

1001

N WARSON



WHERE DISCOVERY HAPPENS



CUSHMAN &
WAKEFIELD

Empowering Tomorrow's Change-Makers

In the heart of St. Louis' 39th North district, 1001 N. Warson Road offers a dynamic environment to fuel the next wave of ag-tech, pharma and life sciences breakthroughs. With adaptable workspaces, advanced labs, and world-class amenities, this Class A facility fosters cutting-edge research and transformative discoveries.

Surrounded by global leaders like Bayer and Pfizer, St. Louis tenants gain unparalleled access to top-tier talent, resources and industry expertise, all within the city's thriving innovation ecosystem.

PROPERTY HIGHLIGHTS

- + 152,256 RSF (total building)
- + Class A facility
- + Flexible office and lab space designed to support diverse industries
- + Second-floor in white-box condition, TIA available
- + Convenient location with easy access to Route 340 and US 67 (Olive Blvd & Lindbergh Blvd)
- + Modern amenities include a fitness center, locker rooms, a mini mart, and multiple collaboration spaces
- + Direct access to St. Louis' highly skilled and diverse talent pool



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Why St. Louis?

St. Louis offers the perfect balance of affordability and exceptional quality of life with a vibrant arts scene, acclaimed cuisine, and lush parks and trails. As one of the largest regional economies in the U.S., St. Louis is where businesses and residents can grow, prosper and thrive.

Home to the world renowned Missouri Botanical Garden, over 40 colleges and universities, and a diverse range of industries spanning agri-food tech, geospatial, biosciences, and health, St. Louis fosters a talented workforce and a robust business ecosystem. With industry giants like Pfizer, Bayer, Millipore Sigma, and Novus the city is a dynamic hub of innovation and opportunity.

- #1 Largest concentration of plant science PhD's in the world
- #1 Low Business Costs in the U.S.
- #1 Infrastructure in the U.S.
- #3 Most Affordable City in the World

- * METRO AREA POPULATION
2,809,000
- * WORKFORCE
1,500,000
- * AVG. AGE OF POPULATION
39.1
- * EDUCATIONAL ATTAINMENT
Associate's degree: 8%
Bachelor's Degree: 27%
Graduate Degree: 21%

**Within 10 miles of 1001 N Warson Road*



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Facility Overview

18,832 to 94,746 RSF Total Availability

Floor 2: 18,832 RSF
partial [white box condition]
lease ends 6/30/31

Floor 4: 37,957 RSF
full floor, lab and office space
lease ends 6/30/34

Floor 3: 37,957 RSF
full floor, lab and office space
lease ends 6/30/34

Parking: 2.25/1,000 RSF
[surface lot]

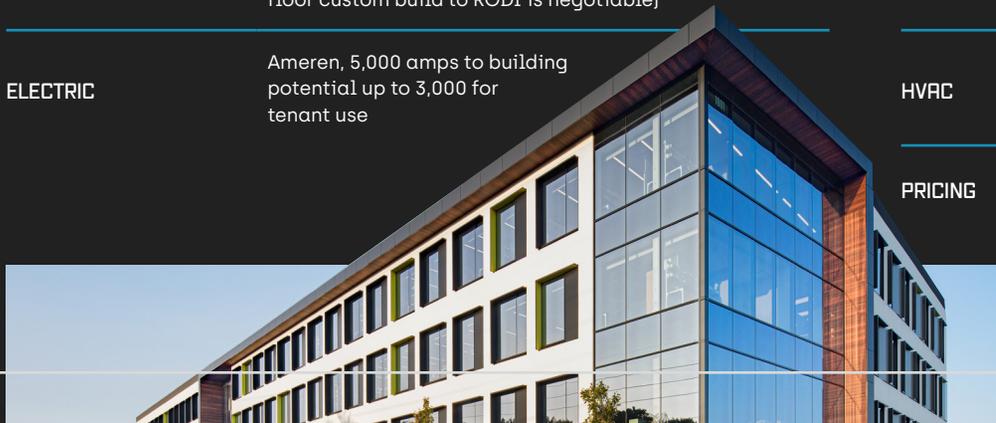


Facility Specifications



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CONSTRUCTION TYPE AND USE	4 stories, Type IIB fully sprinklered building for office and research	EMERGENCY POWER	Kohler Diesel Generator 2,500 amp, 480V
FIRE PROTECTION	Fire and life safety systems include a multiple zone fire alarm control panels, an auto dialer a 24-hour monitoring service, hard-wired smoke and heat detectors, illuminated exit lights with battery back-up, emergency battery lighting units, horn/light annunciators, fire extinguishers and a full coverage, wet sprinkler system with check valves and tamper and flow switches	NATURAL GAS	Available, provided by Spire
FLOOR PLATE	37,957 RSF	SUSTAINABLE DESIGN	Automated lights and window shades LEED was not pursued
FLOOR-TO-FLOOR HEIGHT	14'	ELECTRIC CHARGING STATIONS	12 charging stations
CEILING HEIGHT	9' to 14' to deck	PASSENGER ELEVATORS	2 OTIS Gearless
FLOOR LOAD	10-15% depending on full or partial floor	SERVICE ELEVATOR	1 OTIS Freight
LOAD FACTOR	Alternating tread stairs and locking roof hatch	LOADING DOCK	Drive-in dock with access to electric lift gate, accommodating full-size semi truck
PLUMBING	Includes building water access on all floors and RODI water within labs on 3rd, 4th floor (ability to tie in 2nd floor custom build to RODI is negotiable)	SECURITY	Card access after hours, card access required to floors 24/7
ELECTRIC	Ameren, 5,000 amps to building potential up to 3,000 for tenant use	HVAC	5 Trane RTU with GPS Plasma Air System
		PRICING	\$29.00/ SF NNN



