



THE
Beacon

THE BEACON on Chestnut

909 Chestnut | St. Louis, MO

TONY KENNEDY, CCIM

(m) +1 314 630 4152

tony.kennedy@colliers.com

ROCKY STENGER

(m) +1 314 397 9056

rocky.stenger@colliers.com



101 S. Hanley Road, Ste. 1400
St. Louis, MO 63105
+1 314 863 4447
colliers.com/stlouis

St. Louis Skyline Transformation *Class A Office Re-imagined*

Introducing **The Beacon on Chestnut**, a 1.2 million square feet redevelopment of the former AT&T Tower. The iconic 44-story building in the heart of downtown St. Louis represents a phenomenal opportunity for office users seeking to re-imagine the workplace experience for their employees, clients, visitors and guests all inside an **amenity-rich vertical city**.

With up to 300,000 SF of available office space for lease, including **building signage** for the major anchor office tenant, the Beacon will be the premier destination to **Live, Work & Play** in St. Louis.



PRIME LOCATION

Ideally situated in the heart of downtown St. Louis, The Beacon on Chestnut prominently centers the city skyline. The front entrance faces the beautiful Citygarden urban sculpture park, and the building is steps away from nearby restaurants, entertainment and sporting venues, hotels, city attractions, parking garages, and MetroLink. The Beacon on Chestnut will be the desired location unto itself offering its tenants, residents, visitors and guests unsurpassed amenities all in one 44-story vertical city.

VERTICAL CITY



FLOOR 44: POOL & GARDEN AMENITY

FLOOR 43: RESTAURANT

FLOORS 31-42: PENTHOUSE APARTMENTS
(~120 UNITS)

FLOOR 30: CROSSOVER - AMENITY FLOOR

FLOORS 19-29: STANDARD APARTMENTS
(~198 UNITS)

FLOOR 18: CROSSOVER - AMENITY FLOOR

FLOORS 8-17: OFFICE
(300,000 SF)

FLOOR 7: SPA

FLOOR 6: MECHANICAL

FLOORS 2-5: HOTEL
(~150 KEYS)

FLOOR 1: LOBBY, RETAIL, CONCIERGE, VALET

B1 & B2: PENTHOUSE PARKING, UTILITIES, BACK OF HOUSE

AVAILABLE OFFICE SPACE

- > 300,000 RSF
- > Floors 8-17
- > Typical Floor: 30,183 RSF
- > Lease Rate: \$20.00/RSF, Modified Gross
- > Move-in January 2026
- > Private Office Elevator Bank

VERTICAL CITY USES & AMENITIES

- > 24-hour staffed lobby and concierge service
- > Valet & EV parking
- > Five (5) elevator banks
- > Retail
- > Boutique hotel floors 2-5
- > Destination Location Rooftop restaurant and bar
- > Rooftop pool
- > Full spa and salon
- > Fitness center
- > Steam and sauna therapy rooms
- > Business center and co-working areas
- > Complimentary Wi-Fi throughout
- > Dog run
- > Package and locker system
- > Secure bike/stroller storage rooms
- > Personal on-site storage rooms
- > Controlled building access with on-site and remote parking
- > Valet dry cleaning and laundry service
- > Dog walking and grooming service
- > Penthouse units with multiple bedroom suites as well as one and two bedroom standard units
- > Apartment units with gourmet kitchens and baths



