

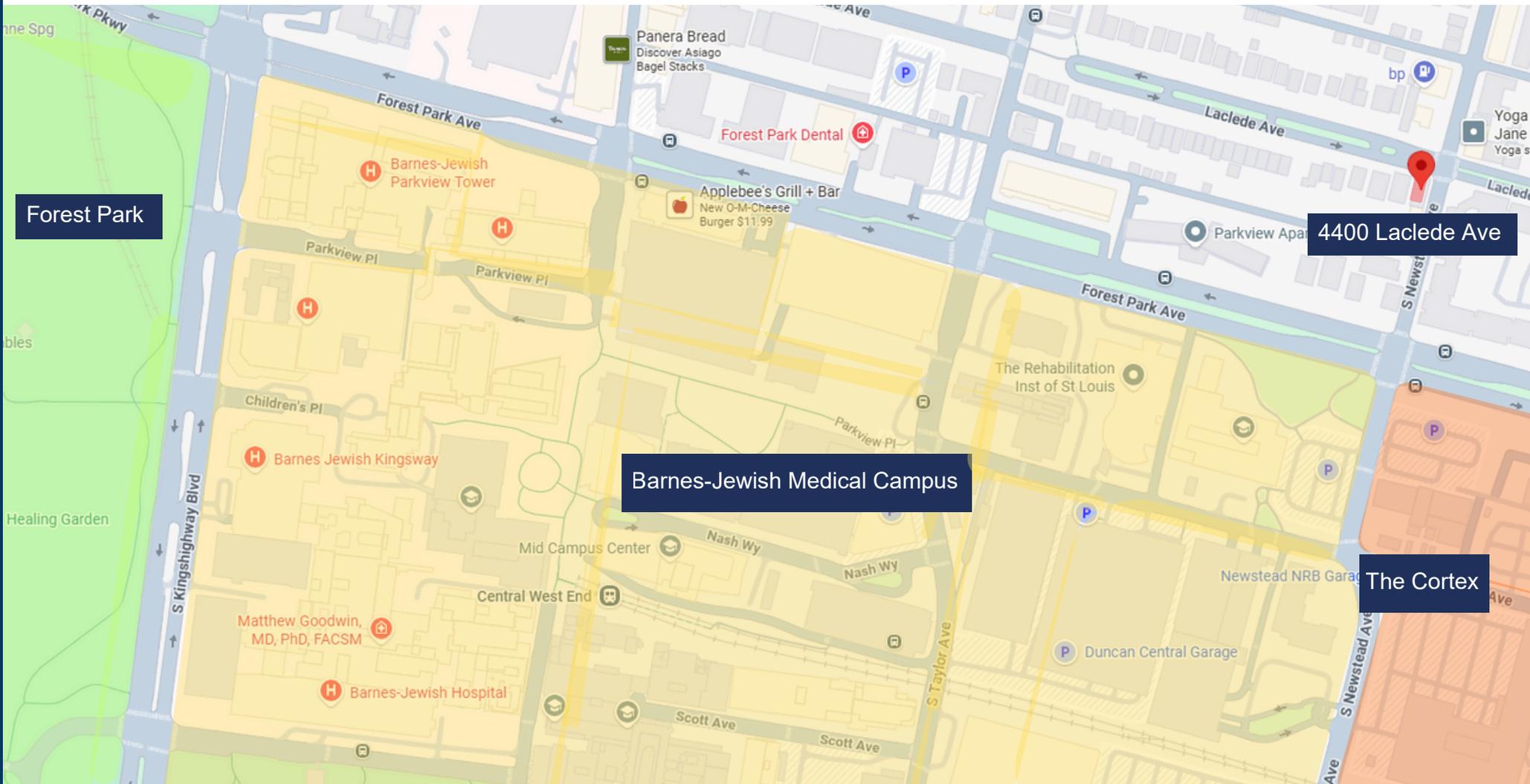


# Laclede & S. Newstead Assemblage

Iconic Central West End Corner | Mixed-Use & Redevelopment Opportunity

- Located in an Enterprise Zone





Forest Park

4400 Laclede Ave

Barnes-Jewish Medical Campus

The Cortex



## Investment Overview:

A rare opportunity to purchase two properties located at the corner of Laclede Avenue and S. Newstead Avenue in the heart of the Central West End. This offering combines a vacant mixed use space at 4400 Laclede with four finished floors. Another parcel of 3 commercial spaces on Newstead are available adjacent to the property, which provide flexibility for commercial or residential. There's 12,947 square footage spread over both buildings. **These properties can be purchased together or separate.**

### Location Highlights:

- » Prime corner location in the Central West End
- » Walking distance to Euclid dining corridor
- » Near WashU / BJC Medical Complex
- » Close to Cortex Innovation Community
- » Strong residential and commercial demand corridor



# Property Breakdown

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## Front Building: 4400 Laclede Avenue

### Property Overview

- » Historically significant building constructed in 1905 with timeless architectural detail.
- » Distinctive turret and prominent corner presence at Laclede & Newstead.
- » Four fully finished floors, offering exceptional flexibility.
- » Ideal live-work opportunity for an owner-occupant, professional office user, or investor
  - Walkable location:
    - Euclid Avenue restaurants
    - WashU / BJC Medical Complex
    - Cortex Innovation Community
  - Strong demand for office and research space at competitive rental rates near The Cortex and Barnes Jewish Medical Campus
  - Flexible use potential:
    - Lease independently
    - Lease in conjunction with the lower floors
    - Convert to apartments or condominiums
    - Renovations & Incentives
  - Eligible for Federal and Missouri Historic Tax Credits



# Property Breakdown

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## Front Building: 4400 Laclede Avenue

- Previously gut renovated, including:
  - Removal of plaster and lath
  - Installation of drywall
  - Updated plumbing and electrical systems

## Ground Level & Lower Level

- Occupied by a residential real estate office for **over 25 years**
- Long-term rent history of approximately **\$3,400 per month**
- Tenant recently vacated, allowing for **immediate occupancy or redevelopment**
- **Ground and Lower Level Breakdown:**
  - **Ground Level 2,205 SF**
  - **Lower Level 1,059 SF** finished space, including an office
  - **Lower Level 558 SF** of unfinished space suitable for storage or future build-out
  - **Lower Level Total 1,617 SF**



# Property Breakdown

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## Front Building: 4400 Laclede Avenue

### Second Floor – Office Suite

*(4400 Laclede / 3 S. Newstead – 2nd Floor)*

- Previously occupied by a law firm through late 2024
- Tenant relocated due to growth and need for additional space
- Suite features:
  - Six private rooms
  - Storage area
  - Two restrooms
  - Kitchenette
- Access to secluded outdoor Balcony

### Third Floor – Residential Apartment

*(4400 Laclede / 3 S. Newstead – 3rd Floor)*

- Full-floor two-bedroom, two-bath residential apartment
- Occupied through August 2025 at \$2,400 per month
- Residence highlights:
  - Soaring ceilings and a dramatic staircase
  - Signature turret room
  - Abundant natural light



# Property Breakdown

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## Front Building: 4400 Laclede Avenue

- Open, flowing living, dining, and kitchen areas
- In-unit laundry
- Secure building access
- Access to the balcony

