



TEMPO
by Hilton™

Wm. **BOUDOURES** Co.
COMMERCIAL · RETAIL REAL ESTATE SERVICES



Property Highlights

- Premier first floor restaurant space available in Hilton Hotel's new stylish and upscale TEMPO Hotel on the hard corner of Clayton Road & Brentwood Boulevard
- Approximately 6,500/SF of available space on the first floor with utilities stubbed to the premises, and 7,600/SF of potential rooftop space
- Opportunity for potential operator to also lease and operate the rooftop bar & lounge in conjunction with their restaurant concept
- Abundant parking in two level parking garage
- Estimated delivery date is Q1 of 2025
- 210 amount of hotel rooms in the TEMPO Hotel, and another 158 amount of rooms in the neighboring Homewood Suites Hotel
- Located less than one mile from downtown Clayton, which is host to an array of corporate business offices, and boutique shopping options with a daytime population of approximately 44,627

Shaw Park

M
Kemp

South 40 Fitness Center

Enterprise Corporate
Headquarters

Clayton

St. Louis Galleria

H&M ANN TAYLOR Buckle EXPRESS GAP
 ANTHROPOLOGIE chico's VICTORIA'S SECRET
 CHAMPS SPORTS JOHNSTON & MURPHY. FOREVER 21 GNC LIVE WELL
 Apple Macy's TORRID MK URBAN OUTFITTERS
 foot Locker sleep number
 Dillard's California pizza kitchen NORDSTROM FINISH LINE
 Eddie Bauer BANANA REPUBLIC THE CHILDREN'S PLACE VANS
 AMERICAN EAGLE The Cheesecake Factory ALDO CHARLEY'S

CVS pharmacy

SITE

MAGGIANO'S

170

The Boulevard Phase II
115,000 SF Office
127 Room Hotel
128 Apartments

Meridian at Brentwood
LA Z BOY BEST BUY
MEN'S WEARHOUSE

SSM Health St. Mary's
Hospital - St. Louis

64

64

Brentwood Square

Panera BREAD REI COOP
 WHOLE FOODS MARKET Michaels
 The Container Store
 ORGANIZING SOLUTIONS | CUSTOM CLOSETS | IN-HOME SERVICES
 FIRST WATCH THE DAY TIME CAFE NORDSTROM rack

Richmond
Heights

Wonderland

**The Promenade
at Brentwood**

five BEL'W TRADER JOE'S
 Pizza Hut TARGET
 DRURY HOTELS Burlington
 CVS pharmacy
 WORLD MARKET BED BATH & BEYOND

Brentwood Pointe

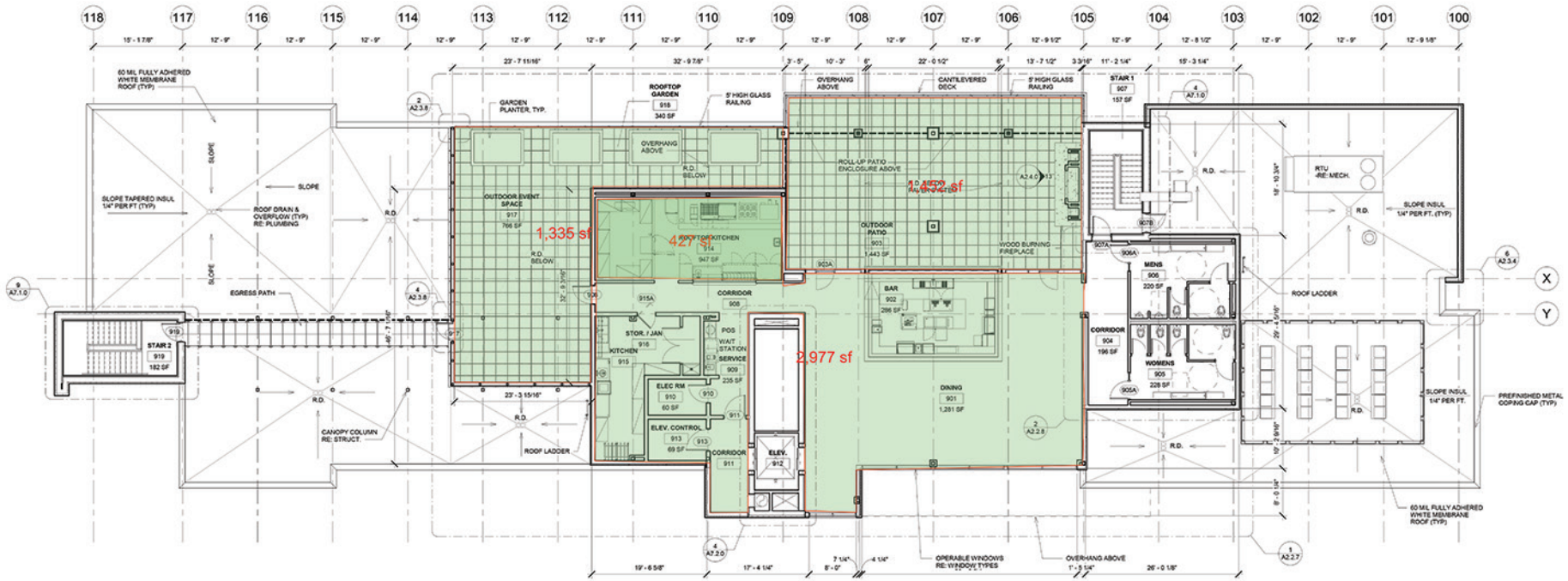
SUBWAY HomeGoods
 LANE BRYANT DSW
 FAMOUS footwear PET SMART
 carter's Diaperbags

