



505 NORTH SEVENTH STREET | ST. LOUIS, MO 63101

AN ICON, Reimagined.




PURPOSE

in every detail



From breathtaking modernized interiors to practical, everyday conveniences at your fingertips, the amenities at US Bank Plaza were designed with meticulous intentionality to elevate and simplify your workday. **With no debt and a fully funded \$11 million renovation, ownership is redefining what lasting reinvestment truly looks like.**



Built to break the mold on what it means to be truly best-in-class, discover what is possible at the US Bank Plaza.

- **Reimagined from the inside out**, with all-new high-end amenities, refreshed lobbies, secure street-level access, and a redesigned South Circle Drive that delivers superior feel and flow
- **Seamless, secure indoor-outdoor connectivity** and a bespoke amenity package featuring an upscale tenant lounge and dining spaces, each with dedicated outdoor terraces
- **New fitness facilities and a second-floor full-service café** featuring a custom-designed, barista-staffed Conversation coffee & wine bar
- On-site co-working spaces with concierge and tenant support **services tailored to modern business needs**



Where productivity feels effortless, and the details are always working in your favor.

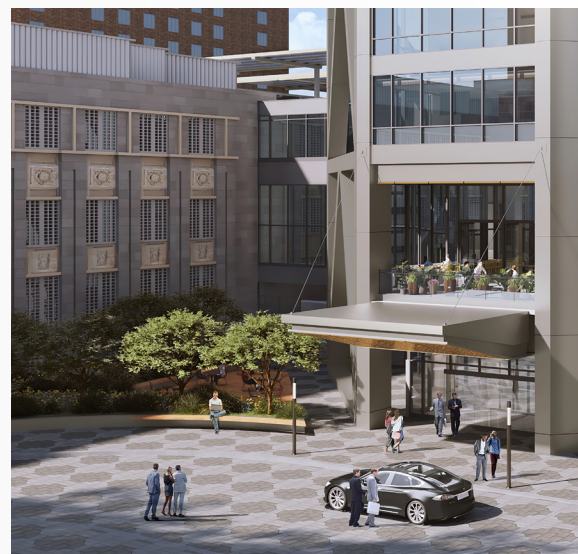
A BOLD NEW CHAPTER

in St. Louis

A large, modern lounge area with a high ceiling featuring a grid of small, glowing lights. The space is filled with people sitting on sofas and chairs, engaged in conversation. Large windows offer a view of the city skyline. The floor is made of light-colored tiles.

US Bank Plaza has
been thoughtfully
reimagined

with bold design and a next-gen experience for today's evolving workforce. With 641,000 square feet of Class A office space and a multimillion-dollar renovation, this St. Louis tower is purpose-built for companies driving innovation in work, tech and culture. Natural light, elevated amenities and purposeful design converge to shape **the workplace of tomorrow, supporting both individual focus and collective energy.**