CONTACT US

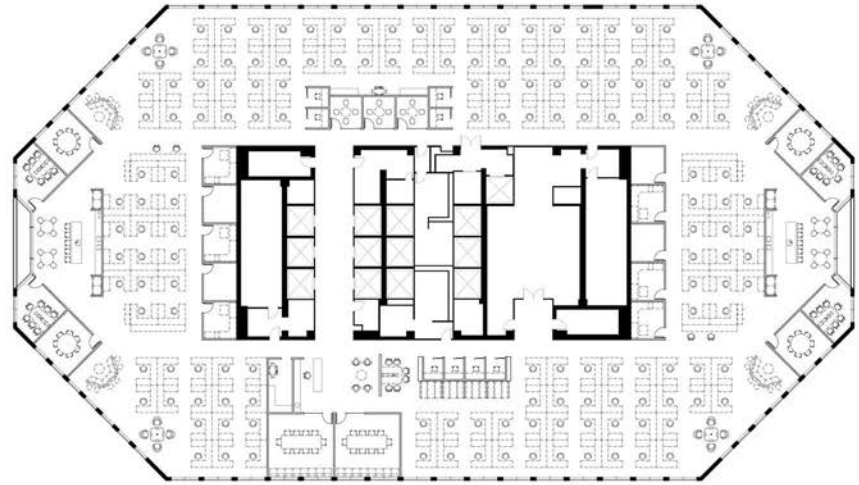
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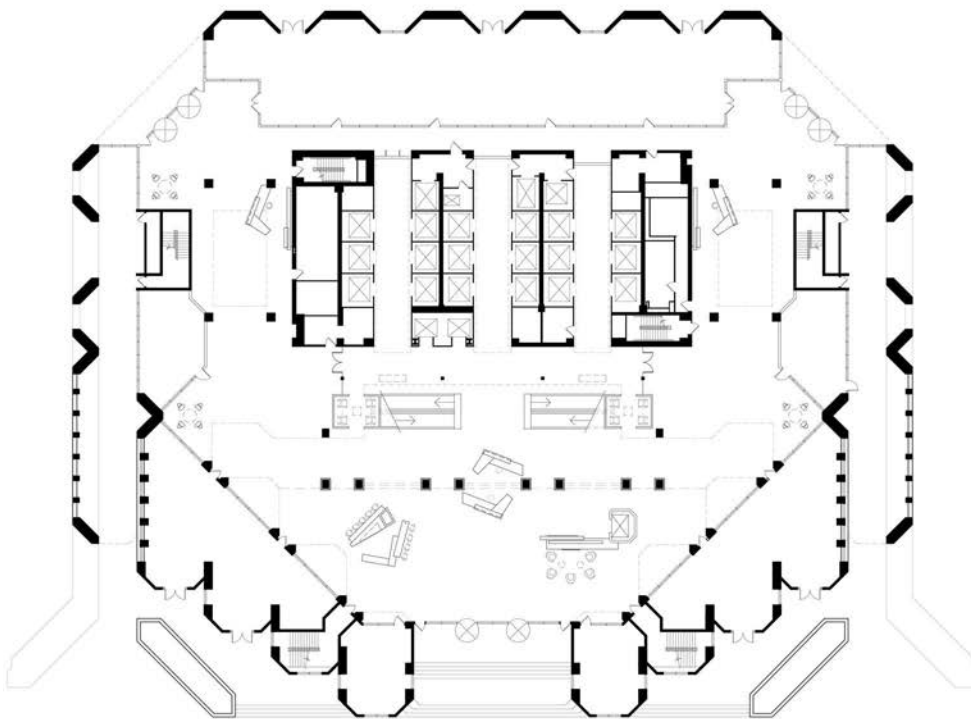
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CORPORATE FLOORS - CONCEPTUAL PLAN

