



4 MW POWER CAPACITY 90,000 SF AVAILABLE FOR LEASE DATA CENTER OPPORTUNITY

1015 Locust Street
St. Louis, MO 63101
Located in the heart of Downtown St. Louis



**CUSHMAN &
WAKEFIELD**

90,000 SF DATA CENTER OPPORTUNITY - ST. LOUIS, MO



90,000 SF AVAILABLE
3 LEVELS AVAILABLE
FOR DATA CENTER IN MIXED-USE DATA
CENTER/ OFFICE BUILDING



AMEREN
ELECTRIC POWER
4 MW APPLIED-FOR, TARGETING
DELIVERY BY 2028



ST LOUIS CITY WATER
WATER
TBD ON WATER CAPACITY

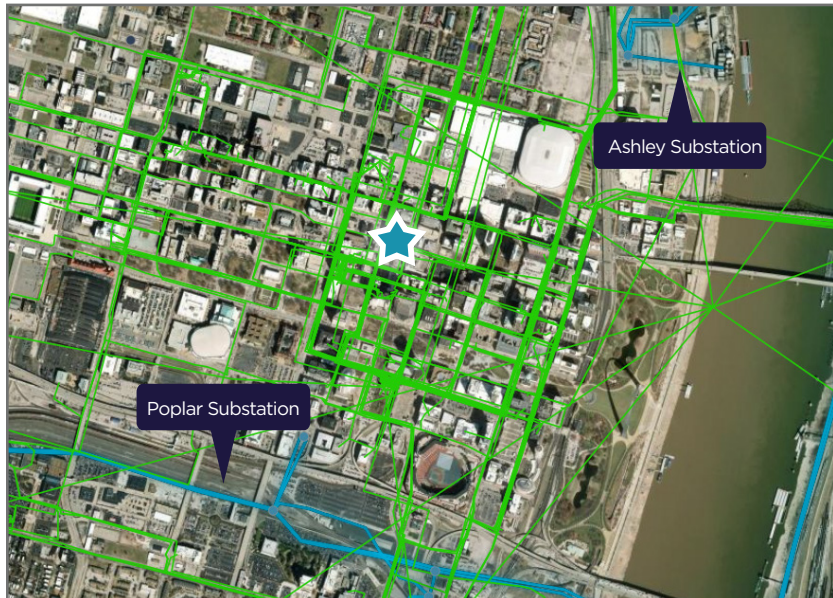
OVERVIEW

Site Link	https://maps.app.goo.gl/SygKHfrxShcsXajX7
Street Address	1015 Locust Street, St. Louis, MO 63101
Submarket	CBD (Central Business District)
Opportunity Zone	Located in a Qualified Opportunity Zone
Land Area	0.64 Acres (27,689 SF). 1 Parcel
Zoning	I - CBD, Commercial
Utilities	<ul style="list-style-type: none">•Power: 4MW Ameren•Sanitary: St. Louis City Sewer District•Water: St. Louis City Public Water System•Natural Gas: Spire•Fiber: Bluebird, CenturyLink, Level 3
Flood Zone	Not in a flood zone

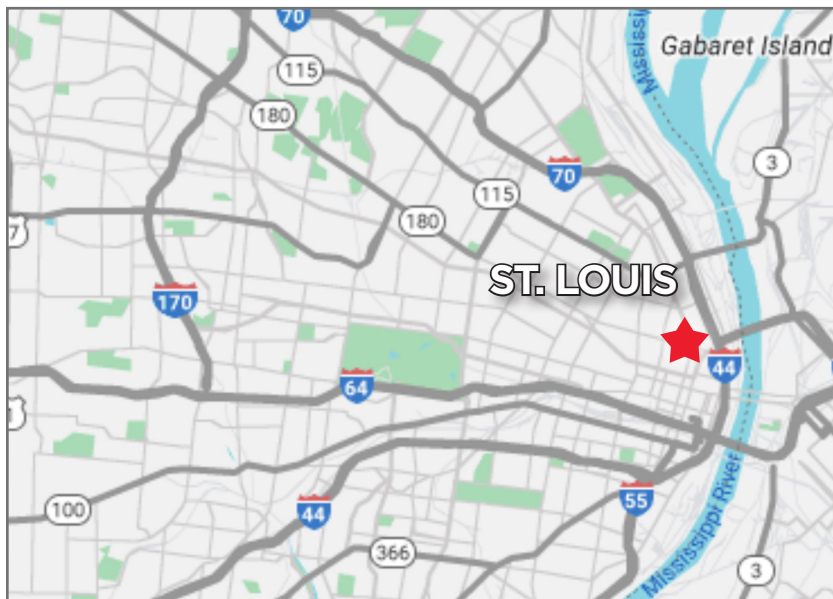
DEMOGRAPHICS (ST. LOUIS CITY)

