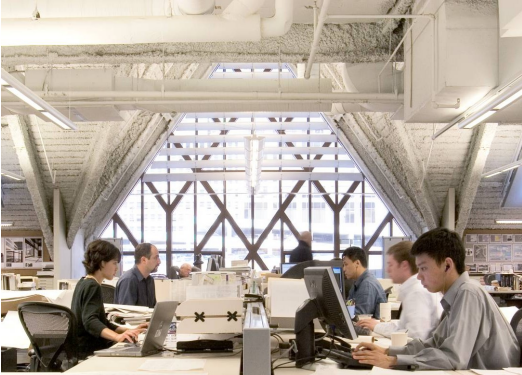




The Center of the Bi-State Region

- Downtown St. Louis is the geographic and economic center of the 18th largest metro area in the United States (population 2.8 million)
- Investment downtown: \$5.0 billion (completed or under construction) since 2000 with \$700+ million currently under construction
- Daily population of 133,000+ with workers, residents, and visitors. Largest office population in the region with 88,000
- Recent development highlights: Lumière Place Casino, Four Seasons Hotel, Gateway Transportation Center, Federal Reserve Bank Expansion, Citygarden, Old Post Office Plaza

DOWNTOWN, ST. LOUIS



Office

- 11 million square feet of Class A and B office space. Largest inventory of contiguous Class A space in the region plus new, creative spaces in historic, mixed-use renovations
- World, national or regional headquarters for Fortune 1000 companies: Ameren, Anthem Blue Cross/Blue Shield, AT&T, Bank of America, CPI Corp., Fleishman Hillard, HOK, Ralcorp, NestlePurina, Peabody Energy, Stifel Financial, U.S. Bank, and Wells Fargo Advisors
- Small businesses grow downtown - 80% of downtown offices have 25 or fewer employees and spur the growth in downtown's employee population

Access

- Central location for customers, employees, and multiple markets
- Convergence of four major interstate highway (I-70, I-64, I-44, I-55).
- Multi-modal transportation hub with train, light-rail, and bus
- Lambert-St. Louis International Airport is 15 minutes from downtown
- Close to substantial and growing employment base in Southern Illinois
- St. Louis is the 2nd largest inland port and 3rd largest rail center in the US
- Future high speed rail to Chicago

Retail & Entertainment

- 150+ new shops, restaurants and services (400,000 square feet) open since 2003
- Home to the Gateway Arch, Busch Stadium, City Museum, Edward Jones Dome, Scottrade Center, Union Station and other attractions and events

Residential

- \$1.4 billion (spent or committed) and 64 new residential properties (4,400 units opened)
- 12,500 residents in downtown; 5,000 new residents added since 2000



Top to bottom: Deloitte building, HOK in Metropolitan Square, Cannon Design building



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