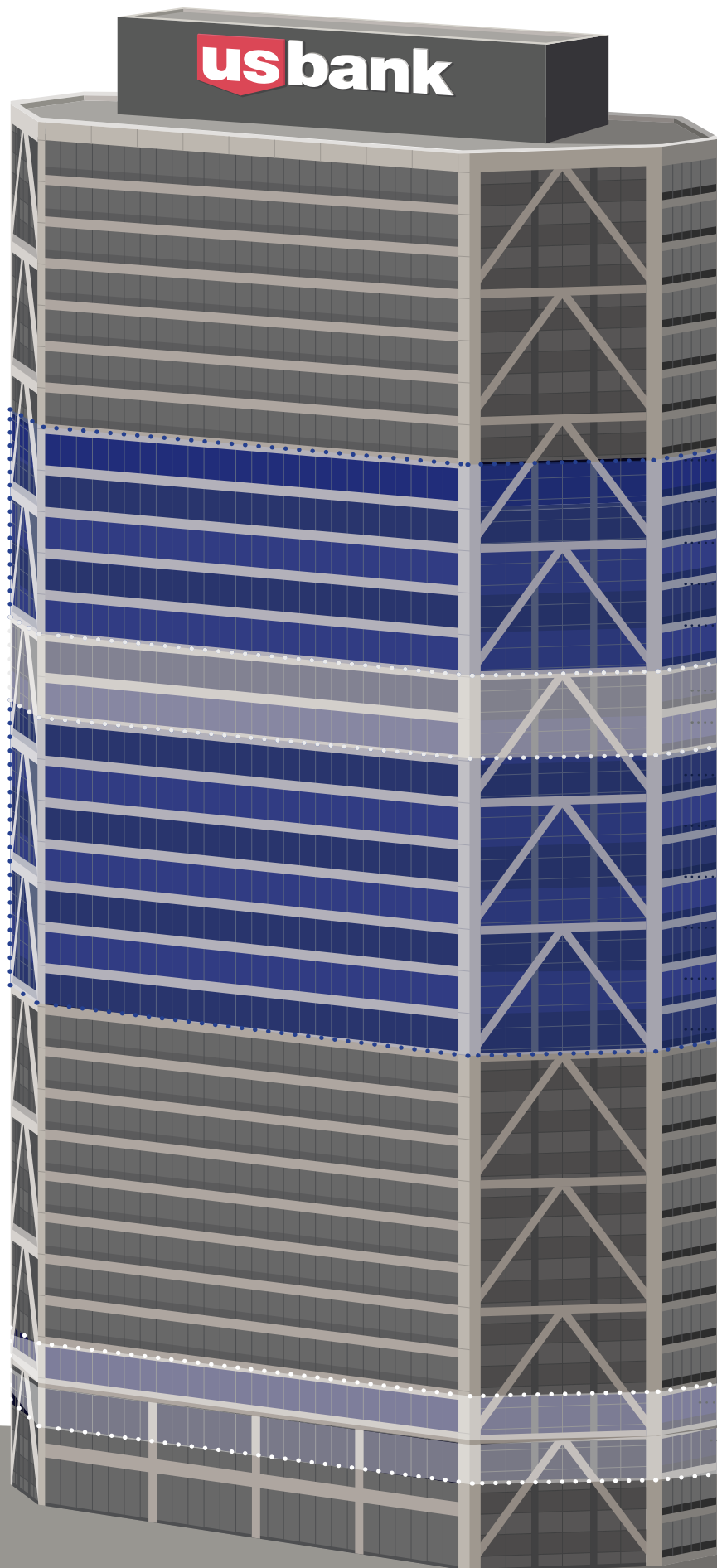




Property Highlights

- \$11 million renovations currently underway delivering in 2026
- Custom suites available from approximately 1,000 SF – ±100,000 SF
- Flexible sawtooth design allows for maximized views and maximum flexibility
- Located across from the soon-to-be-renovated Convention Center in the heart of the MX with easy access to I-44 and I-64
- Three attached parking garages
- Unobstructed views of Downtown St. Louis
- Convenient walkability to dining, shopping, nightlife, hotels, and the MetroLink





us bank

Fl. 22-26
±2,000-98,585 RSF
contiguous

fl.26 | 19,717 SF
FULL FLOOR AVAILABLE
fl.25 | 19,717 SF
FULL FLOOR AVAILABLE
fl.24 | 19,717 SF
FULL FLOOR AVAILABLE
fl.23 | 19,717 SF
FULL FLOOR AVAILABLE
fl.22 | 19,717 SF
FULL FLOOR AVAILABLE

