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From the St. Louis Business Journal:

<https://www.bizjournals.com/stlouis/news/2022/01/18/green-street-real-estate-see-newoffice-development.html>

Inside Green Street's new \$21M office development in Forest Park Southeast (PHOTOS)

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Green Street Real Estate Ventures and its affiliate companies have combined offices as part of a \$21 million mixed-use development in Forest Park Southeast, moving from Clayton to the city of St. Louis.

The new Green Street office opened as part of a larger 46,000-square-foot development at 4565 McRee Ave. that includes a bar and restaurant Bar K, a dog park, a 10,000-square-foot indoor off-leash space, entertainment venue and event space. The first St. Louis location of Bar K opened in the fall; the \$6 million project had been set to open its doors by the end of 2020. Logistical challenges and supply chain issues set the project back after its initial start date in March 2020.

The developer's new office, a \$14 million renovation of a former industrial warehouse, opened Jan. 12. The new headquarters will house the six Green Street companies: the Real Estate Ventures



JEANNIE LIAUTAUD PHOTOGRAPHY LLC
A look at the combined companies' new office in The Grove.

division, Green Street Building Group, Green Street Property Management, Emerald Capital Strategic Advisors, [HDA Architects](#) and O'Toole Design Associates.

Click through the gallery below for a look inside Greet Street's new offices.

Green Street Real Estate Ventures was previously located in Clayton and HDA in Chesterfield, but the new office is closer to the center of the city of St. Louis, near the intersection of McRee and South Vandeventer avenues. Moving to the city reinforces Green Street founder and CEO [Phil Hulse's](#) long-term commitment to the city, The Grove and Forest Park Southeast, and creates a new type of office space that will make the 80 employees from all six companies want to come to work, the company said.

"We don't just build buildings, but rather strengthen communities," Hulse said in a news release. "We are creating environments where people can come to live, work, eat, and play within these desired urban environments."

Construction started in January 2021, with the facilities designed by HDA and the interiors by O'Toole. One of the goals of moving all the companies under one roof was to add amenities that would make employees want to come to work.

The new development has already served to spur other construction projects along McRee for residential and retail and added 200 jobs in what was a former warehouse, Emerald Capital Principal [Matt Drinen](#) said in a news release.

"We couldn't be more excited to work on this project, as it is a perfect example of a catalytic development in a distressed area," Drinen said. "The Emerald Capital team is thrilled to be operating out of the one of the most unique and creative office spaces in the U.S. The building is truly a north star for repurposing old and vacant industrial buildings into vibrant modern uses."

The project was funded in part by \$18 million in New Markets Tax Credits, a \$347,000 Project Clear grant from the Metropolitan St.

Louis Sewer District and Opportunity Zone equity. Project financing came from Peoples National Bank, United Bank of Union, U.S. Bancorp Community Development Corp. and the Community Development Entities of St. Louis Development Corp., McCormack Baron Salazar affiliate MBS Urban Initiatives CDE and RBC Community Development.

Click through the gallery below for a look inside Bar K in The Grove

Gloria Lloyd

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St. Louis Business Journal

