completion: Unknown

Development: Kansas City-based Garrison and MW Companies are planning 212 apartments over 7 stories at 4120-4144 Lindell Blvd. It will include 1,350 sqft of retail space and 2 levels of parking. The property requires approval for its site plan and tax abatement application. Plans for the project were in place as of late 2024, but as of December 2025, the corresponding buildings are still occupied by various groups and there is no sign of development activity.

Investment: Unknown

## 18: 4376 Washington Blvd

Status: Under Construction

Expected Completion: Unknown

Development: A two story home and detatched garage set to be constructed on a vacant lot. Construction appears to have begun as of April 2025. As of December, the plot has signs advertising the future development, but there is no active construction.

Investment: \$180K

## 19: Pinehouse Apartments

Status: Proposed

Expected Completion: August 2027

Development: The headquarters of the St. Louis chapter of the Boy Scouts of America located at 4568 West Pine Blvd has been sold to Garrison Companies. Garrison plans to turn the property into a seven-story apartment complex called "Pinehouse."

Investment: \$51M

## 20: The Scottish Arms

Status: Under Construction

Expected Completion: December 2025

Development: The Scottish Arms, a pub and restaurant located at 8 S. Sarah Street, reopened this month, announced on Instagram. The location was closed in July 2024, but reopened under the new management led by Marla Hare-Griffin. The restaurant underwent renovations including restoration of 1920s era elements of the building.

Investment: \$13K

## 21: Lapez Mod Mex

Status: Under Construction

Expected Completion: December 2025

Development: Session Taco in the Central West End has closed its doors to make way for a new Mexican restaurant in the same space, located at 398 N. Euclid Avenue. The space will remain closed through December 10th as remodeling is finished. The new restaurant will specialize in "Milagro Modern Mexican" food.

Investment: Unknown

## 23: The Noble Crown

Status: Planned

Expected Completion: March 2026

Development: Located at 300 N Euclid Avenue, the Noble Crown will fill the long-vacant Culpepper's and adjacent FroYo spaces. The development is a partnership between the Saint Louis Chess Club and and restauranteur Kevin Brennan. According to a release, the design includes "subtle nods to the strategic beauty of the [chess] game," with a name that references the king's crown and the "noble" spirit long associated with chess. The main floor will seat 55 guests, with the bar relocated from the east wall to the north wall. Sidewalk seating will accommodate about 40 more diners. The kitchen will occupy the former FroYo space to the east. Downstairs there will be three distinct spaces, including a wine bar, a chef's counter, and a private dining room.

Investment: Unknown

## 24: The Marvel S. Fox

Status: Planned

Expected Completion: March 2026

Development: Located in the 1,850-square-foot space at 2 Maryland Plaza that previously housed Coffee Cartel, The Marvel S. Fox will be a sports bar with a playful backstory. The name comes from the great-grandmother of two of the partners, Marvel A. Fox—who referred to herself as Marvel S. Fox—a moniker Brennan calls "wacky enough to inspire an unconventional bar." The concept has been described as a "sports tavern and fun house," built around classic, low-tech entertainment: steel-tip darts, bar dice, ping pong, and plenty of TV screens.

Investment: Unknown