## Square Footage Summary

### » Lower Level:

- 1,059 SF finished
- 558 SF unfinished
- 1,617 SF total

» Ground Level: 2,205 SF

» Second Level: 2,099 SF

» Third Level: 1,363 SF

» Total Building Area: 7,520 SF

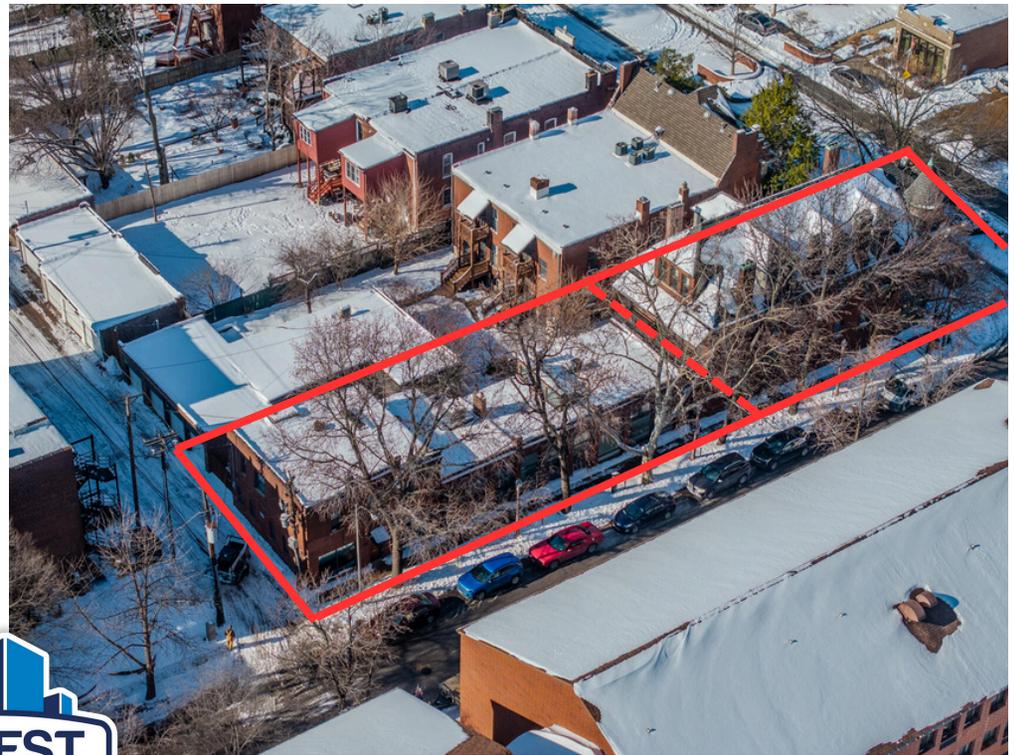
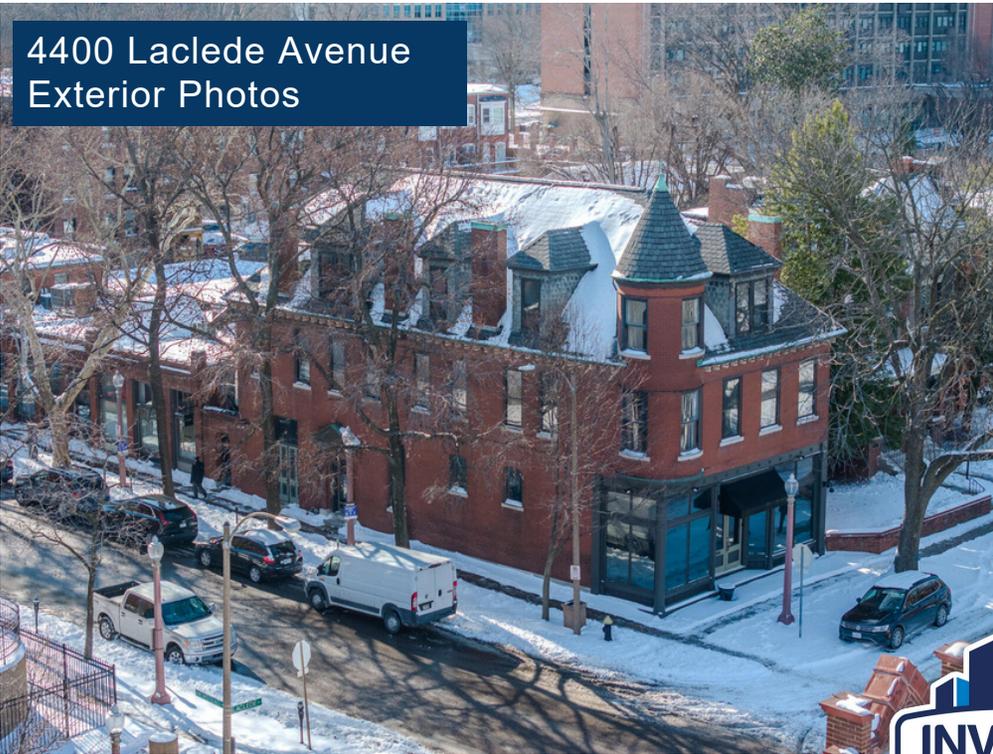
## Virtual Tour

### » Matterport Tour:

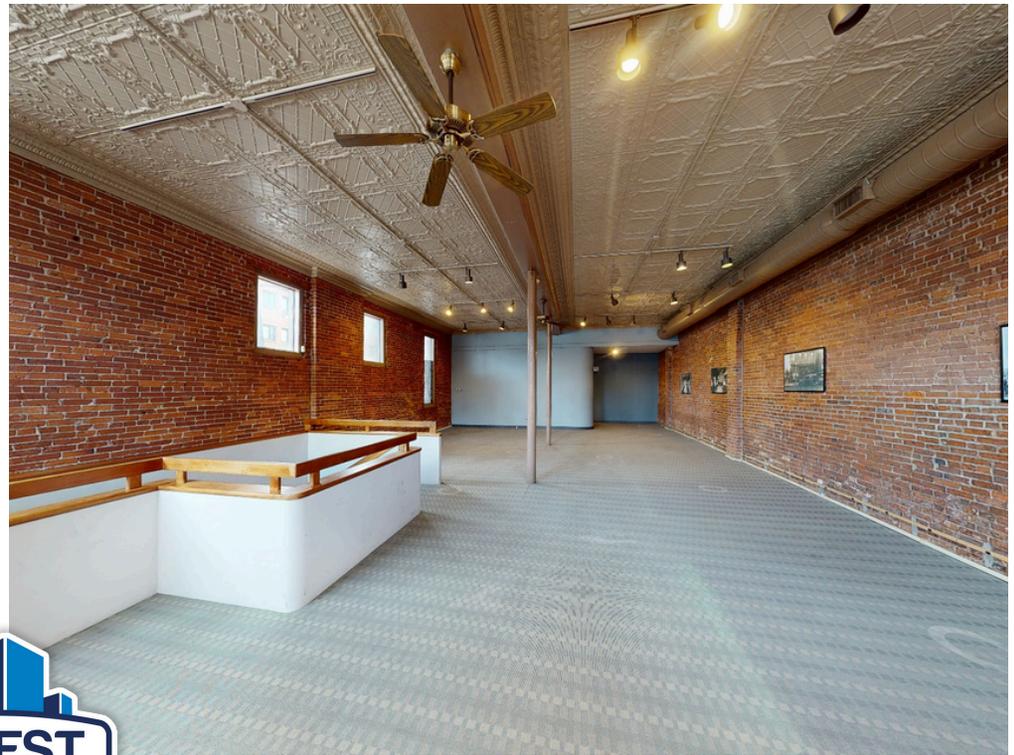
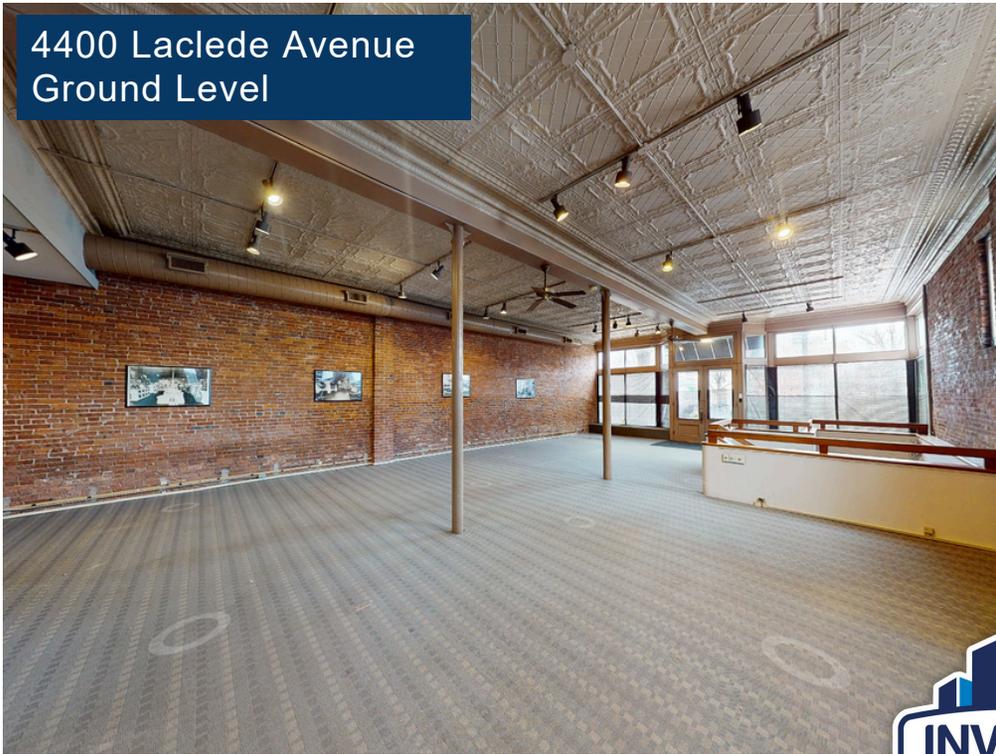
<https://my.matterport.com/show/?m=VSURpuyo6o5>



