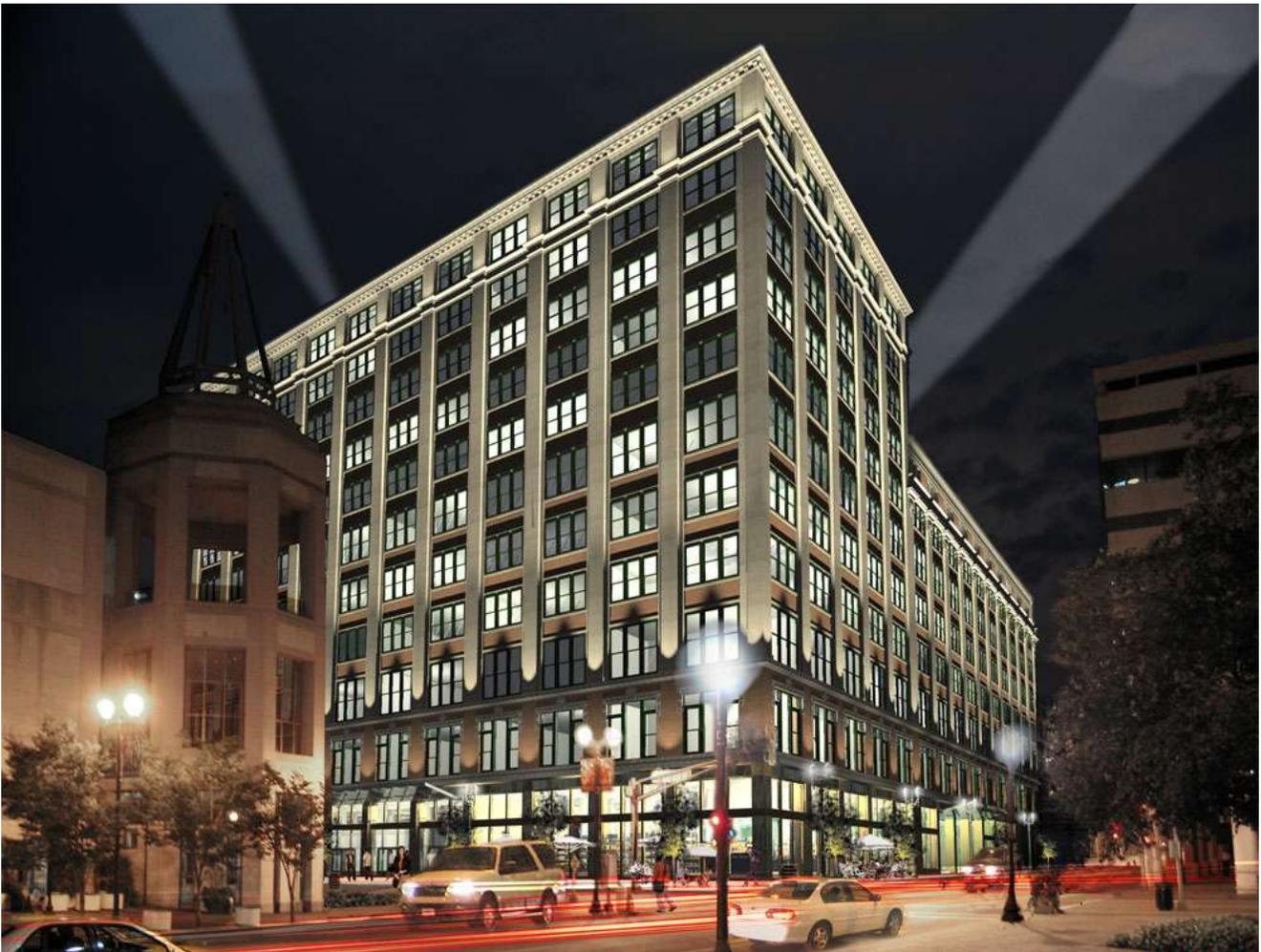




MERCANTILE EXCHANGE

A high-amenity neighborhood in the heart of St. Louis' most vibrant mixed-use district.



Location

Amenities

Connections



MX: THE PLACE TO BE IN ST. LOUIS

THE MERCANTILE EXCHANGE (MX) is an emerging mixed-use district in Downtown St. Louis, nestled in the City's surging Central Business District, between America's Center and the Edward Jones Dome, the Washington Avenue Loft District, the Gateway Mall and the iconic Gateway Arch grounds.

The MX development team builds places of value, bringing deep local market knowledge and a successful track record, delivering some of America's most lively mixed-use, high amenity neighborhoods, such as Harbor East in Baltimore and Portland's famous Pearl District. Spinnaker St. Louis and Cross Street Partners each bring significant strength to the MX.

The key to MX's success is its location at the nexus of St. Louis' business, convention, tourism and entertainment

centers. This attractive mix and density of quality uses already attracts some ten million visitors a year to the MX neighborhood.

The MX is the central link between them all, weaving these existing attractions into the region's most dynamic place to live, work and play.

The MX adds a lot to the existing environment, including a diverse range of uses that will keep the sidewalks hopping, day and night. The retail management team will provide an exceptional level of service at street-level, making for an inviting visitor experience, a beautiful built environment and an exciting array of well marketed and produced events that build on the neighborhood's natural attributes.





