



SUBJECT

FOR SALE

2118 Mullanphy Street,
St. Louis, MO 63106

HISTORIC REDEVELOPMENT OPPORTUNITY



New \$1.7 billion dollar National Geospatial-Intelligence Agency (NGA) nextdoor.



34,316 sq. ft. on 4 levels
(including the basement)



In Opportunity Zone, New Market Tax Credits eligible and qualified Hub Zone.

BRANDON K. SMART, CCIM | 314.254.0088 | Brandon@bsmartequity.com

MALIK R. SIMMONS | 314.254.0088 (O) 618.434.0243 (M) | Malik@bsmartequity.com

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SmartEquity
Commercial Real Estate and Property Management

PROPERTY DESCRIPTION

Designed in 1909 by prominent St. Louis architect George D. Barnett, the Mullanphy Tenement was built for the Mullanphy Emigrant Relief Fund.

The building sits less than one block east of the National Geospatial Intelligence Agency Project and less than one block west of the 20th Street segment to the Brickline Greenway, a \$250M project of Great Rivers Greenway, connecting as many as 17 city neighborhoods.

Located in the SBA HUBZone, this prime site is just 1.5 miles away from Interstate I-64/40 and Interstate 70 and 10 blocks from the New \$457.8M MLS St. Louis City Stadium, Across from \$187M Union Station redevelopment and Aquarium .



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**PROPERTY
DESCRIPTION**

Year Built:	1907
Building SF:	34,316
Acres:	.55
Typical Floor:	8,579 sqft
Construction:	Masonry
Zoning:	Industrial-J
Sales Price:	\$595,000



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