



KDG, KEAT, and O'Reilly Hospitality Management Announce New Hotel at Olive Crossing Development

ST. LOUIS, MO – APRIL 23, 2020 – KDG, KEAT Properties, and O'Reilly Hospitality Management are proud to announce the first tenant at Olive Crossing. Element by Westin and Courtyard by Marriott are joining forces for a state-of-the-art, dual-brand hotel complex on the mixed use development in Olivette. This 106,000 SF, five-story building will be broken into two wings – an Element wing and a Courtyard wing. Each wing will house 80 guest rooms, separate lobbies, and patios to act as the perfect complement to appeal to various lifestyles. The Element will have a fresh and contemporary feel, while the Courtyard will be the classic go-to for business travelers. To accommodate all guests at the hotel, there will be 50 spaces of surface parking and an additional 120 spaces in the covered parking structure. The hotels will also share a 1,200 SF fitness center, an indoor pool, meeting rooms, and multiple food options, including grab-n-go and sit-down restaurants.

The concept of a dual-brand hotel originated from KDG's existing relationship with Marriott. Combining two signature brands, this partnership is the first of its kind and will provide long-term viability for Olive Crossing's STAY | WORK | PLAY environment. Located in the southern section of the development, the hotel has easy access to the highway as well as walking trails with connection to the Centennial Greenway. O'Reilly Hospitality Management will manage the property upon completion.



The redevelopment of a critical corner fronting Olive and I-170, a mile from the downtown Clayton business district, Olive Crossing redefines the pathway from the airport to St. Louis' urban core. At "the center of everything" this dynamic, 14.8-acre mixed use center features over 300,000 SF of office space, up to 50,000 SF of retail, dining, and services, and the 160-room dual brand Marriott Courtyard and Element hotel. Restaurant spaces offer accessible and attractive outdoor dining, high ceilings with extended glass frontage, and ample easy parking. The development boasts distinctive architecture and courtyard amenities with seating, water features, greenery, and artwork showcased throughout.

About KDG

KDG is a merger of Koman Group and Keeley Development Group, one firm dedicated to your firm's real estate investment needs. Blending Koman's legacy of real estate ingenuity, Keeley's world-class culture & resources, and our joint passion for investment with intent - KDG accelerates growth and opportunity for our people, our partners, and our region. As a fully integrated developer and owner, KDG has a proven track record of more than \$1 billion in real estate initiatives within more than 6.5 million square feet of commercial and residential space in the greater St. Louis region. Our portfolio includes build-to-suit class A corporate campuses and multitenant office spaces, infill developments, mixed-use environments, and multifamily and student housing.

About KEAT Properties

KEAT Properties was founded on family. Driven by our mission of enhancing communities with a collaborative spirit, our firm has experience on all sides of the table. Our world-class team not only understands how to negotiate, but we also know how location, costs, access, site feasibility, zoning, politics, and all facets of real estate interplay for your success.

About O'Reilly Hospitality Management

Founded in 2007, O'Reilly Hospitality Management, LLC is a proven hospitality firm specializing in the design, development, and staffing of hotels, restaurants, and commercial properties for some of the country's leading national and independent brands across the nation. Founded on the principles of sustainability, community involvement, philanthropic outreach, and a commitment to elevating the modern guest experience, OHM is truly an innovative presence in the hospitality space. With award-winning service, sustainable green practices, and a staff buoyed by working for a caring and involved company, we do whatever it takes to make every guest smile.

Contacts

Maggie St. Geme
KDG
314.787.1973

Nicole Kreeger
Keeley Companies
319.560.7343

Kerrie Van Sickle
O'Reilly Hospitality
417.509.4322