MX: BY THE NUMBERS

THE LAUREL

- ✓ 212 room Embassy Suites Hotel
- ✓ 205 market-rate apartments
- ✓ 35,000 square feet of retail space
- ✓ National Blues Museum in 2014

Investment: \$150 million



THE MX BUILDING

- ✓ 750 parking spaces
- ✓ 110,000 square feet of retail space
- ✓ 3-screen, 3-D movie theatre

Investment: \$30 million

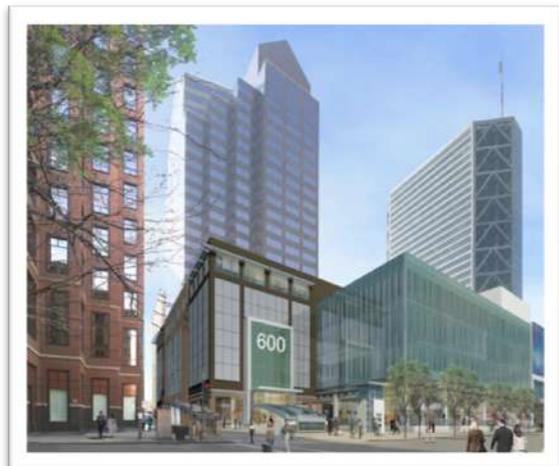
Retail Open: Fall 2012

600 WASHINGTON

- ✓ Magnificently renovated, 375,000 square feet of Class-A office space

Investment: \$60 million

Core and shell improvements: Complete





A RISING NEIGHBORHOOD

The iconic Gateway Arch grounds are in the midst of a multi-million dollar makeover, to be completed by 2015. The new design will add greatly improved parking, access and pedestrian connectivity between the Arch and the City, including the adjacent MX. The Arch attracts some 3.5 million visitors every year.



The 120,000 square foot downtown Macy's, adjacent to the MX, has undergone a multi-million dollar renovation. The department store occupies the first three floors of the historic, 1.3 million square foot Railway Exchange Building.



America's Center, St. Louis' Convention Center, has just completed a \$50 million upgrade. This world-class facility enjoys 500,000 square feet of contiguous exhibit space including the attached Edward Jones Dome, home of the St. Louis Rams. This complex attracts 2 million visitors each year.





AMENITIES SUITED TO A GREAT URBAN NEIGHBORHOOD

The MX will be home to the National Blues Museum, a not-for-profit cultural and civic centerpiece for St. Louis, celebrating the historic significance of the Blues as the foundation of American music. The interactive museum will educate, entertain, drive international tourism and add to the cultural diversity of the MX.



The 3-screen, 3-D MX Movies will feature a lobby restaurant/bar, in-theater high quality food service, love seats and crystal clear digital projection. Simply put, the reviews will be stellar—MX Movies will be *the* movie experience in St. Louis.

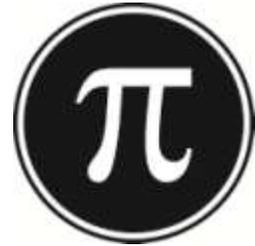
The MX District will include more than 250,000 SF of the best fashion, food and entertainment that St. Louis has to offer, including a newly renovated Macy's and a fashion incubator, offering the best local fashion designers and merchants an opportunity to concentrate together in a vibrant retail environment.





DINING IN THE MX

With several locations across the St. Louis region and Washington, D.C., Pi's award winning deep and thin crust pizzas have quickly become a local favorite — and have even earned the love of President Obama.



At Robust, guests don't simply sip wine — they enjoy an enriching experience. Robust's full bottle list, wine flights and more than 40 wines by the glass are all complemented by onsite sommeliers, artisan cheeses, charcuterie and gourmet tasting plates.

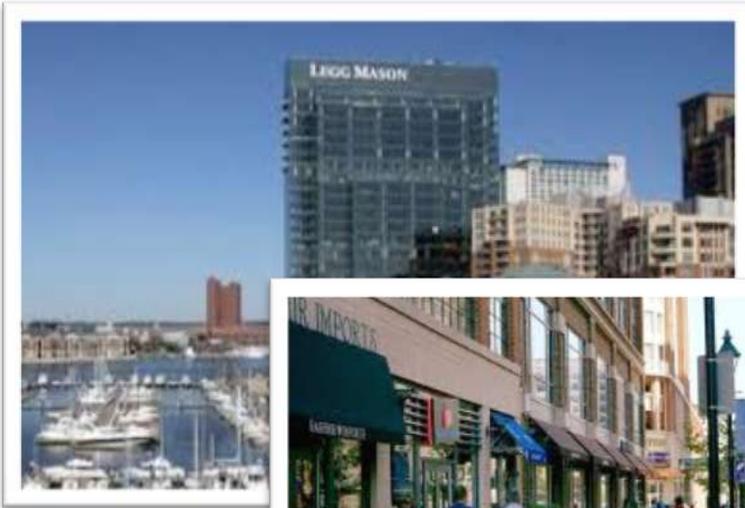
Snarf's is a gourmet fast-casual sandwich shop serving sandwiches, soups and salads. What started as a little shack selling toasted sandwiches has now grown to 14 shops in Colorado, Chicago, and St. Louis. Open 7 days a week they offer catering and delivery, and the Mercantile Exchange location will also serve breakfast.



Eric and Jenny Heckman of Tani Sushi Bistro in Clayton are excited to expand the downtown St. Louis restaurant scene and their own restaurant family to include Takaya New Asian, bringing together the perfect blend of a big city on the urban interest rise with a history of fine dining.



AN EXPERIENCED TEAM A RECORD OF SUCCESS



HARBOR EAST, Baltimore

*Cross Street Partners
(formerly Struever Bros.
Eccles and Rouse)*



PEARL DISTRICT, Portland

Spinnaker Real Estate Partners