Lab Overview

3RD FLOOR LAB:

- + 14,423 RSF
- + Fume Hoods
- + Built in Acid/Base Cabinetry
- + Oversized Flammable Cabinets
- + Central RO/DI water
- + 3 Conviron Walk-in Light Rooms
- + Ceiling Based Utilities
- + Lab "Clean Air" – Daiken Purification system
- + Adjustable Modular Lab Benches
- + Rolling Lab Cabinetry
- + Cushioned Ergonomic Flooring
- + 12 Oversized Vertical Flow Clean Benches
- + Hand Washing Stations
- + Safety Stations

4TH FLOOR LAB:

- + 18,219 RSF
- + Fume Hoods
- + Built in Acid/Base Cabinetry
- + Oversized Flammable Cabinets
- + Central RO/DI water
- + Lab Air, Lab Vacuum
- + Ceiling Based Utilities
- + Lab "Clean Air" – Daiken Purification system
- + Adjustable Modular Lab Benches
- + Rolling Lab Cabinetry
- + Cushioned Ergonomic Flooring
- + Hand Washing Stations
- + Safety Stations



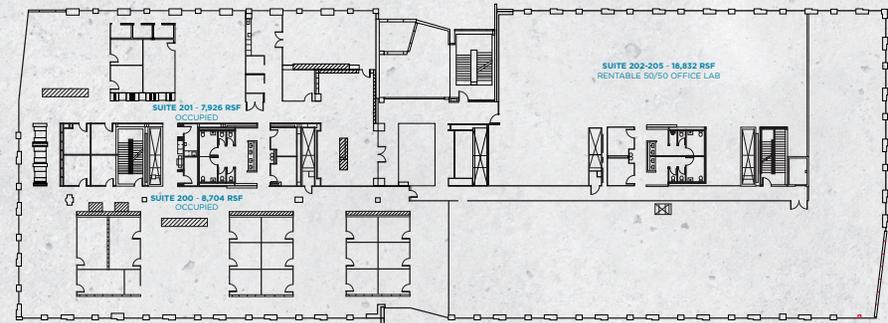


Innovation-Driven Spaces

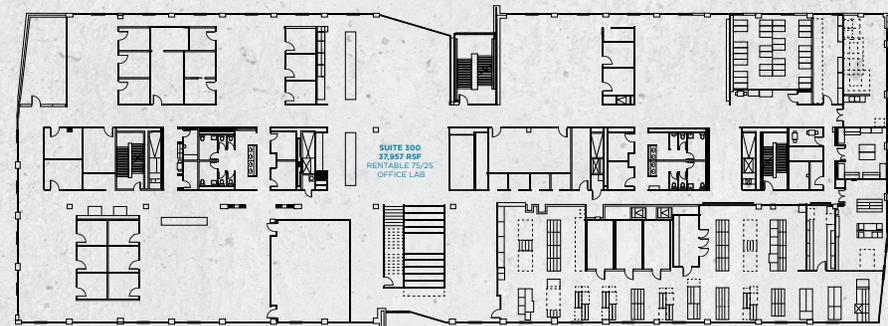
From flexible offices to expansive labs, 1001 N. Warson Road caters to both research and professional needs.



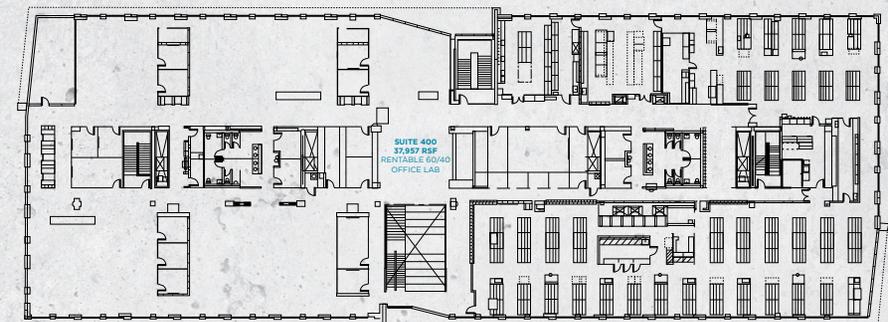
2ND FLOOR
18,832 RSF



3RD FLOOR
37,957 RSF



4TH FLOOR
37,957 RSF



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The 39 North Advantage

At 39 North, the brightest minds in ag-tech and life sciences are transforming today's bold ideas into tomorrow's groundbreaking solutions. Home to industry giants like Bayer and the Donald Danforth Plant Science Center, the world's largest nonprofit plant science research institution, 39 North is focused on solving global challenges in sustainability and food security.

