

For Lease

Bio Research &
Development Growth Park



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1005 N. Warson Road
Creve Coeur, MO 63132



Specifications

Asking Rate	Contact Brokers
Total Available	24,949 SF
Max Contiguous	12,374 SF
Location	39 North Innovation District www.39northstl.com
Parking	Abundant free surface parking
Building SF	109,731 SF
Constructed	2010
LEED	Gold Level

Availability

Suite	Availability	Size	Contiguous	Type
Suite 303	Vacant	1,500 SF	} 4,354 SF	Lab
Suite 302	Vacant	2,854 SF		Office
Suite 235	Vacant	1,480 SF	} 2,960 SF	Lab
Suite 232	Vacant	1,480 SF		Lab
Suite 220	Vacant	197 SF		Innovation Suite
Suite 218	30 Days	197 SF		Innovation Suite
Suite 217	Vacant	184 SF		Innovation Suite
Suite 215	Vacant	184 SF		Innovation Suite
Suite 101	4/1/2025	12,374 SF		Office/Lab
Suite 50	4/1/2025	4,479 SF		Office/Lab
Total Available		24,929 SF		



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Features & Amenities

- Common area equipment rooms including autoclaves
- State-of-the-art wet lab capable mechanical systems
- High-performance glass windows
- Low flow systems, and high efficiency equipment
- Heavy floor loads to reduce vibration
- Common areas with break & work rooms
- Large building conference room with audiovisual equipment
- Vending lounge
- Access to St. Louis Community College's expansive lab equipment, library, and student intern program
- Adjacent to the Danforth Center featuring:
 - » 300-seat auditorium
 - » Danforth Center Cafe
 - » Research-grade greenhouses, growth rooms and chambers, a microscopy suite, a proteomics facility, and a tissue transformation complex



Floor Layout, Floor 3



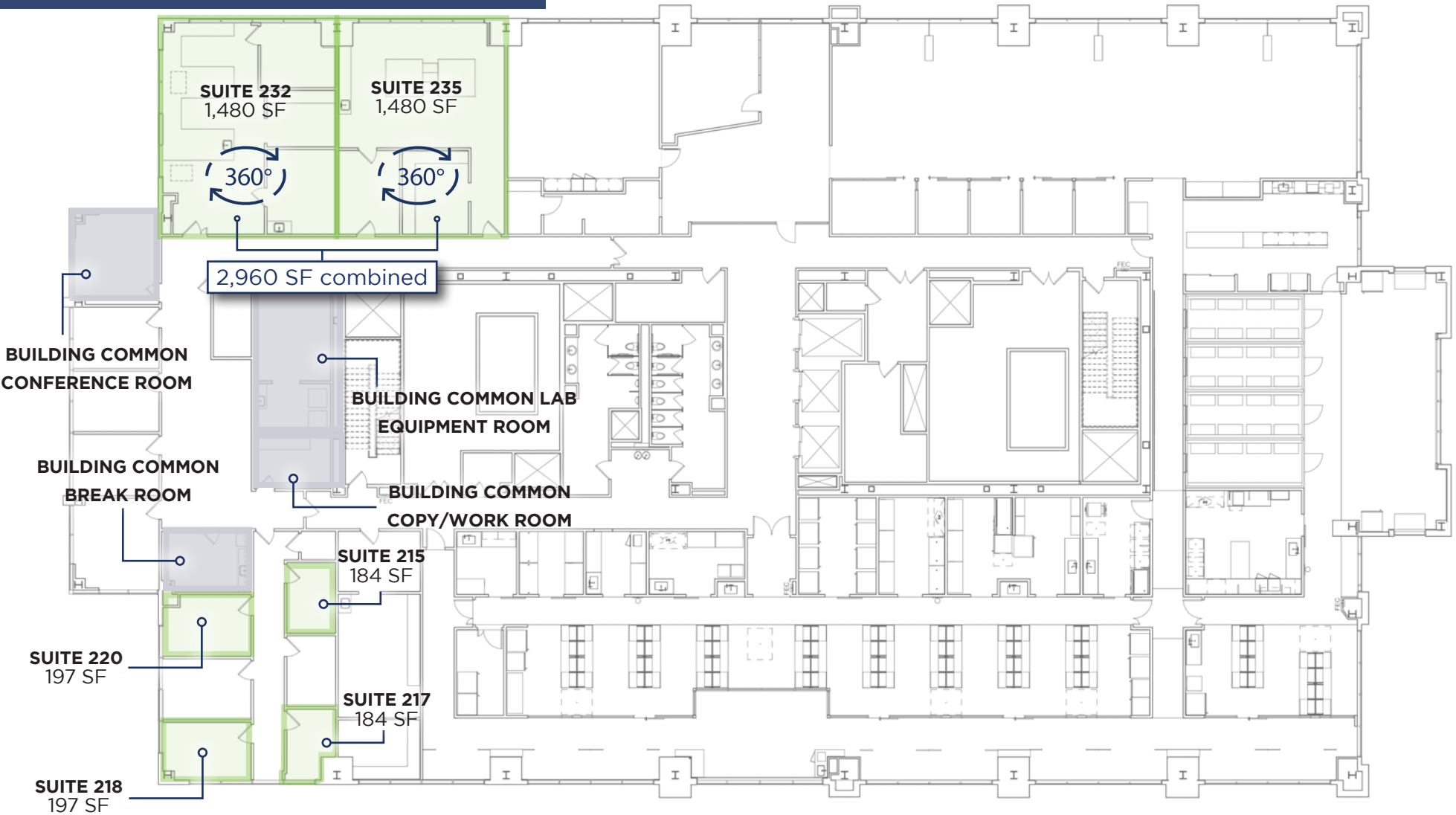
Click icon on floor plan to view 360 tour



