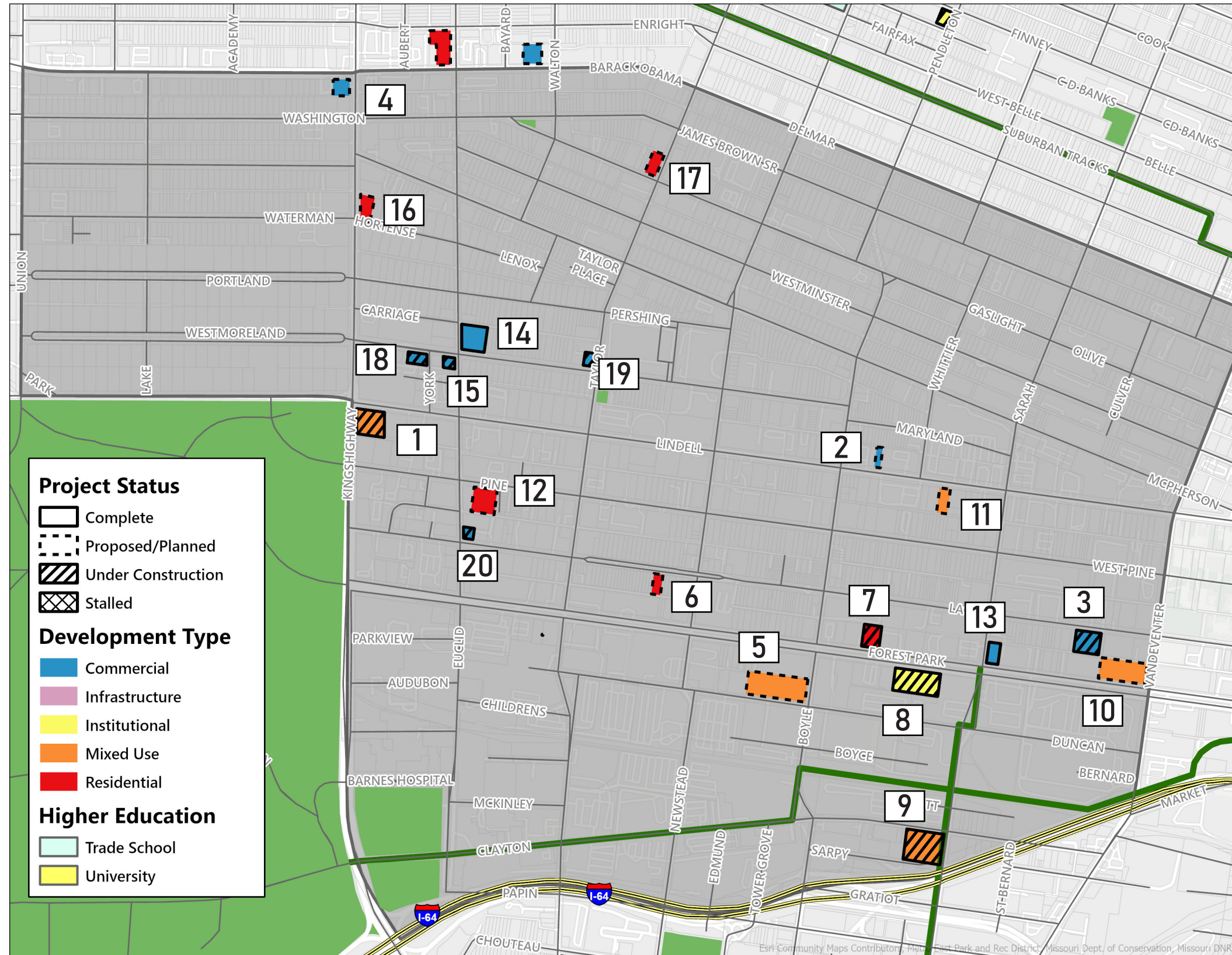


Central West End | May 2026



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1: Albion West End

Status: Under Construction

Expected Completion: 2027

Development: The proposed Albion West End apartment tower at 190 Kingshighway 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 31-stories tall with 300 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: 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 May 2026, construction has not yet begun.