4400 Laclede Avenue  
Exterior Photos



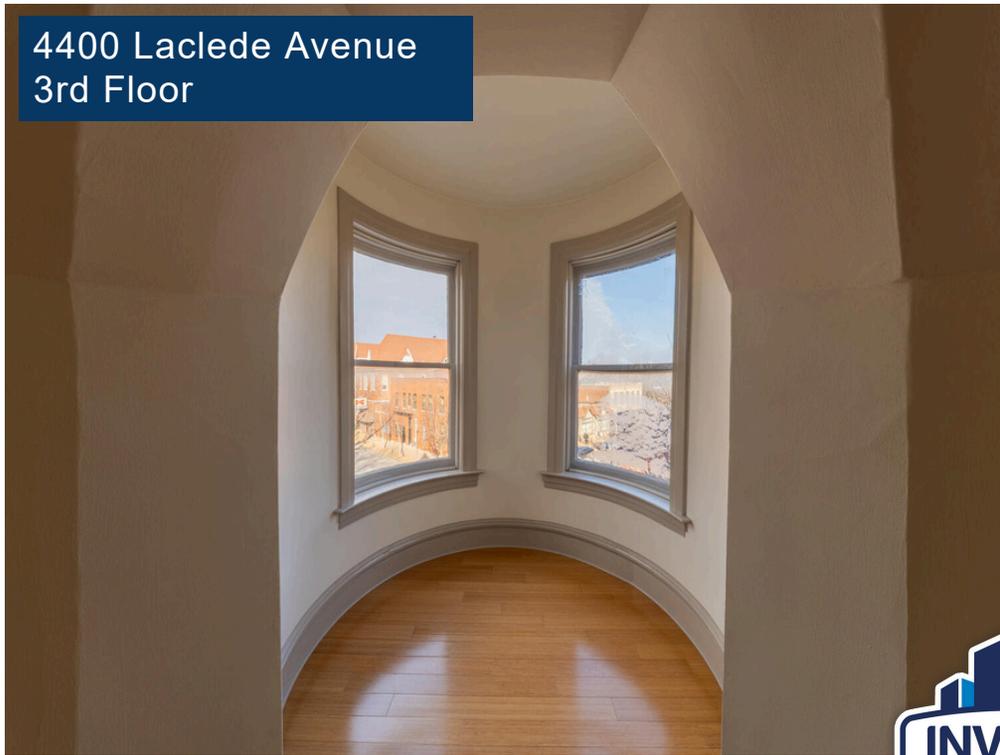
4400 Laclede Avenue  
Ground Level



4400 Laclede Avenue  
3rd Floor



4400 Laclede Avenue  
3rd Floor



4400 Laclede Avenue  
2nd Floor



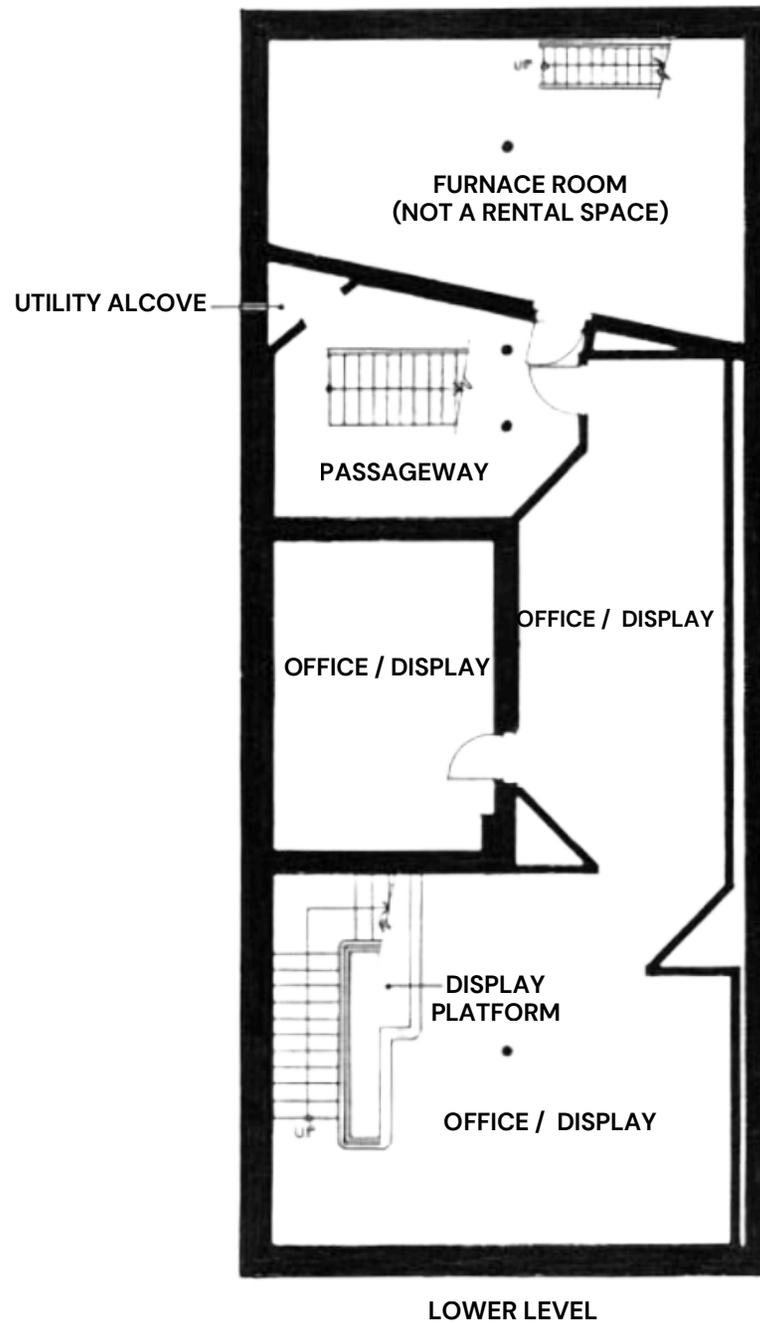
4400 Laclede Avenue  
Lower Level



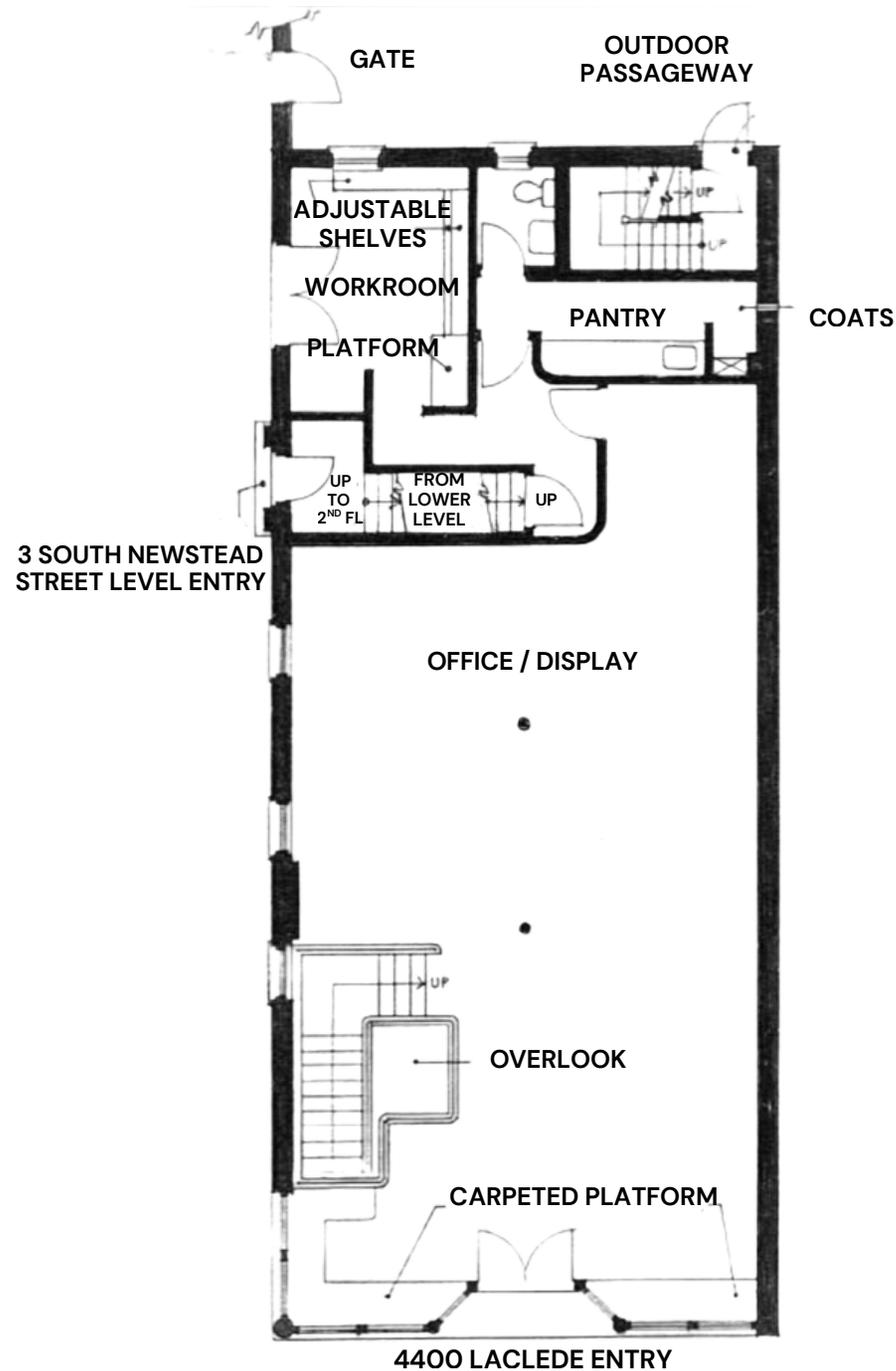


# 4400 Laclede Avenue - Floor 1 Lower Level

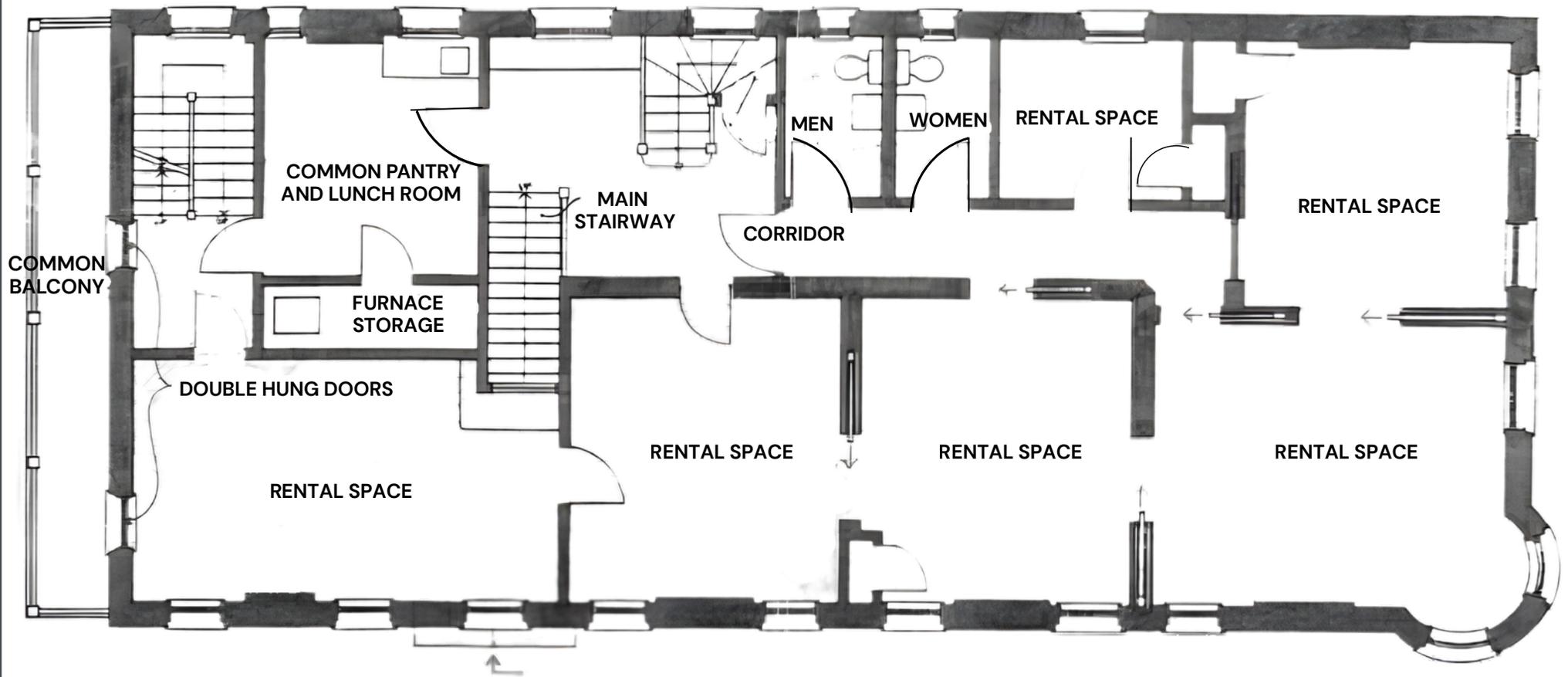
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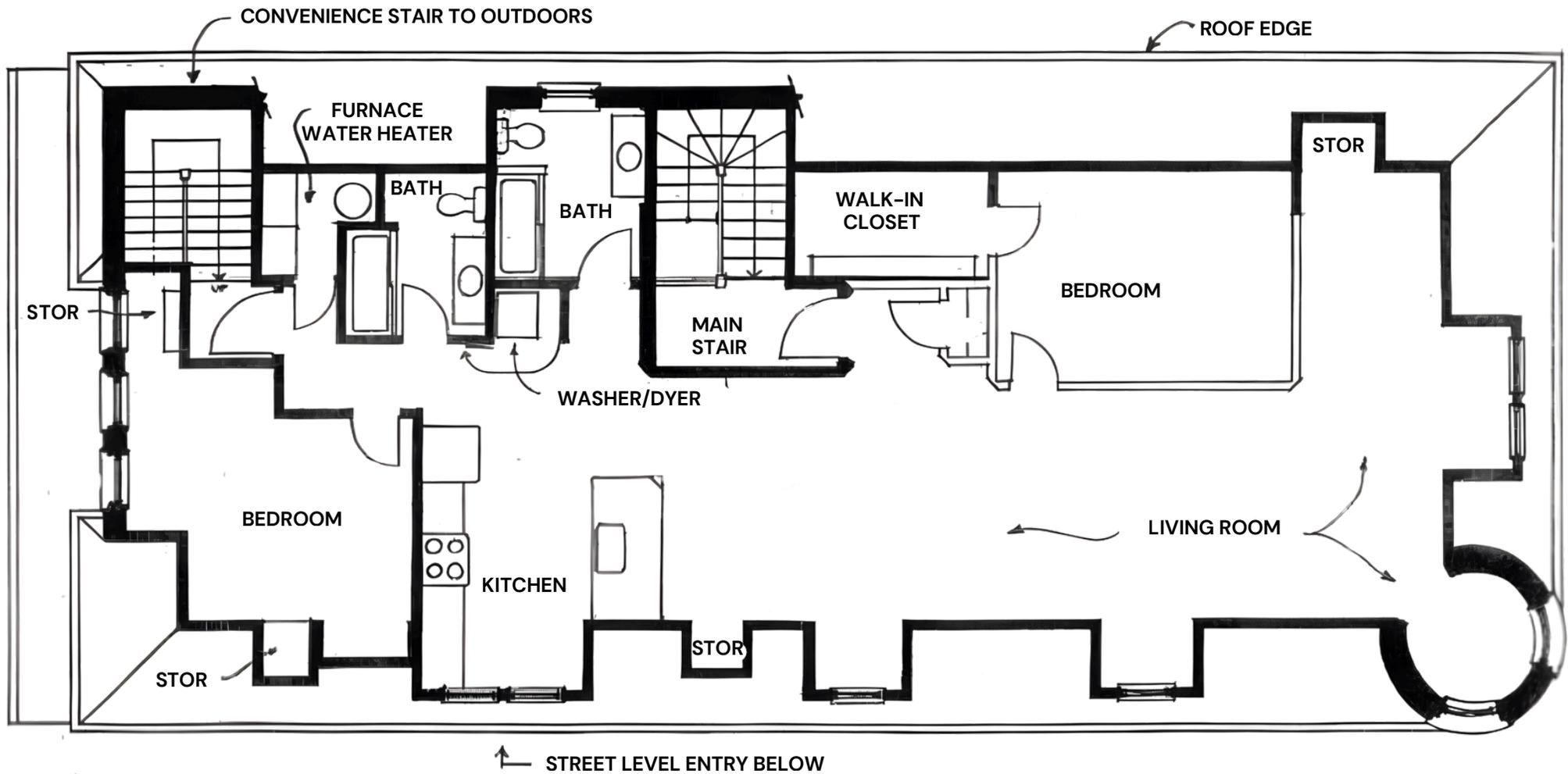
# 4400 Laclede Avenue - Ground Level Floor Plan



# 4400 Laclede Avenue - 2nd Floor Plan



# 4400 Laclede Avenue - Floor 3rd Floor Plan



# PRO FORMA RENT ROLL – Laclede Avenue

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<b>MONTHLY RENT ROLL – Laclede Avenue</b>				
<b>Space</b>	<b>Sq Ft</b>	<b>Rate</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>
Lower Level (Finished)	1,059	\$12.00 / SF	\$1,059	\$12,708
Lower Level (Unfinished)	558	N/A	\$0	\$0
Ground Floor – Commercial	2,205	\$18.46 / SF	\$3,392	\$40,704
Second Floor – Commercial	2,099	\$18.46 / SF	\$3,228	\$38,736
Third Floor – Residential	1,363	Flat Rent	\$2,400	\$28,800
<b>Total Potential Rent</b>	<b>7,284</b>		<b>\$10,079</b>	<b>\$120,948</b>

*\*Pro forma rents based on \$18.46/SF for commercial space and prior residential lease history.  
4400 Laclede is currently vacant*

# INCOME, EXPENSES & PROFORMA – Laclede Avenue

PRO FORMA INCOME & EXPENSES – Laclede Avenue		
	Monthly	Yearly
Gross Scheduled Income	\$10,079	\$120,948
Less Vacancy 8%	(\$806)	(\$9,672)
<b>Effective Gross Income (EGI) after Vacancy</b>	<b>\$9,273</b>	<b>\$111,276</b>
Operating Expenses (2025)	\$2,654	\$31,845
<b>Net Operating Income (NOI)</b>	<b>\$6,619</b>	<b>\$79,431</b>

KNOWN ACTUAL EXPENSES (2025)	
Property Taxes	\$18,102
Insurance	\$5,464
Water	\$481
MSD (Sewer)	\$611
Trash	\$1,188
Repairs & Maintenance (Est.)	\$6,000
<b>Total Operating Expenses</b>	<b>\$31,845</b>

