



Real Estate  
Brokerage  
Representation  
Consulting  
Management  
Development



FRIEDMAN  
GROUP, LTD.

1300  
MARKET

AVAILABLE

314.367.2800

314.241.1175



**Completed in 1911**, this neoclassical building was created by Isaac Taylor, who was the principal architect of the 1904 World's Fair.

This four-story building has 160,000 sq. ft. available and enjoys a prominent location on the south side of Market Street between City Hall to the east and the Kiel Opera House and Scottrade Center to the west.

Highlights of the project include:

- Presently vacant and now available for an anchor tenant
- Offered at \$18.50 per sq. ft. for occupancy in November 2010
- New 600 car parking garage to be built on the south lot adjacent to the property
- Planned amenities include, restaurant(s), fitness center, building conference center, mock jury courtroom, art gallery(s), 24-hour security, on-site executive and visitor parking
- Targeted for LEED certification

**Terrific Location**

1300 Market is located across the street from the MetroLink Civic Center Station and the new Gateway Multimodal Transportation Center.

**4% Commission  
to Outside Brokers**

**Eric@FriedmanGroup.com**  
**www.friedmangroup.com**

245 Union Boulevard  
Saint Louis, MO 63108 USA  
Fax: 314-367-3671

**Tony.Kennedy@evsra.com**  
**www.evsra.com**

701 Market Street, Suite 1230  
St. Louis, MO 63101  
Fax: 314-770-1700

*Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser investigate fully.*



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**ANOTHER POTENTIAL BENEFIT OF LOCATING AT 1300 MARKET STREET  
YOUR COMPANY MAY BE ELIGIBLE FOR SUBSTANTIAL  
REBUILDING COMMUNITIES - MISSOURI STATE TAX CREDITS**

**TAKING CARE OF OUR TENANTS:** Eligible businesses may receive either a **credit of 40% of state income taxes due** (up to a maximum tax credit of \$125,000) or **40% of funds expended for qualified equipment** (up to a maximum tax credit of \$75,000), **for each of three years** following the commencement of operations. (Existing businesses only qualify for a 25% credit on purchases of qualified equipment). Qualified employees may receive a **credit of 1.5% of their gross salary** for each of three years. Information is power in this technology age, as we strive to serve our clients.

The 40% and 25% credits may be used for taxes owed the previous three years, or in any of the five tax years thereafter, or may be transferred, sold or assigned. The 1.5% credit may be carried forward indefinitely.

**ELIGIBILITY:** A new business commencing operations in an eligible location (see below), a business relocating to an eligible location, or a business that is already existing in an eligible location (an existing business is only eligible for a 25% credit for funds expended for qualified equipment).

**ELIGIBLE LOCATION:** The entire City of St. Louis is eligible.

**ELIGIBLE BUSINESSES:** Certain professional firms, computer software design or development, computer programming, telecommunications, manufacturing, biomedical, medical devices, scientific research, animal research.

75% or more of the business's employees must be located at its facility in the eligible location (prior to receiving credit) and the business must have fewer than 100 employees at all locations (at time of Pre Application submission.)

**ELIGIBLE EQUIPMENT:** Computer equipment and its maintenance, fiber optic equipment, high speed telecommunications, wiring or software development expense, medical laboratories and equipment, research laboratory equipment, manufacturing equipment.

*Eric Friedman of the Friedman Group, Ltd. REALTORS one of the advisors on the 1300 Market Project was a founding member of the Missouri Preservation & Economic Development Coalition that got the Rebuilding Communities Tax Credit Program and the Missouri Historic Tax Credit passed by the Missouri legislature and Eric has continued to serve for the past 12 years as a coalition steering committee member, was a board member of Downtown St. Louis Partnership, Inc. and was Chairman of their Biz. Committee program to market this program to area businesses. The Friedman Development, Ltd. offers consulting services to clients wanting to use this and other Missouri tax credit programs.*