Investment: \$462K

3: 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 May 2026. 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+

4: 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

5: Cortex Apartments

Status: Planned

Expected Completion: 2028

Development: A 174-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 May 2026, progress has not begun.

Investment: \$50M

6: 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

7: 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. As of May 2026, exterior construction appears to be complete while work on the interior continues.

Investment: \$11M+

8: 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 May 2026.

Investment: \$100M+

9: Iris Apartments

Status: Under Construction

Expected Completion: Early 2028

Development: Keeley Properties has broken ground on the Cortex Innovation District’s first new-construction residential project, which has been in the works for years. Located at 4108 Clayton Ave. near the Cortex MetroLink station, the mixed-use development, named Iris, will have ground-floor retail space and 174 apartments, 17 of which will be classified as affordable housing. Keeley first proposed the project in 2021 as a \$99 million, three-building mixed-use development. The firm applied for a construction permit in 2023, but it was never issued. The project is the first phase of a multistage development planned for the 200-acre innovation hub. The second phase of development at the site is slated to add Class A office space and structured parking. Keeley Properties also controls over 2 acres surrounding the Iris development, where additional phased development of tech office and retail space is expected to take place.

Investment: \$37.4M

10: 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 May 2026.

Investment: \$25M

11: 4144 Lindell Boulevard

Status: Proposed

Expected Completion: Unknown

Development: Located at the Lindell Professional Building is a proposal to convert the space into a rehearsal and recording studio as an expansion of the “Metrognome” concept. Construction is slated to begin in Summer 2026. Previous projects at this site have been cancelled.

Investment: Unknown

12: 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

13: The Scottish Arms

Status: Complete

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



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14: The Noble Crown

Status: Complete

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 restaurateur 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. as of May , construction is complete and set to open June 2026.

Investment: Unknown

15: The Marvel S. Fox

Status: Under Construction

Expected Completion: Summer 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

16: Kingshighway Apartments

Status: Planned

Expected Completion: Summer 2027

Development: Pier Property Group has received city approval for revised plans to redevelop the former Reliance Automotive building at 490 N. Kingshighway Boulevard, scaling the long-discussed project down to a \$17.4 million redevelopment that will create 50 apartments within the existing two-story structure. Earlier proposals dating back to 2022 envisioned a five-story addition and as many as 144 units, but rising interest rates, construction costs, and insurance expenses prevented the larger versions from moving forward. The developer is now about 60% through the redesign process and is pursuing state and federal historic tax credits for the updated plan, which will rehabilitate the 51,618-square-foot 1929 building.

Investment: \$17.4M

17: Liberty Hospital Redevelopment

Status: Planned

Expected Completion: Unknown

Development: HDA Architects is planning to redevelop the Liberty Hospital Building at 4500 Washington Boulevard. The structure has been vacant for some time and is one of the few remaining vacant buildings in the Central West End neighborhood. Planned for the building are 31 apartment, a community room dedicated to veterans, and a Recreated Citizens for Community Improvement office as a neighborhood hub.

Investment: Unknown

18: Herman Miller

Status: Under Construction

Expected Completion: Summer 2026

Development: A place where you buy comfortable seats, chairs, desks or cabinets - At 32 Maryland Plaza, Missouri's first ever Herman Miller will be opening. The Modern furniture brand will be at the old Kendra Scott location.

Investment: Unknown

19: Dua Cafe

Status: Under Construction

Expected Completion: July 2026

Development: Replacing the old Ciao Cafe Pizzeria. An Albanian mother and daughter duo are opening up Dua Cafe, it will serve Mediterranean food in the Central West End Neighborhood at 4501 Maryland.

Investment: Unknown

20: Potbelly

Status: Planned

Expected Completion: Summer 2026

Development: The Sandwich Chain store Potbelly's 4th location, and first one in the city. It had been previously vacant since 2021. The roughly 3,200 sq-ft Central West End restaurant the old Einstein Bros. Bagel at 2 N Euclid Ave.

Investment: \$200,000