Maplewood Commons

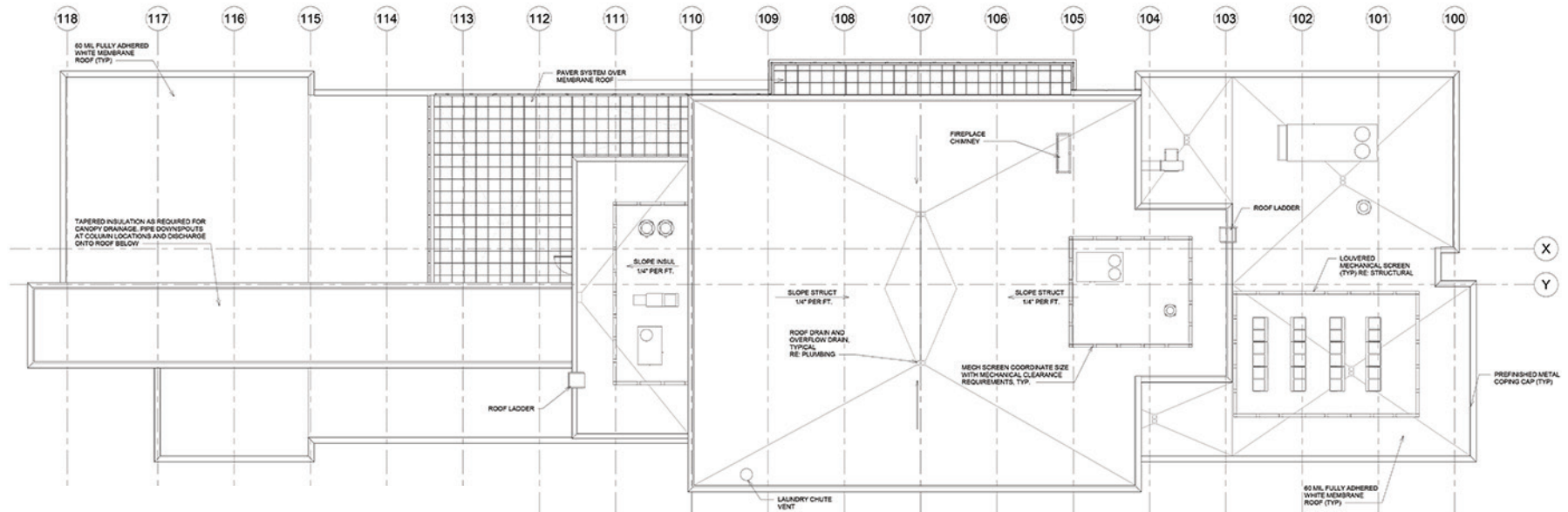
RED LOBSTER SUBWAY
 sam's club T
 QDOBA MEXICAN EATS Walmart
 ME Massage Envy

Brentwood

Rooftop Bar Plan



High Roof Plan



Restaurant Elevation





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