Fact: I’m Not Your Average Developer
So, What is the MX?
This is why...
Center of Commerce – Circa 1950’s
Urban Renewal – Circa 1980’s
Urban Renewal - Circa 2012
Before we could get to this...
We had to tear down some bridges...
AND...we had to get through this:
It all “LEED” to this!

- LEED NC registered (Tracking SILVER Level)
  - Over 600,000 total square feet
- 31,000 sq. ft of street level retail (including The National Blues Museum & Robust Wine Bar)
- 212 two-room suite hotel rooms (40,000 room nights since October 2011)
  - 205 luxury apartments (60% leased)
    - 25 kWh of solar on roof
- 2 EV charging stations for guests & tenants
  - Bike storage for 80 bikes
  - 320 parking spots in building
  - WeCar vehicle sharing program
- 95% of the building was re-used in renovation
  - Light Rail goes through the building
    - Walkscore of 100!
LAUREL APARTMENT RENTS:
RENTS AT OPENING IN JANUARY 2012: $1.19/sq. ft.

RENTS AFTER OPENING OF RETAIL & INSTALL OF WeCAR: $1.34/sq. ft.

LEASED OVER 200 UNITS IN 9 MONTHS

RETAIL RENTS:
RETAIL RENTS BEFORE DEVELOPMENT = $0

RETAIL RENTS AFTER MX DISTRICT DEVELOPMENT = $20/sq. ft.

HOTEL OCCUPANCY
ON TRACK TO BE IN TOP THREE PROPERTIES FOR DOWNTOWN IN TERMS OF REVENUE PER AVAILABLE ROOM IN ITS FIRST YEAR
Urban Redevelopment Makes St. Louis: A Vibrant Place to Live