fl.21 | 5,415 SF
fl.20 | 1,901 SF

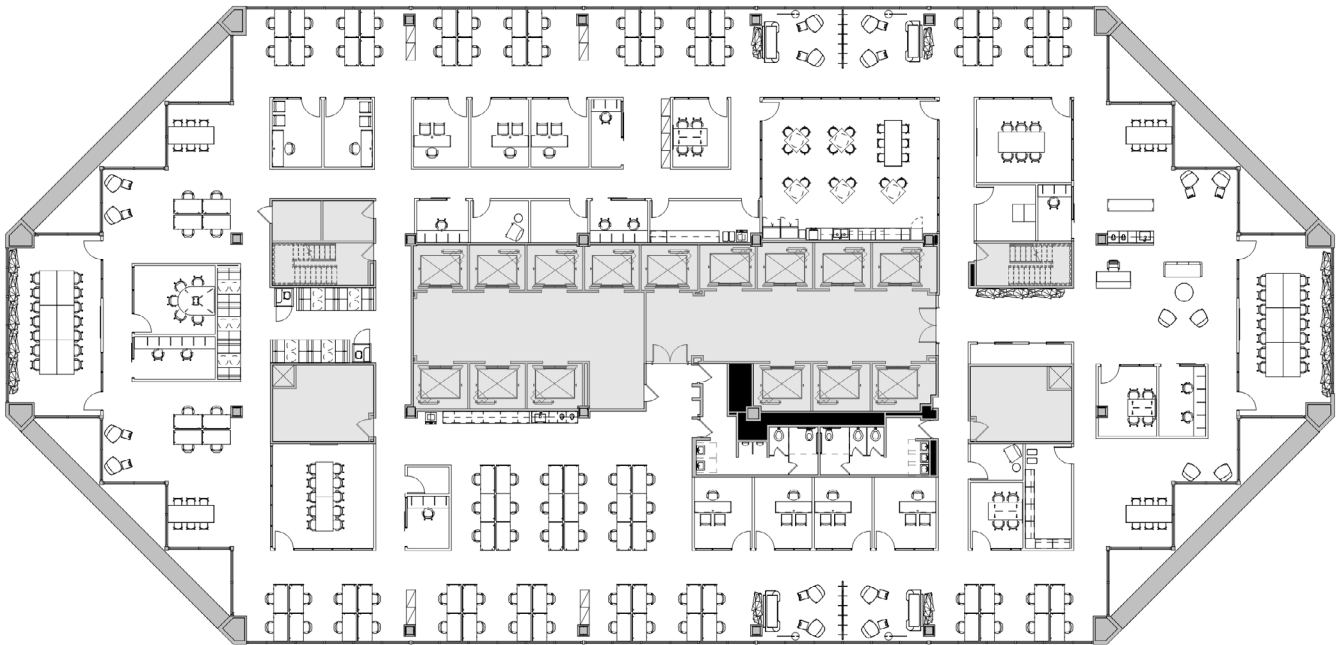
Fl. 20-21
±1,900-4,686 RSF
contiguous

fl.19 | 19,061 SF
FULL FLOOR AVAILABLE
fl.18 | 19,061 SF
FULL FLOOR AVAILABLE
fl.17 | 19,061 SF
FULL FLOOR AVAILABLE
fl.16 | 19,061 SF
FULL FLOOR AVAILABLE
fl.15 | 19,061 SF
FULL FLOOR AVAILABLE
fl.14 | 19,061 SF
FULL FLOOR AVAILABLE