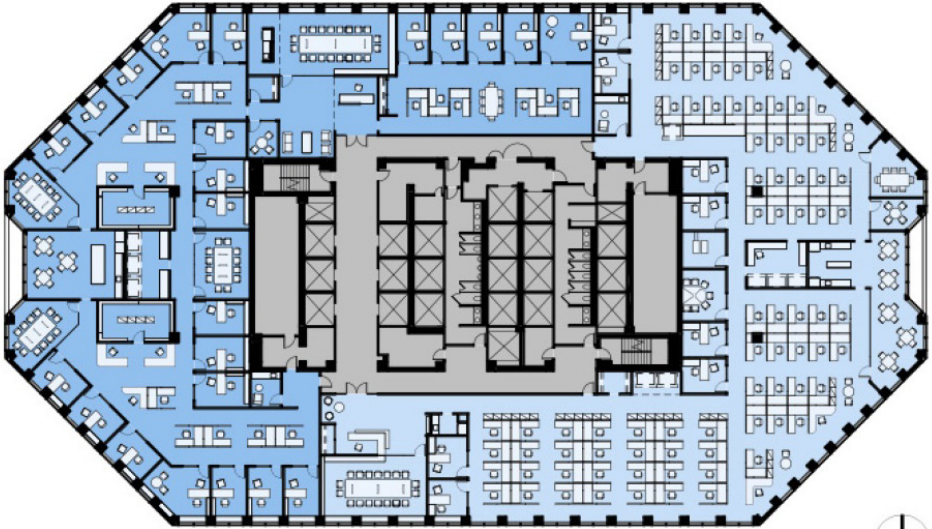


FIRST FLOOR - CONCEPTUAL PLAN

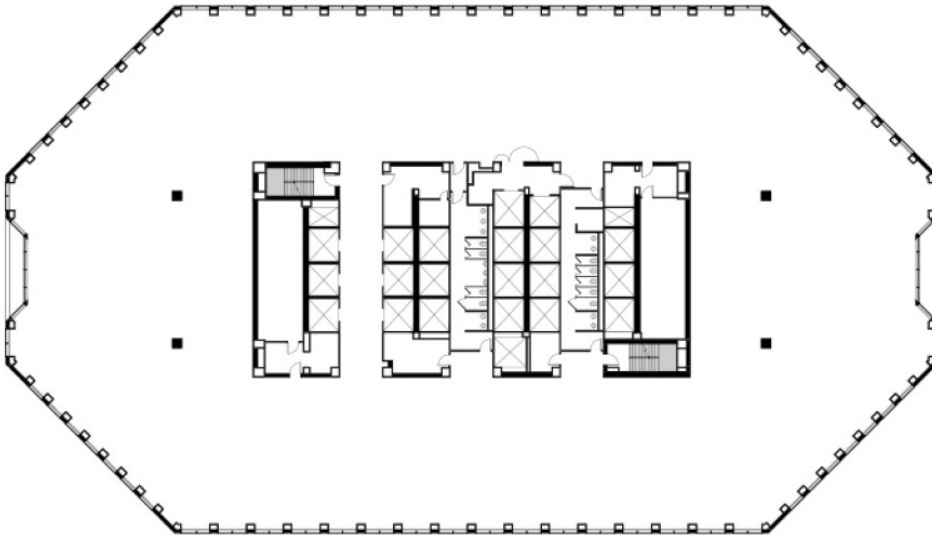
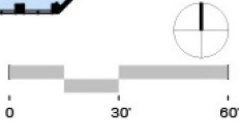