INVESTOR SNAPSHOT	
Total Rentable SF	7,284
Gross Potential Income:	\$120,948
Vacancy Assumption:	8%
Effective Gross Income:	\$111,273
NOI:	\$79,431
Asset Type:	Mixed-Use (Commercial + Residential)
Strategy:	Value-Add / Stabilization

# Property Breakdown

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## Commercial Space: 5 S. Newstead Avenue

### Property Overview

- » Currently occupied by a hair salon, providing an income-producing tenant.
- » The salon is in year 2 of a 3 year lease, with monthly rent payments of \$900 with an escalation to \$950 a month in year 3.
- » The 550 sqft unit has been updated.
- » The salon has an unfinished lower level for utilities and storage.

## Commercial Space: 9 S. Newstead Avenue

### Property Overview

- » The space offers strong potential for residential or commercial use, with potential for live-work, or creative office space.
- » There is potential for a two bedroom apartment or condominium conversion.

### Virtual Tour

- » Matterport Tour:  
<https://my.matterport.com/show/?m=iktsu3a38dw>



# Property Breakdown

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## Commercial Space: 11 S. Newstead Avenue

### Property Overview

- A distinctive two-story, 1,760 square foot building originally renovated from a historic horse stable.
- The space retains its character with exposed brick walls, wood ceilings, and abundant natural light, while offering modern HVAC and infrastructure.
  - The 880 sq ft. first floor is an open work or display area, with conference room, bathroom, kitchenette, and coat closet.
  - Second Floor comprises 880 sq ft, three office spaces and a skylight.
- Previously occupied by an event planner, the space is well suited for creative offices, professional services, galleries, boutique retail, or residential conversion.
- The property is within walking distance to CWE restaurants, BJC Medical Center, and the Cortex district.

