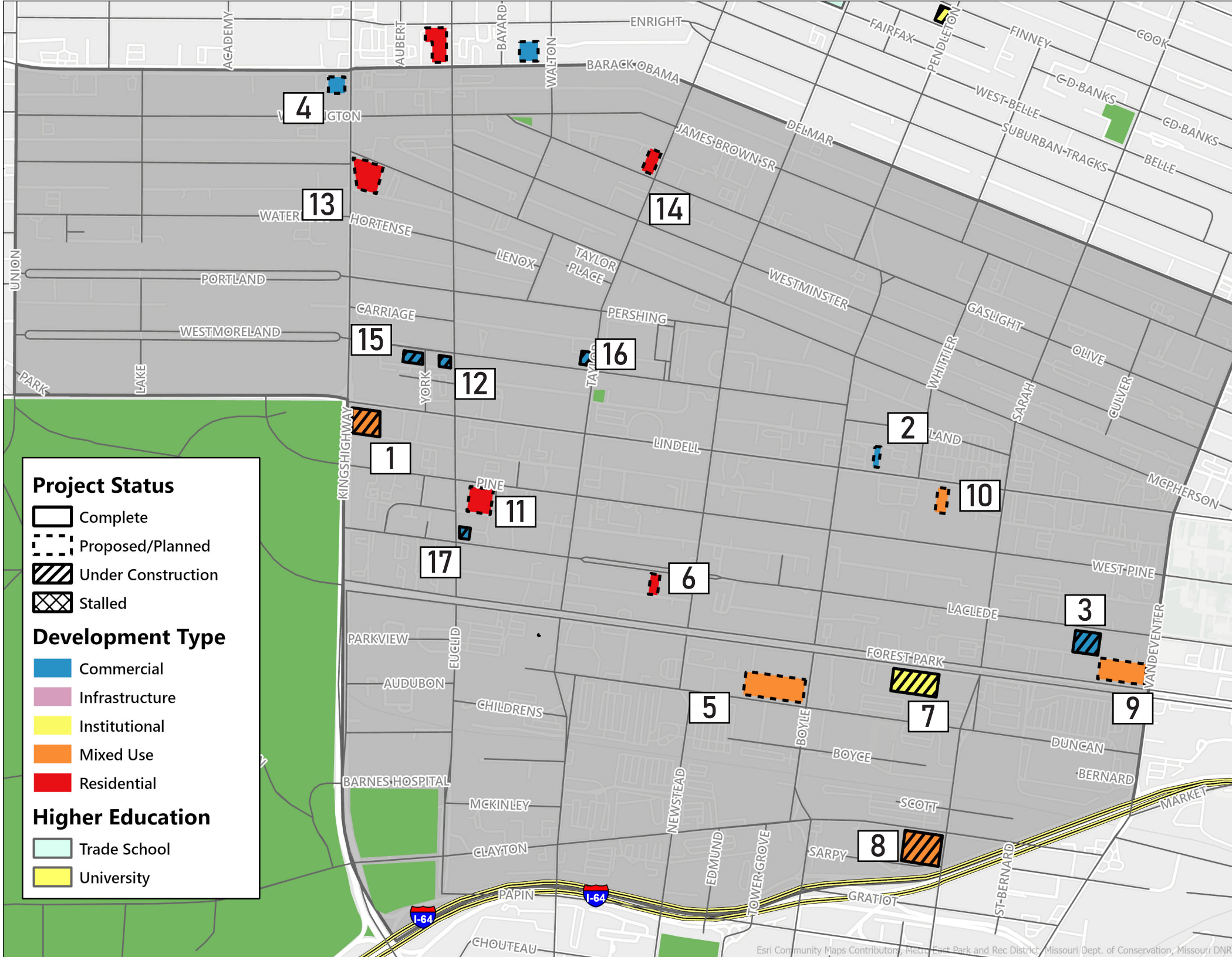


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1: Albion West End
Status: Under Construction
Expected Completion: 2027
Development: The proposed Albion West End apartment tower at 190 Kingshighway Blvd would built next to the 100 Above the Park luxury apartment tower & St. Regis historical hotel/apartment 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 June 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 July or August.
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 July 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: 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 June 2026.
Investment: \$100M+

8: Iris Apartments
Status: Under Construction A
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

9: 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 June 2026.
Investment: \$25M

10: 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

11: 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.” Constructions slated to start around October.
Investment: \$51M

12: 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



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13: Kingshighway Apartments
Status: Planned
Expected Completion: Summer 2027
Development: Pier Property Group has received city approval for revised plans to re-develop 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

14: 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

15: Herman Miller
Status: Under Construction
Expected Completion: Summer 2026
Development: A place where you buy comfortable seats, chairs, desks or cabinents - 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

16: Dua Cafe
Status: Under Construction
Expected Completion: August 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



17: 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