Fl. 14-19
±1,200-114,366 RSF
contiguous

fl.4 | 18,650 SF
FULL FLOOR AVAILABLE
fl.3 | 19,061 SF
FULL FLOOR AVAILABLE

STACKING PLAN



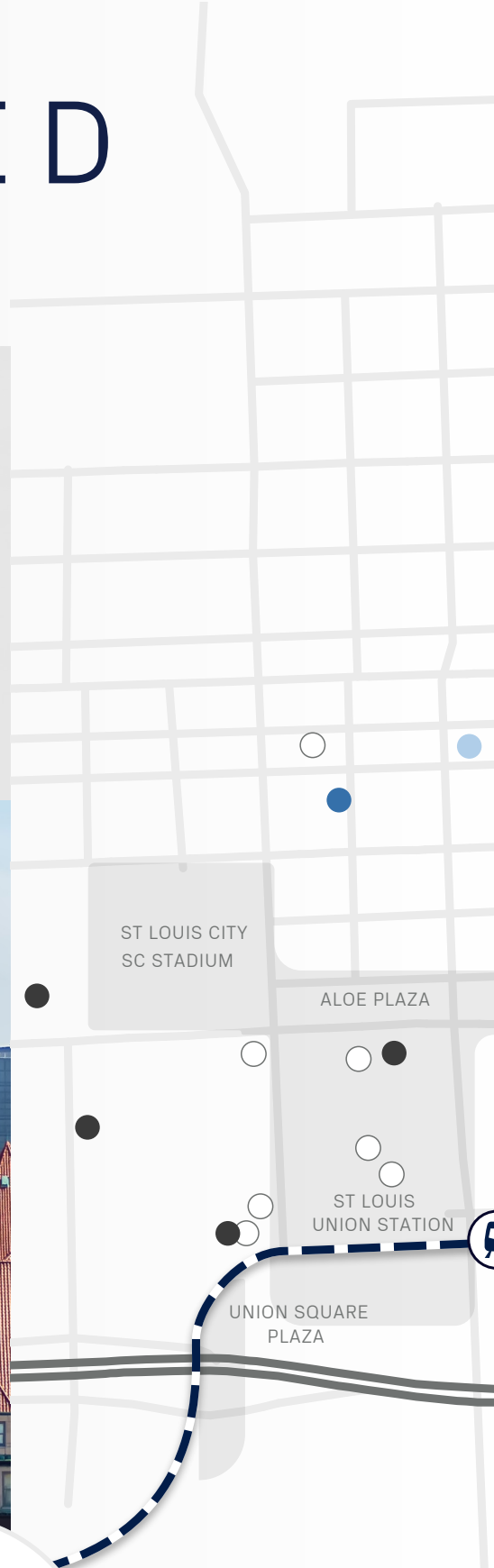
TYPICAL
FLOOR PLATE

19,717 SF

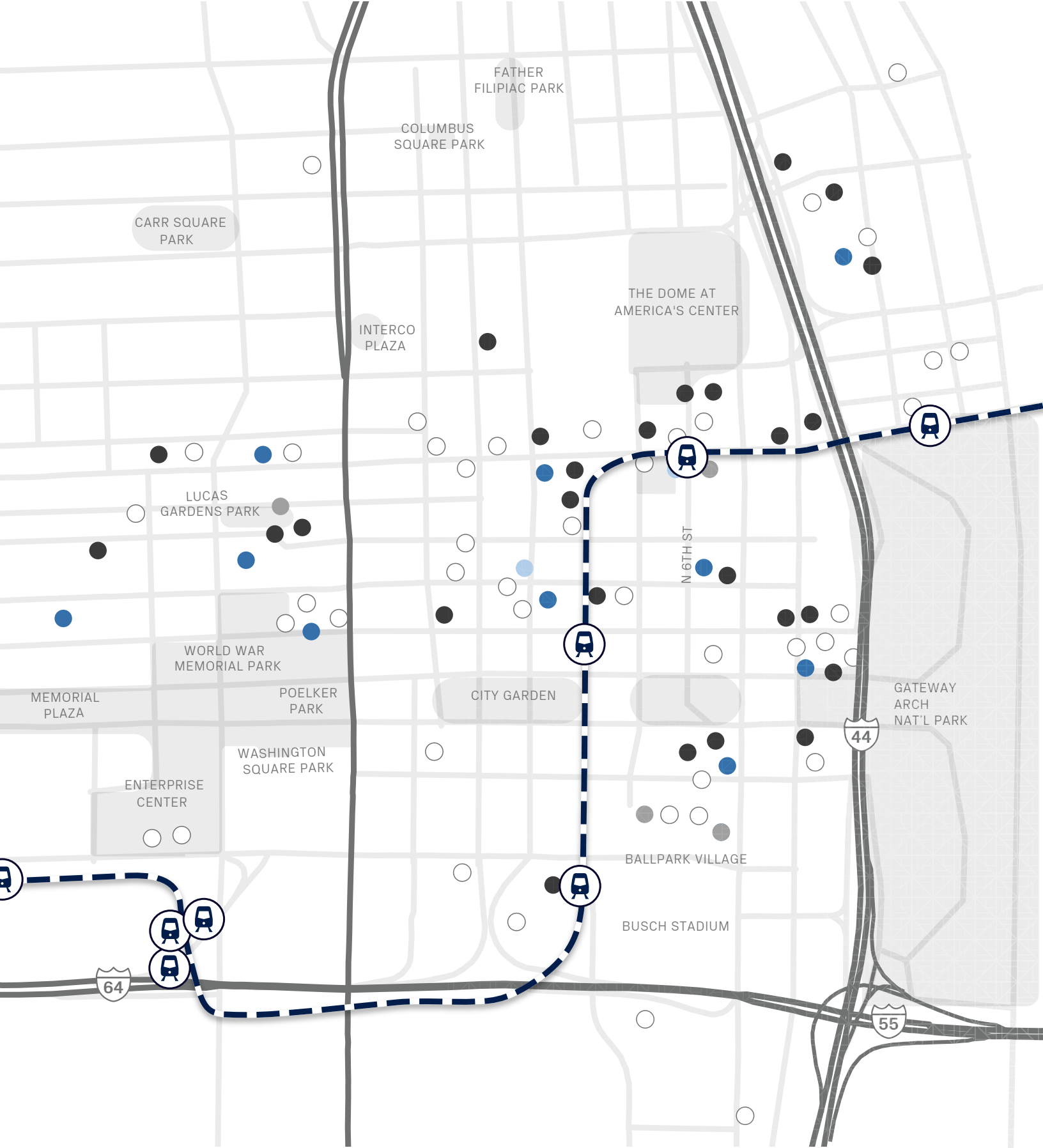
CONNECTED

from every angle

US Bank Plaza is surrounded by the essentials to keep you moving and the extras to keep you inspired. Walk to coffee shops, bars, dining spots, and shops within minutes, or take in the view with a quick stroll to Gateway Arch National Park. With several Metro stations close by and highways just around the corner, every route leads somewhere exciting.



Walk
Score:
91



● fitness ● retail ● hotels ● coffee ○ restaurants

SHAPING THE FUTURE

of Downtown STL





At the heart of a transforming Downtown St. Louis,

US Bank Plaza plays an active role in shaping a district known for innovation and momentum. This Class A tower supports the companies driving progress and continues to anchor the area's next chapter.

#1

Lowest Business
Costs in the U.S.

#1

Most Affordable of
Largest 25 U.S. Metros

64K

employees working
in Downtown STL

2,300

companies located
Downtown

15

Fortune 1000
Headquarters

40%

growth over
the last 10 years

\$2.2 BILLION

in announced public and
private investment





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