### Virtual Tour

- Matterport Tour:  
<https://my.matterport.com/show/?m=ZXVpsxutQ36>



# Property Breakdown

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## Square Footage Breakdown:

### » 5 S. Newstead

- Ground Floor Finished 550 Sqft
- Lower level unfinished 550 Sqft

### » 9 S. Newstead

- Ground Floor Finished 1,102 Sqft
- Lower Level Finished 367 Sqft
- Lower Level Unfinished 311 Sqft

**Total finished 1,469 Sqft**

### » 11 S. Newstead

- Ground Level finished 983 Sqft
- 2nd Story finished 995 Sqft

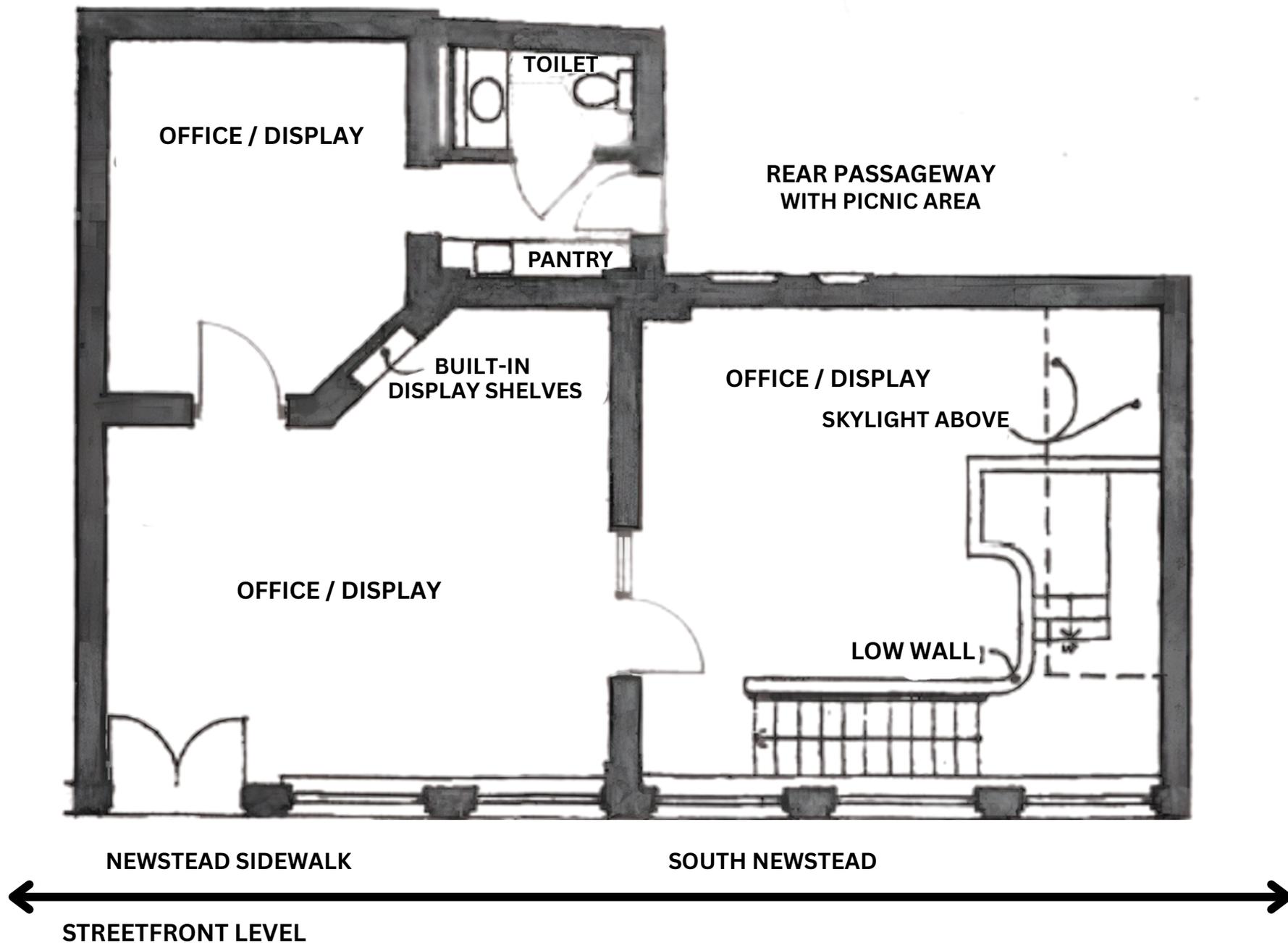
**Total finished 1,978 Sqft**

### » Total for all 3 spaces

- 3,997 Sqft finished