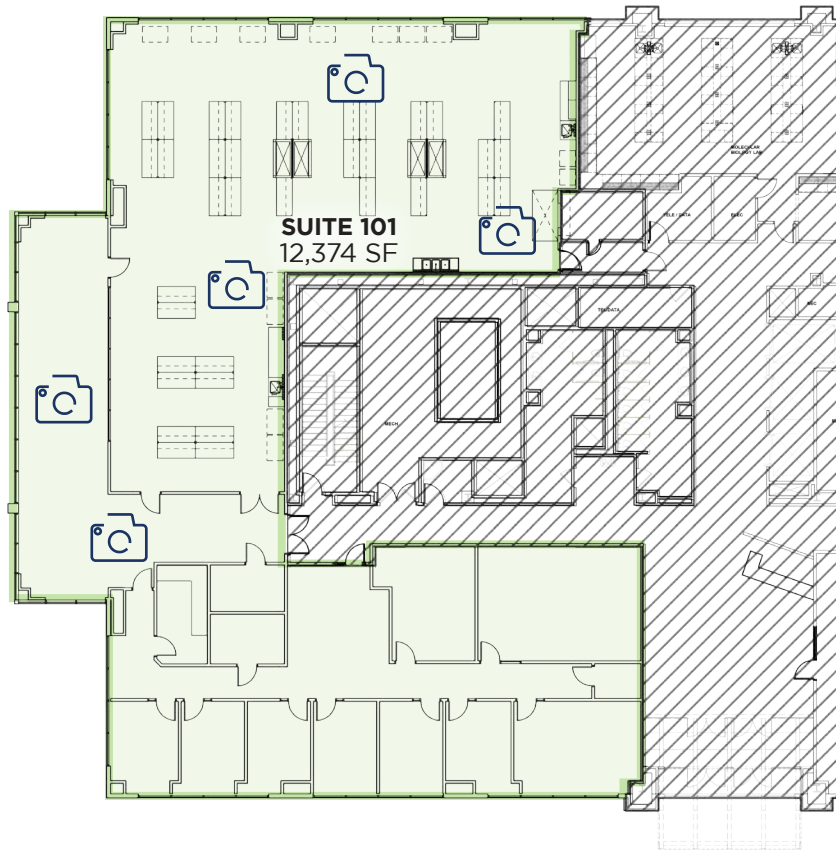
Floor Layout, Floor 2



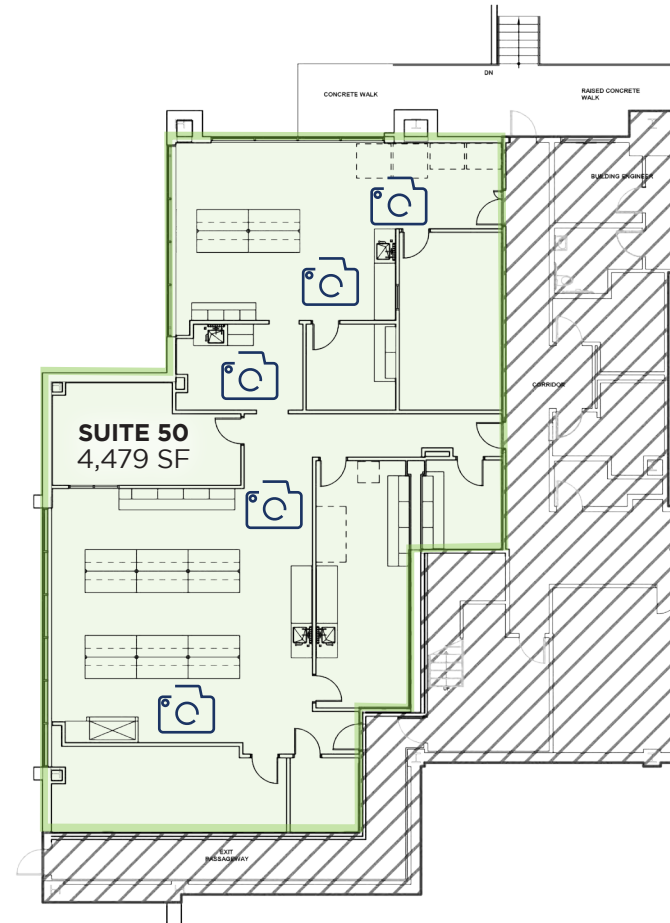
Click icon on floor plan to view 360 tour



Floor 1 Availability



Lower Level Availability



Click icon on floor plan to view panoramic renderings

The Building

Located in the heart of 39 North and adjacent to the world-renowned Danforth Plant Science Center, the Bio-Research & Development Growth Park Building (BRDG Park) is uniquely positioned to host AG-Tech plant and life-science and clean-tech companies. BRDG Park is designed for companies seeking proximity to top scientists and state-of-the-art core facilities.

The Campus

The Danforth Plant Science Center is one of the most technologically advanced bioscience facilities in the nation. The Center's research is conducted with the goal of looking outward, working toward discoveries that will provide important solutions to big problems, such as drought, malnutrition, hunger and health, as well as preserving our planet.



Class A Lab for Lease at BRDG Park

The Bio Research & Development Growth (BRDG) Park at the Danforth Plant Science Center offers leading bio research facilities with world-class wet labs and office space.



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