

Retail For Lease



Old Judge Building



Ryan Kopyy

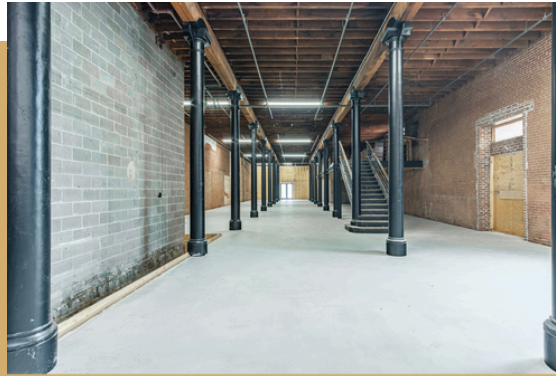
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704 N 2nd St
St. Louis, MO 63102
1,240 RSF | \$20/SF | T.I. Available

SCAN HERE!



Property Information



Originally built for the offices of Scharff & Bernheimer, one of the largest Mississippi River shipping firms of the era, this building was purchased by Old Judge Coffee in 1918 and converted into a factory and spice warehouse. At peak demand, the company produced over 3 million pounds of coffee per month. Slightly more than this writer's annual intake. Notable features of this five-story brick building include cast-iron columns at street level and large lower windows with matching smaller windows on the second and third floors. On warm St. Louis days, you can still catch the scent of cinnamon from wood supports on the third floor. Come for the spice, stay for the neighborhood in beautiful Laclede's Landing!

Highlights

- Historic Renovation to be Completed in early Spring 2025
- Home to 20 Luxury Apartments ([More Info](#))
- 1,240 RSF, Asking \$20/SF
- Exposed Brick and Beams
- Street Level Entrance
- Tall 19' Ceilings & 17' Windows
- T.I. Available
- [GSL Retail Incentives \(More Info\)](#)



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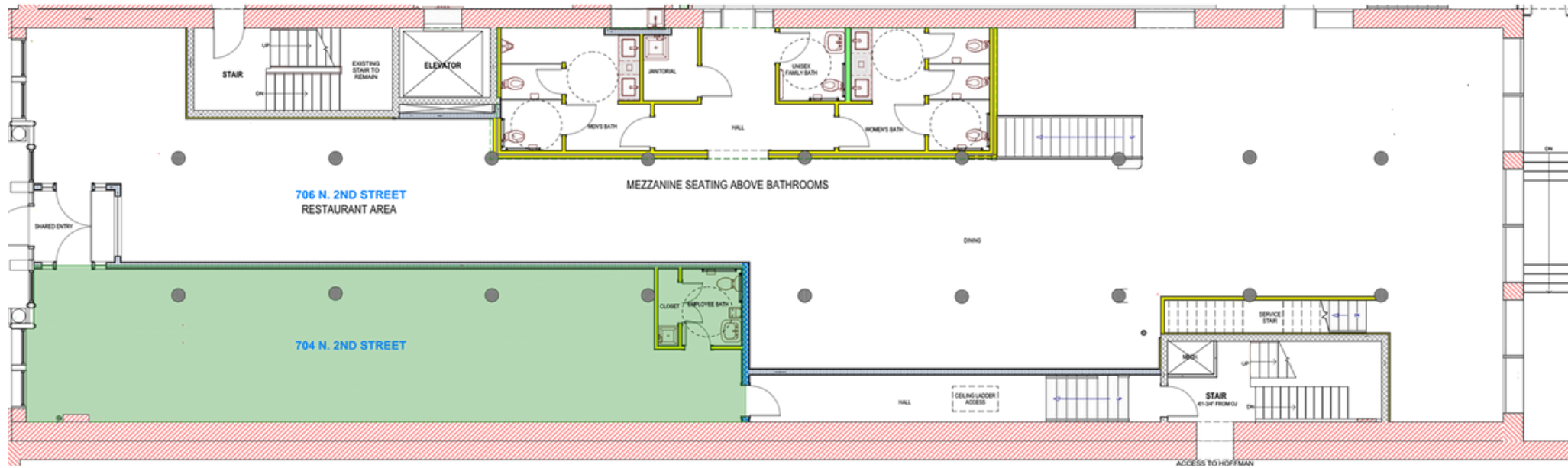
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First Floor



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Incentives

The NEW Laclede's Landing

- 129 New Luxury Apartments Between MLK Bridge and Eads Bridge ([More Info](#))
- Katherine Ward Burg Garden
- Laclede's Landing Dog Park
- Mississippi River Greenway
- Neighborhood Events:
 - Lunch on the Landing
 - Battlehawks Tailgates
 - Arch Bark
 - Greater St. Louis Marathon
 - 4th of July on the Arch
 - Big Muddy Blues Festival
 - Blues at the Arch

GSL Rental Incentives



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Aerial



J. Katherine Ward Burg Garden



I. Horseshoe Casino, 5 Min Walk



H. Gateway Arch Park, 5 Min Walk



A. Old Judge Building



B. Kimchi Guys



C. Mississippi Greenway



D. Dog Park, 3 Min Walk



E. The Dome, 7 Min Drive



F. The Cobblestone STL



G. Bush Stadium, 15 Min Walk



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