- 861 Sqft unfinished
- 4,858 total combined Sqft

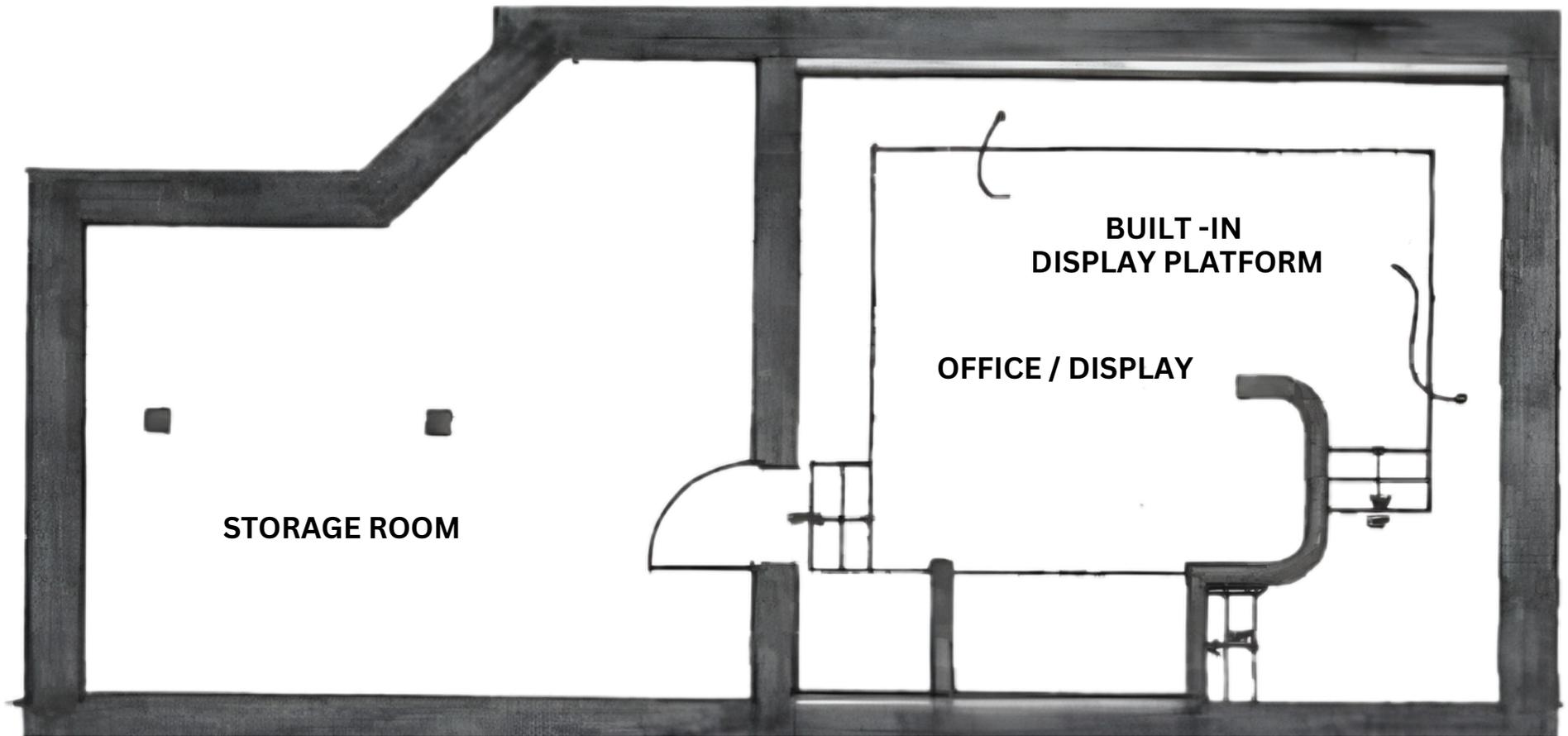


# 9 S Newstead Avenue- Ground Level



# 9 S Newstead Avenue- Lower Level

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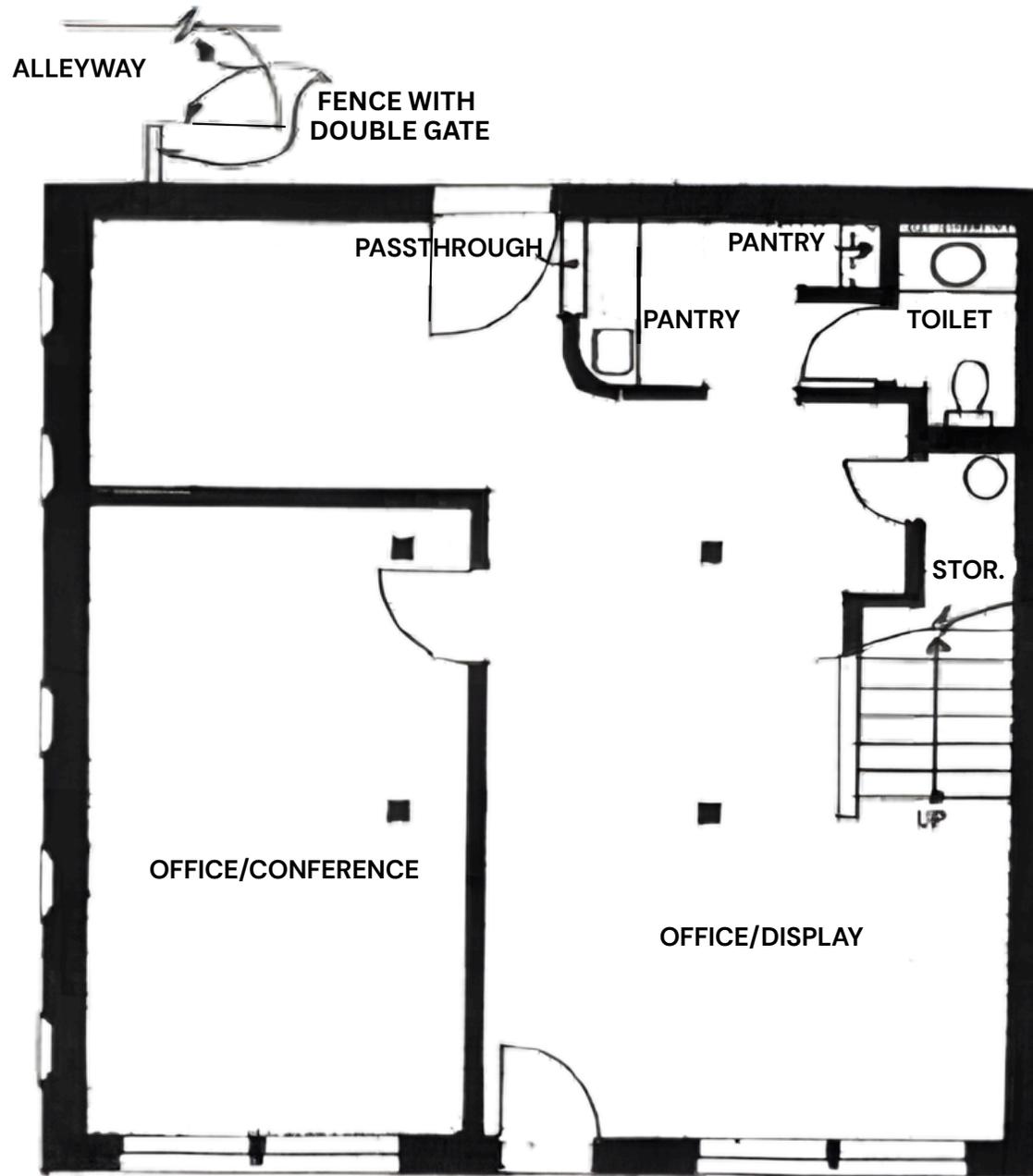


SOUTH NEWSTEAD



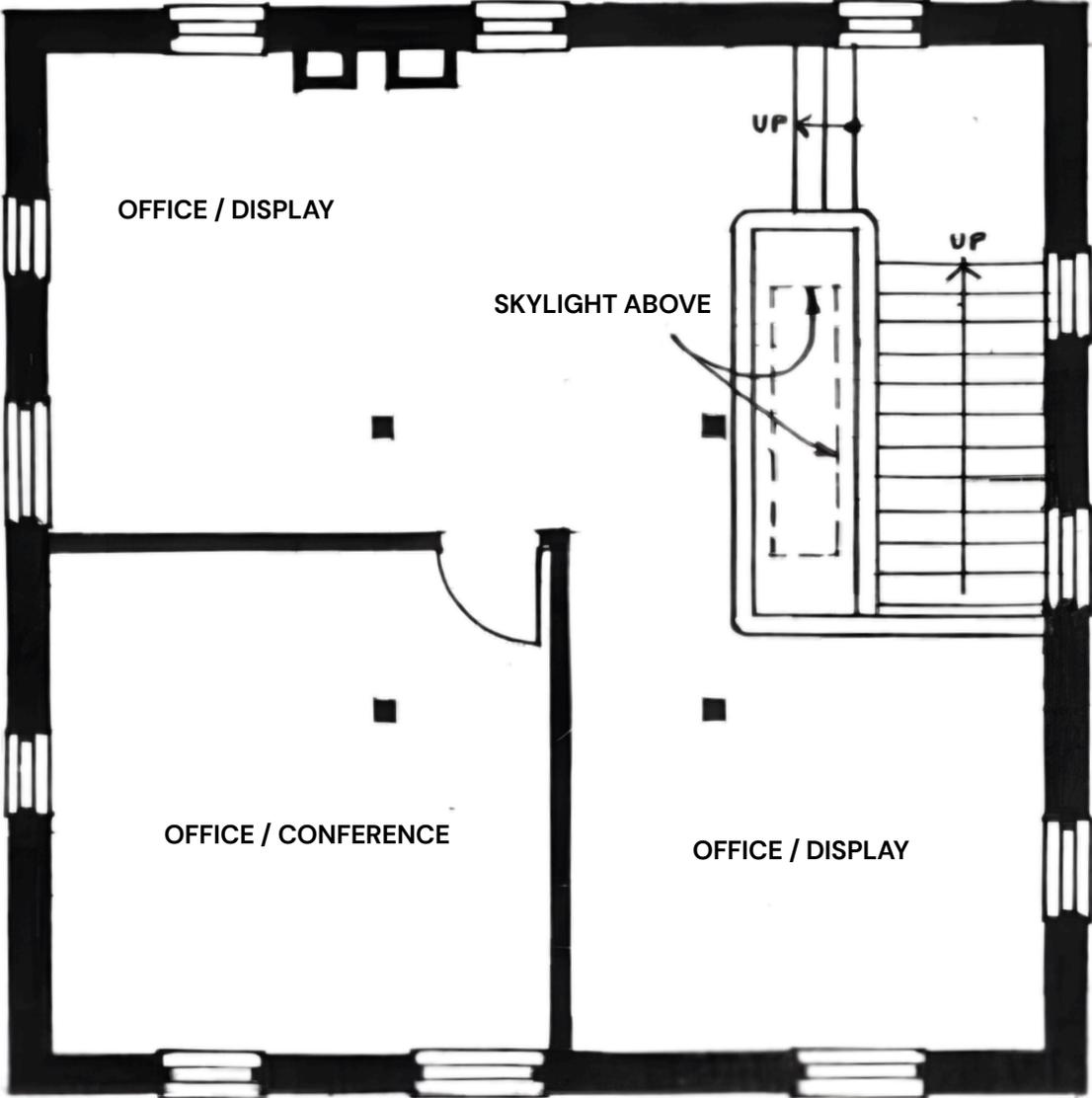
# 11 S Newstead Avenue- 1<sup>st</sup> Floor Level

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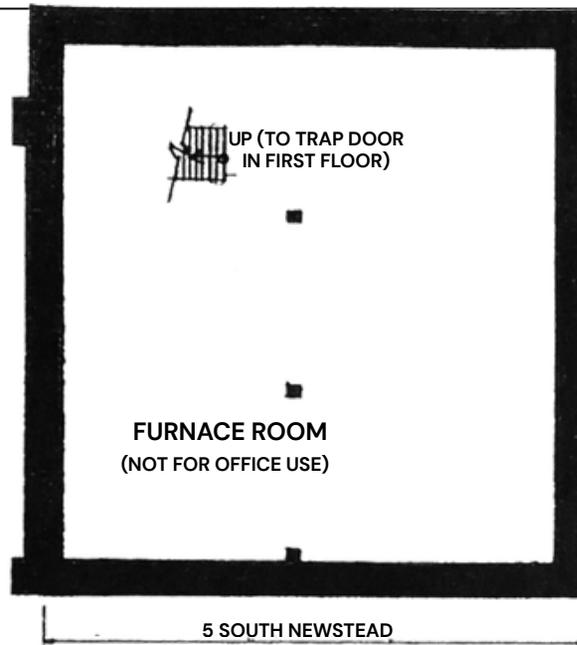


# 11 S Newstead Avenue - 2<sup>nd</sup> Floor Plan

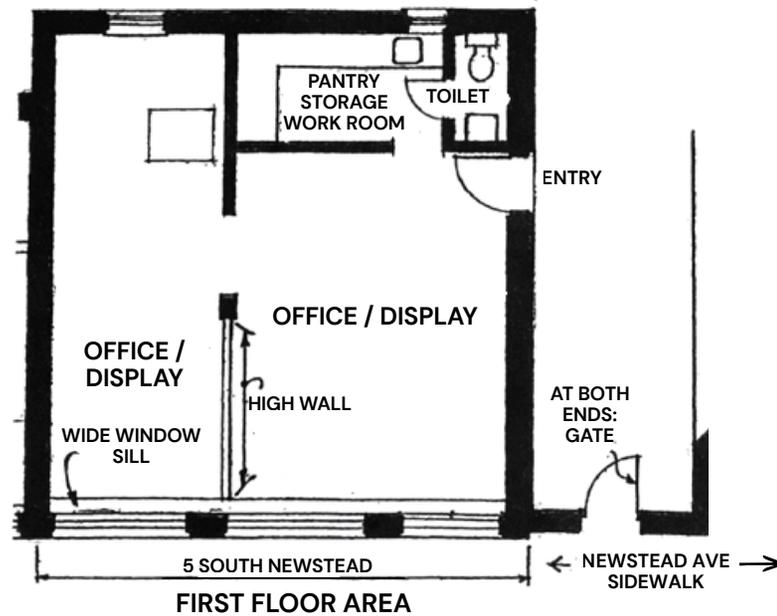
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# 5 S Newstead Avenue Floor Plan