Spanning 600 acres, 39 North offers unmatched opportunities for collaboration and research, with cutting-edge resources to accelerate breakthroughs that will sustain the planet's future.

The EDGE@BRDG building is strategically located on the Danforth Plant Science Center campus, right in the heart of the vibrant 39 North innovation community. Companies in this thriving ecosystem benefit from access to over \$40 million in advanced core technologies at the Danforth Center, including 54,000 square feet of rentable greenhouse space. Additionally, tenants can leverage access to the extensive equipment inventory of Saint Louis Community College (STLCC), enhancing opportunities for growth and innovation.



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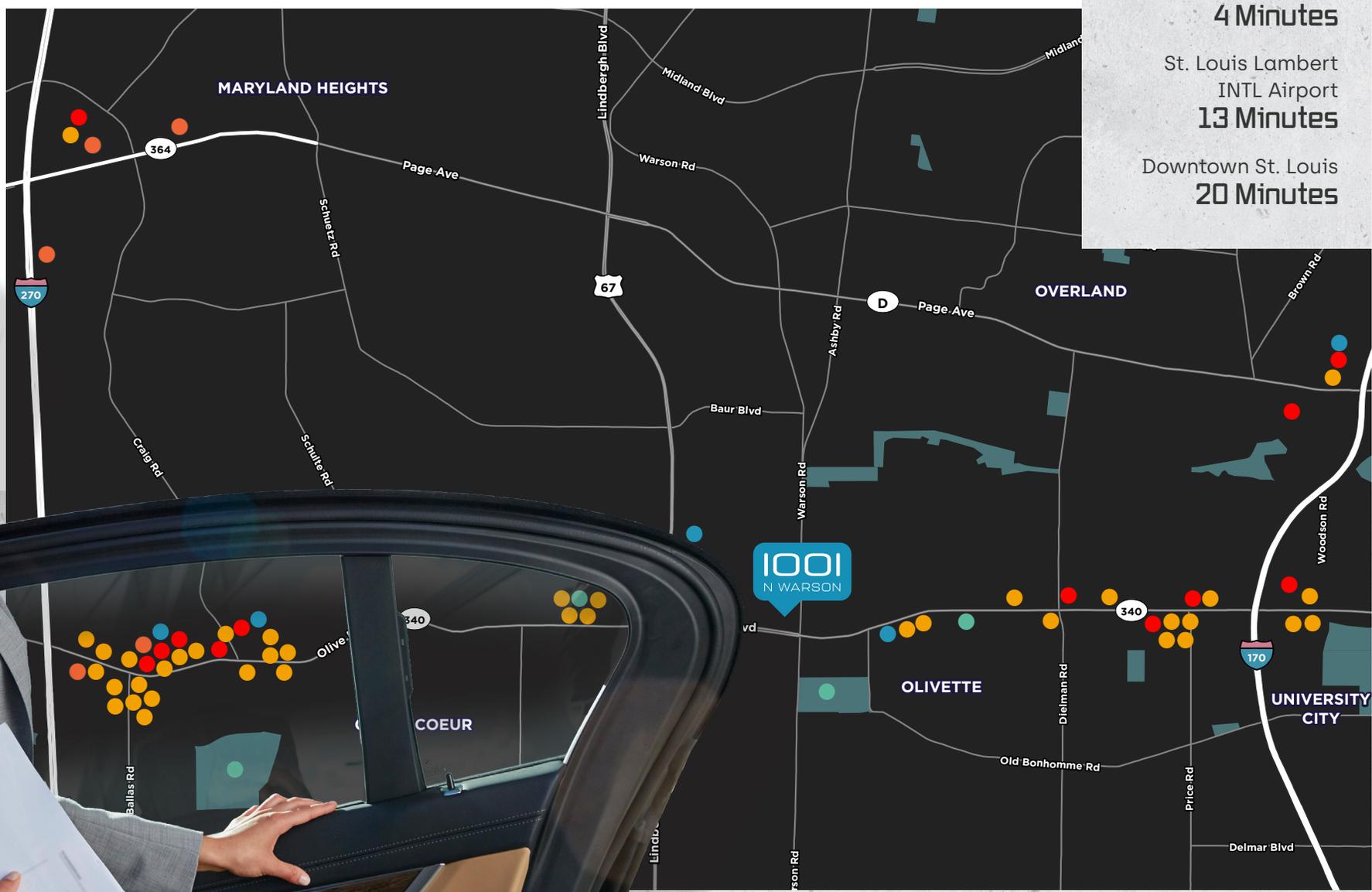
All Within Reach

- 05** Entertainment
- 05** Fitness
- 05** Hotels
- 38** Restaurants
- 12** Shopping

DRIVE TIMES

- Route 340/Olive Blvd **3 Minutes**
- US 67/Lindbergh **4 Minutes**
- St. Louis Lambert INTL Airport **13 Minutes**
- Downtown St. Louis **20 Minutes**

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