TYPICAL OFFICE - FULL FLOOR 30,183 RSF

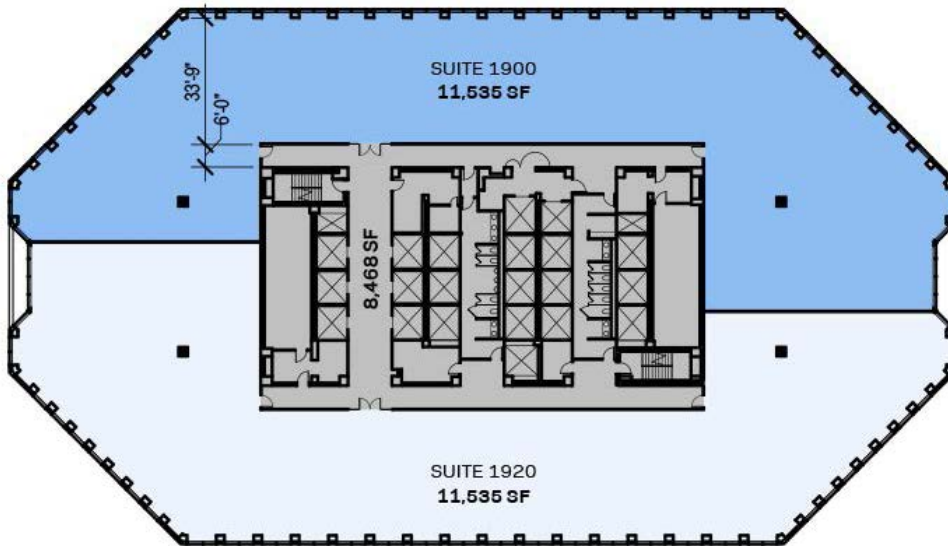


FULL FLOOR
CONCEPT PLAN

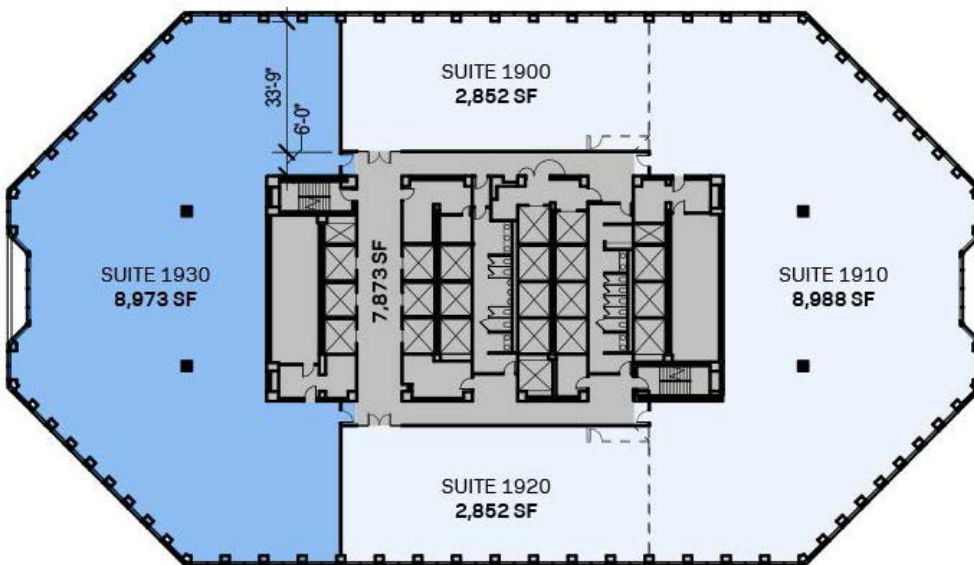


FLOOR PLAN
Efficient floor plan with
minimal columns

MULTI-TENANT OFFICE FLOORS



TWO TENANTS



FOUR TENANTS

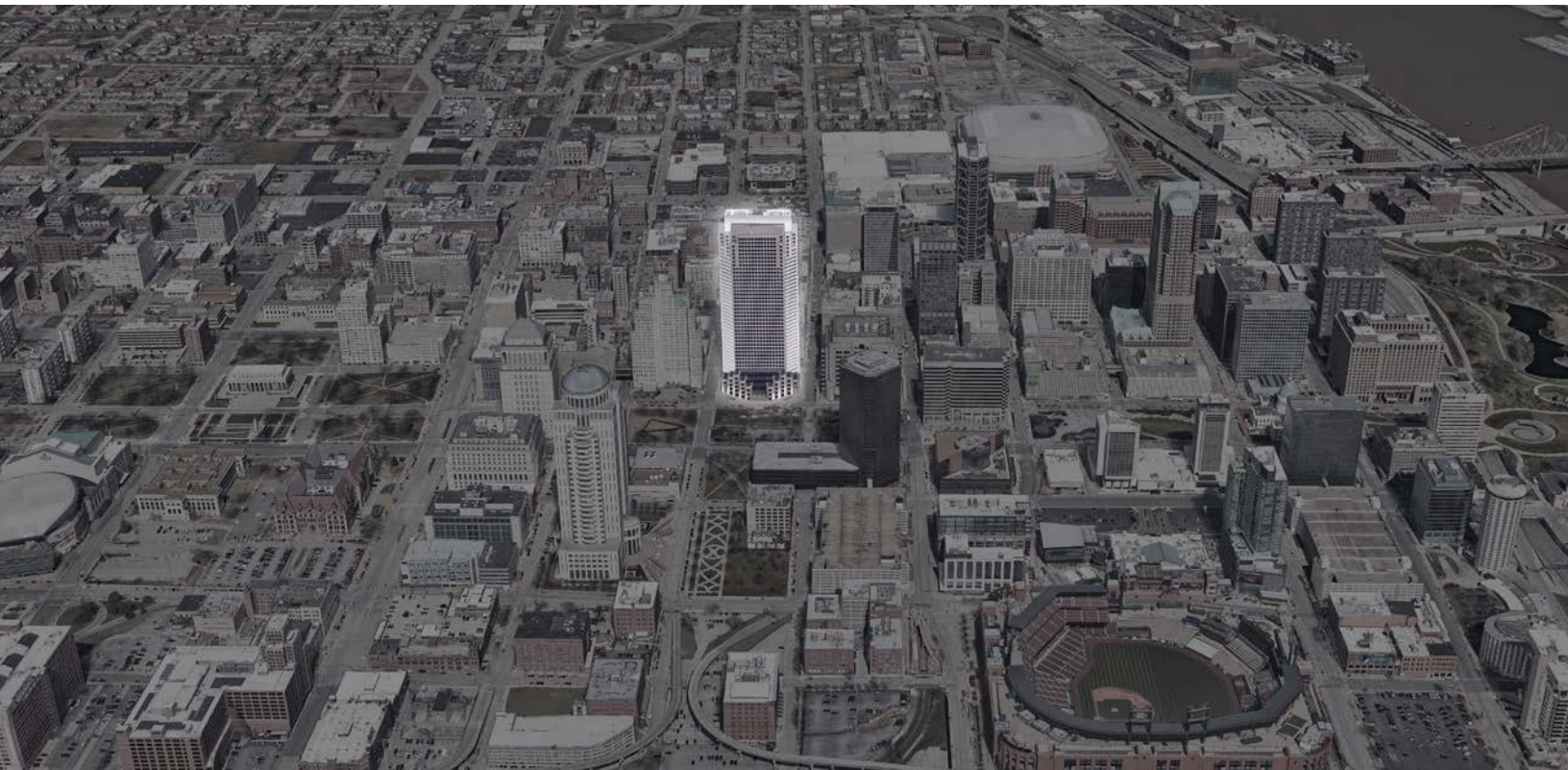


BUILDING IDENTITY

Facade updates will include dramatic lighting to make The Beacon on Chestnut shine and stand out in the St. Louis night skyline.

Updates will include:

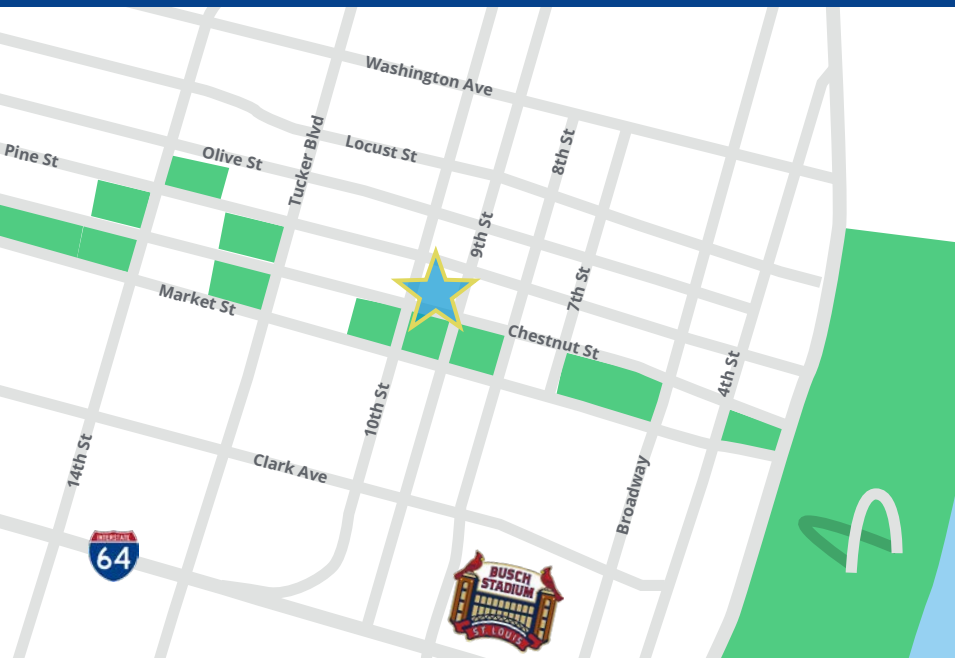
- > Prominent top of the building backlit signage for the anchor tenant
- > Bright and inviting street level lighting
- > Highlight recesses
- > Accent lighting to create a Beacon of light on all sides of the building





POINTS OF INTEREST

- | | | |
|--|--|---------------------------------------|
| A CITYPARK Soccer Stadium | E Stifel Theatre | J Kiener Plaza |
| B National Geospatial Intelligence Agency | F Soldiers Memorial Museum | K Gateway Arch & Park |
| C St. Louis Aquarium at Union Station | G Thomas F. Eagleton Courthouse | L Laclede's Landing |
| D Enterprise Center | H Citygarden & Sculpture Park | M The Dome & Convention Center |
| | I Busch Stadium | |



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