## BASEMENT LEVEL



# PRO FORMA RENT ROLL – Newstead Avenue

<b>MONTHLY RENT ROLL – Newstead Ave</b>				
<b>Space</b>	<b>Sq Ft</b>	<b>Rate</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>
<b>5 Newstead Avenue</b>				
Salon (Actual Rent)	550	\$18.5 sf/yr	\$900	\$11,400
<b>9 Newstead Avenue</b>				
Lower Level (Finished)	367	\$12 ft/yr	\$367	\$4,404
Lower Level (Unfinished)	311		\$0	\$0
Ground Level	1,102	18.46/ft yr	\$1,695	\$20,340
<b>Total</b>	<b>1,881</b>		<b>\$2,062</b>	<b>\$24,744</b>
<b>11 Newstead Avenue</b>				
Ground/Main Level	993	18.46 ft/yr	\$1,527	\$18,324
Second Floor	1,003	\$18.46 ft/yr	\$1,542	\$18,504
<b>Total</b>	<b>1,996</b>		<b>\$3,069</b>	<b>\$36,828</b>
<b>Total For All Three Spaces</b>			<b>\$6,031</b>	<b>\$72,972</b>

*\*Pro forma rents based on \$18.46/SF for commercial space and prior residential lease history  
2 of 3 units are currently vacant.*

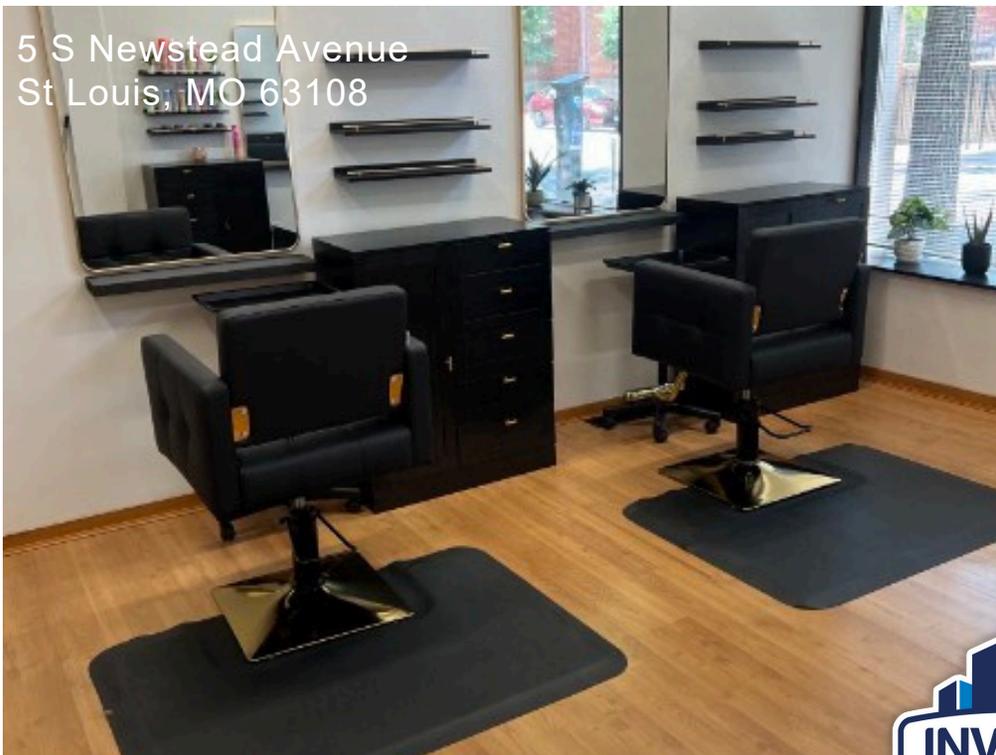
# INCOME, EXPENSES & PROFORMA – Newstead Avenue

<b>PRO FORMA INCOME &amp; EXPENSES (Newstead Ave)</b>		
	Monthly	Yearly
Gross Scheduled Income	<b>\$6,031</b>	<b>\$72,972</b>
Less Vacancy 8%	(\$478)	(\$5,736)
<b>Effective Gross Income (EGI) after Vacancy</b>	<b>\$5,553</b>	<b>\$67,236</b>
Operating Expenses (2025)	\$1,769	\$21,593
<b>Net Operating Income (NOI)</b>	<b>\$3,784</b>	<b>\$45,643</b>

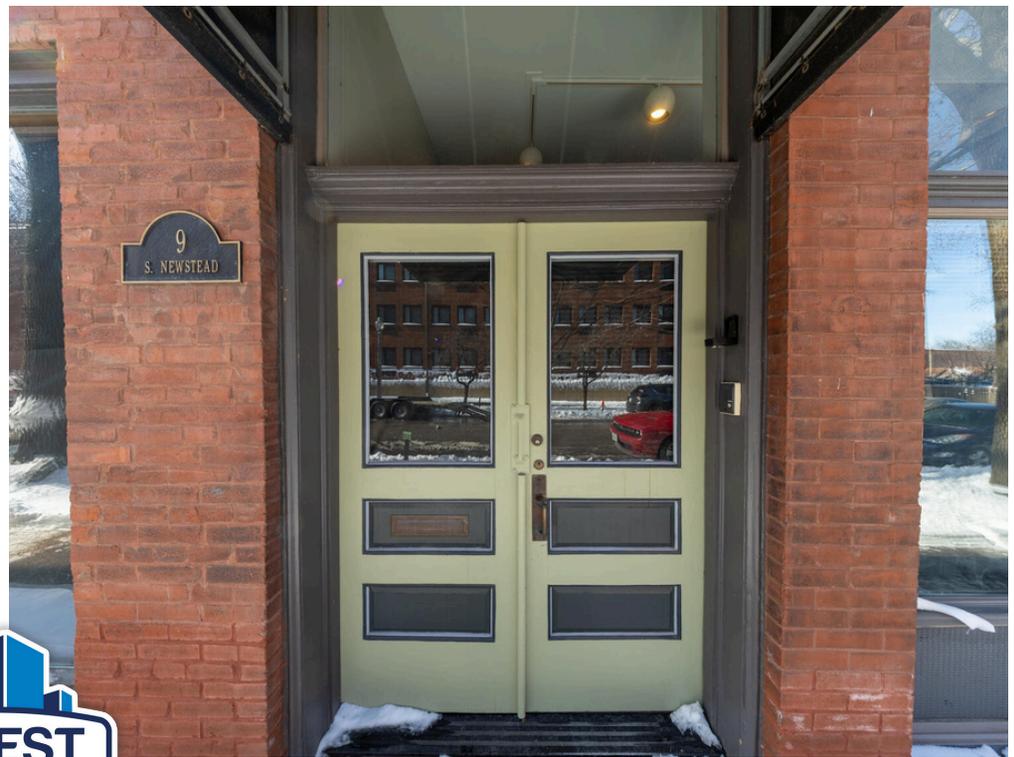
<b>KNOWN ACTUAL EXPENSES (2025)</b>	
Property Taxes	\$12,068
Insurance	\$3,642
Water	\$481
MSD (Sewer)	\$611
Trash	\$792
Repairs & Maintenance (Est.)	\$4,000
<b>Total Operating Expenses</b>	<b>\$21,593</b>

<b>INVESTOR SNAPSHOT</b>	
Total Rentable SF	4,427
Gross Potential Income:	\$72,972
Vacancy Assumption:	8%
Effective Gross Income:	\$67,236
NOI:	\$45,643
Asset Type:	Commercial / Mixed-Use
Strategy:	Value-Add / Stabilization

5 S Newstead Avenue  
St Louis, MO 63108



9 S Newstead Avenue  
St Louis, MO 63108



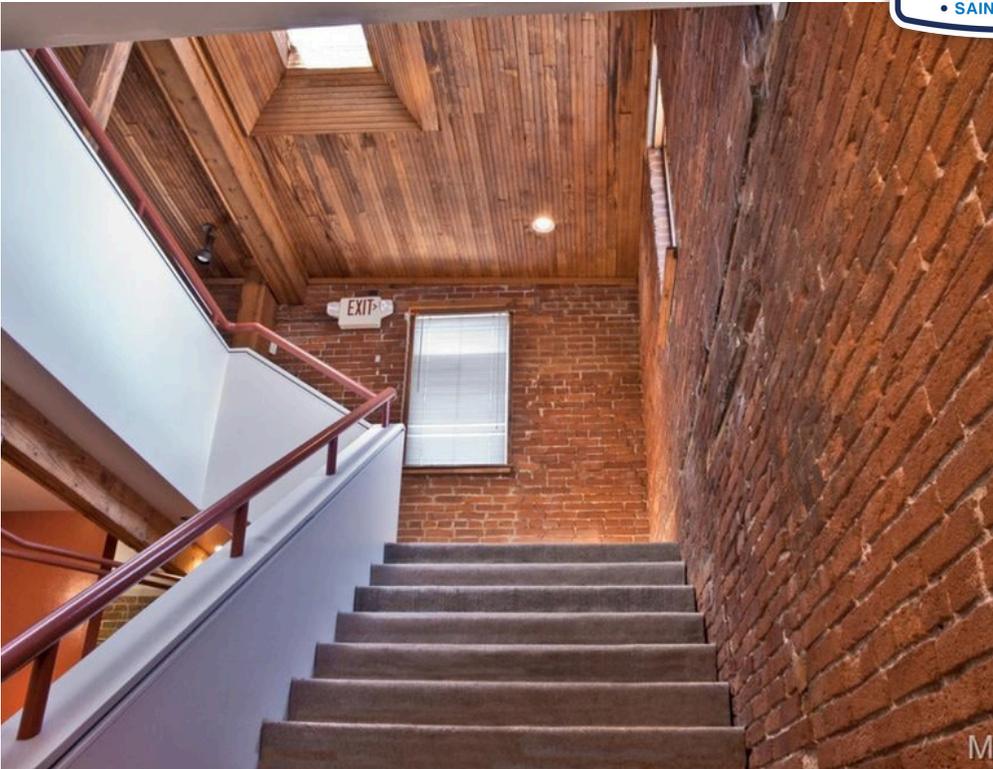
9 S Newstead Avenue  
St Louis, MO 63108