Population	277,903
2030 Projected Population	269,078 (-3.2%)
Working Age Population (Ages 18-64)	182,582
Labor Force	263,950
Median Household Income	\$60,896
% of Population - HS to Assoc. Education	89,330 (44.6%)
% of Population - Bachelor's Education	47,469 (23.7%)
% of Population - Graduate Education	39,257 (19.6%)

90,000 SF DATA CENTER OPPORTUNITY - ST. LOUIS, MO



- FIBER LINES
- POWER LINES



PROPERTY DETAILS

Property Type	Office (Mid-Rise Office)
Design	Multi-Tenant
Stories	12
Gross Building Area (GBA)	350,292 SF
Net Rentable Area (NRA)	232,031 SF
Typical Floor Plate	29,191 SF
Year Built	1921
Year Renovated	1991
Building Class	C
Construction Type	Steel and Masonry
Foundation	Cast-In-Place Reinforced Concrete
Framing	Structural Steel with Masonry and Concrete Encasement
Exterior Walls	Metal and Glass Facade over Masonry
Roof	TPO - 2013
HVAC	Central HVAC/Forced Air Cooling Tower Replaced in 2016
Windows	Standard Glass in Aluminum Frames
Fire Protection	Partial Fire Sprinkler System
Elevators	4 Full Service Elevators 1 Freight Elevator
Parking Type	Structred Garage
Parking Spaces	170 in Secured Parking Garage (other leased spaces available nearby)
Garage Configuration	Entire Below-Grade + Portions of Ground Floor, Second Floor and Mezzanine Space
Parking Ratio	0.75 Spaces per 1,000 SF (NRA)

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

DATA CENTER SALES TAX EXEMPTION PROGRAM

PURPOSE

Incentivize the location and expansion of data centers in the State of Missouri by providing an exemption, for a period of time, of the sales and utility taxes associated with a variety of activities necessary to build a new facility or expand an existing facility.

HOW THE PROGRAM WORKS

An eligible data center company (or a consortium of eligible companies) who plan to locate at a new facility or expand an existing facility apply to the State with a Notice of Intent which describes their proposed “plan”. That “plan” includes the estimates of construction or rehab materials; machinery and equipment purchases; and utility costs over a designated term at the facility (no more than 10 years for an expanding facility and no more than 15 years for a new facility). The “plan” also includes the number of new jobs to be hired over the term at the facility within a required time frame.

The Department of Economic Development, in cooperation with the Department of Revenue determine the applicant’s eligibility including company type (by NAICS code) and whether the company’s plan will meet the statutory thresholds for program participation. The Department of Economic Development also determines if the fiscal

impact of the proposed plan provides a positive net fiscal return to the State. If so, the Department offers a conditional approval. Once the thresholds have been met, the company may apply to receive a sales tax exemption certificate for each year of their benefit term. The first year may include a refund of any sales taxes paid for a period prior to meeting the thresholds.

The thresholds for participation for an expanding facility include: at least 5 new full time jobs with average wages at 150% of county average wage within 24 months and \$5 million dollars in new investment within 12 months of the conditional approval of the Notice of Intent.

The thresholds for participation for a new facility include: at least 10 new full time jobs with average wages at or above 150% of county average wage and \$25 million dollars in new investment within 36 months of the conditional approval of the Notice of Intent.

The “consortium” of eligible companies may aggregate their jobs and investment at the same facility to achieve the thresholds. Exemption certificates may be issued

AUTHORIZATION

- 144.810 RSMo.

ELIGIBLE AREAS

- Statewide

ELIGIBILITY

- Taxpayer(s) primarily engaged in data processing, hosting and related services (NAICS 518210); or
- Taxpayer(s) primarily engaged in internet publishing and broadcasting and web search portals at the business facility (NAICS 519130)

PROGRAM BENEFITS

- **Existing Facilities:** An exemption on state and local sales and use taxes used for expanding operations as defined, levied, or calculated under section 32.085, sections 144.010-144.525, sections 144.600-144.761 or section 238.235 for a specified maximum amount for each year for 10 years.
- **New Facilities:** An exemption of 100% of the state and local sales and use taxes defined, levied, or calculated under section 32.085, sections 144.010-144.525, sections 144.600-144.761 or section 238.235 for a specified maximum amount for each year for 15 years.

PROGRAM BENEFITS

Project taxpayer (applicant) submits the following:

- Notice of Intent (NOI)
- List of all employees at the facility
- E-Verify Memorandum of Understanding (MOU)
- Tax clearance for each “project taxpayer”
- Agreement recognizing the responsibilities of each taxpayer (if there are multiple taxpayers)
- Project Plan



CONTACT

JOHN WARREN
Senior Director
+1 314 746 0306
john.warren@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.