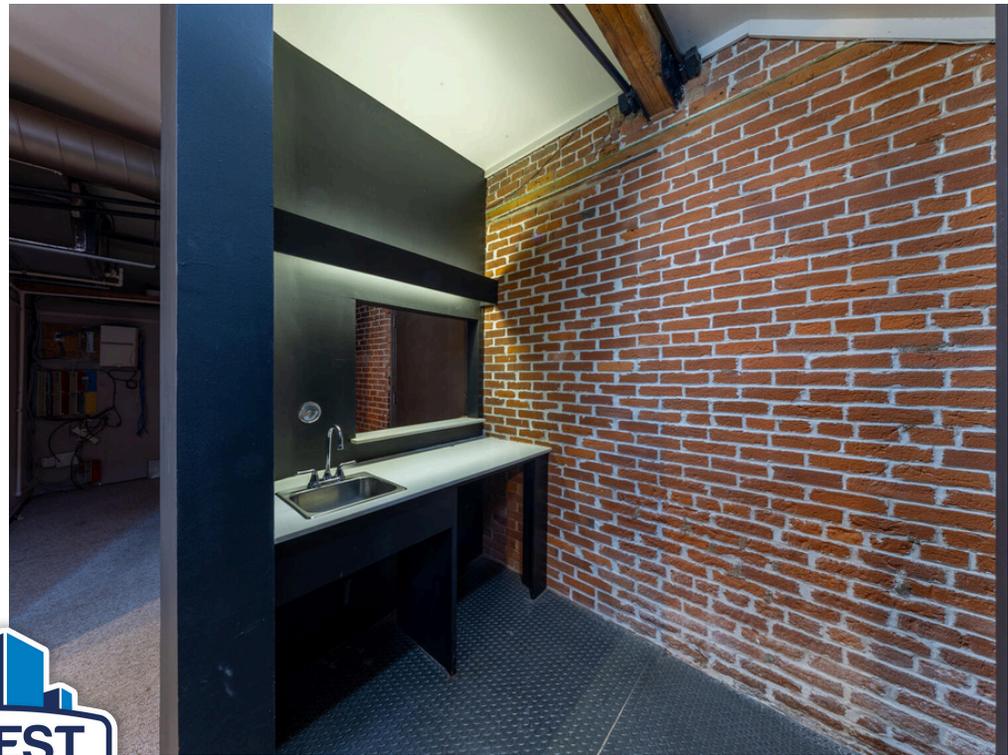
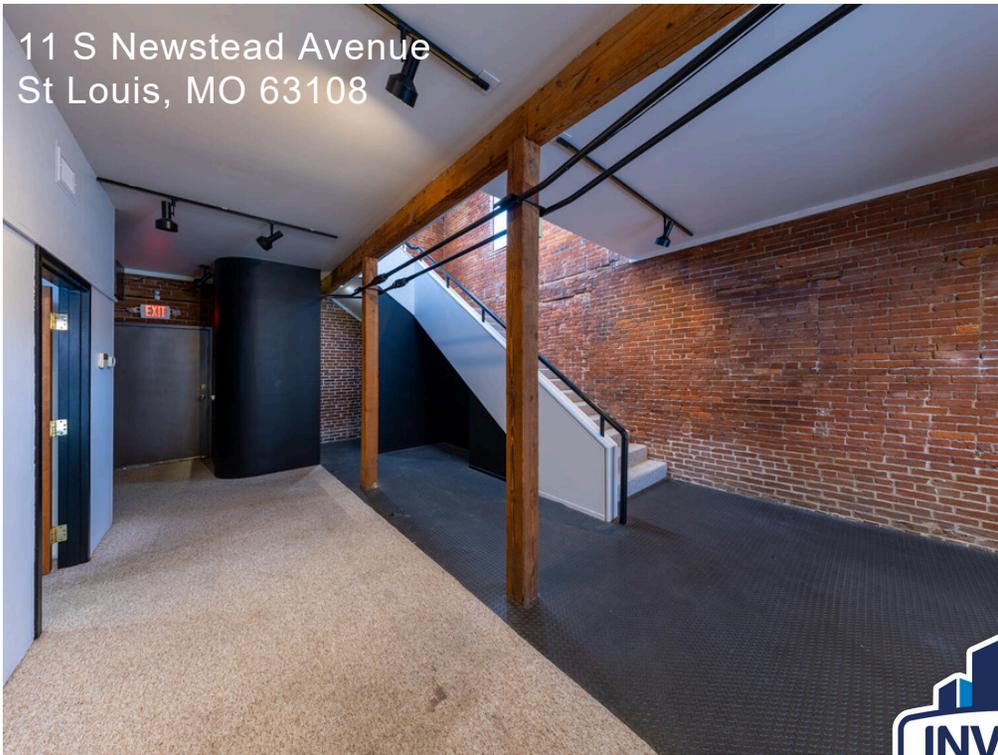
11 S Newstead Avenue  
St Louis, MO 63108



11 S Newstead Avenue  
St Louis, MO 63108



11 S Newstead Avenue  
St Louis, MO 63108



# Sales Comps

Developer AHM Group recently acquired 10 mixed use buildings nearby in the Central West End for \$30M, their long term vision is to increase density and attract new businesses and growth.

Property Image	Address	Year Built	Sale Date	Sale Price	Building SF	Price / SF	Units	Zoning
	<b>1957 Cherokee St, Saint Louis, MO</b>	1896	Nov 14, 2025	\$720,860	6,598 SF	\$109	3	G
	<b>3212 Cherokee St, Saint Louis, MO</b>	1914	Oct 8, 2025	\$626,769	4,752 SF	\$132	2	G
	<b>6655 Manchester Ave, Saint Louis, MO</b>	1900	May 22, 2025	\$585,200	5,200 SF	\$113	4	J
	<b>1213 Shenandoah Ave, Saint Louis, MO</b>	1884	Mar 20, 2025	\$560,835	4,628 SF	\$121	14	D
	<b>2201 Edwards St, Saint Louis, MO</b>	1954	Feb 19, 2025	\$1,350,000	6,930 SF	\$195	2	A

# Sales Comps

Property Image	Address	Year Built	Sale Date	Sale Price	Building SF	Price / SF	Units	Zoning
	<b>2701 Arsenal St, Saint Louis, MO</b>	1908	July 31, 2024	\$615,000	4,826 SF	\$127	3	F
	<b>4900 Laclede Ave, Saint Louis, MO</b>	1906	May 21, 2024	\$2,700,000	10,922 SF	\$247	3	H
	<b>5850 Delmar Blvd, Saint Louis, MO</b>	1919	Mar 1, 2024	\$1,160,000	9,000 SF	\$129	2	G
	<b>3636 S Kingshighway Blvd, Saint Louis, MO</b>	1940	Feb 27, 2024	\$1,600,000	10,210 SF	\$157	1	G

# Residential Rent Comps - Newstead and Laclede



## 4400 Laclede Avenue St. Louis, MO

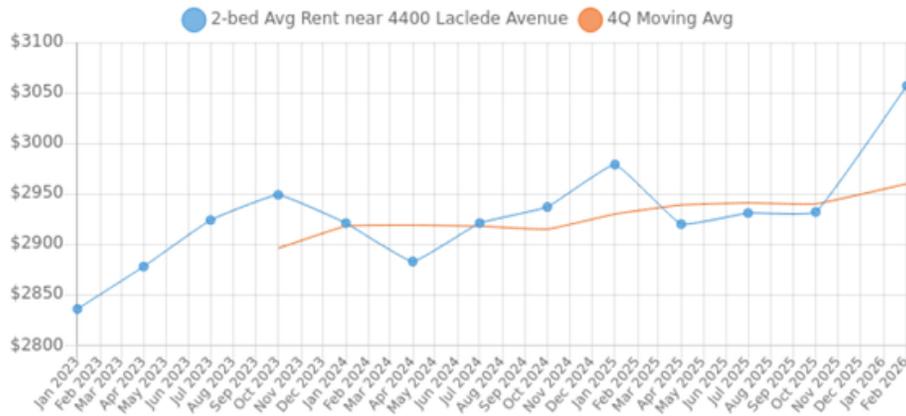
Results based on 50, 2-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 0.75 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$3,057 ±4%	\$3,030	\$2,473	\$3,641

Report generated: 02 Feb 2026

### Historical Trend Line



### Average Rent by Bedroom Type



### Summary Statistics

Sample Size	50
Sample Min	\$1,350
Sample Max	\$5,240
Sample Median	\$3,030

Sample Mean	\$3,057
Sample Standard Deviation	\$866
25th – 75th Percentile	\$2,473 – 3,641
10th – 90th Percentile	\$1,947 – 4,166
5th – 95th Percentile	\$2,473 – 3,641



## Invest St. Louis

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St. Louis, MO 63110  
Office: (314) 325-6201

*Invest St. Louis is a licensed real estate brokerage in the state of Missouri.*

### Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**4400 Laclede Ave,  
Saint Louis, MO 63108**

**Priced at:**

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**4400 Laclede: \$675,000**  
**5-11 Newstead: \$350,000**

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**Contact:**

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**Jordan Schoen**

Broker

314-254-2013 Phone

[jordan@investstl.com](mailto:jordan@investstl.com)