



Assembling to Build Better

Innovation Core Outbuildings

+/- 128,000 SF Additional, Standalone Work Space

ASK ABOUT HYBRID RENTS



Where Community is the Strongest Foundation

In the world of construction, we know that the strongest systems are built on overlapping, reinforcing elements. At Gateway South, we're taking that principle to heart.

Gateway South's innovation core features several standalone, adaptive reuse workshop, lab, training, and office spaces ranging from 20,000-80,000 SF.

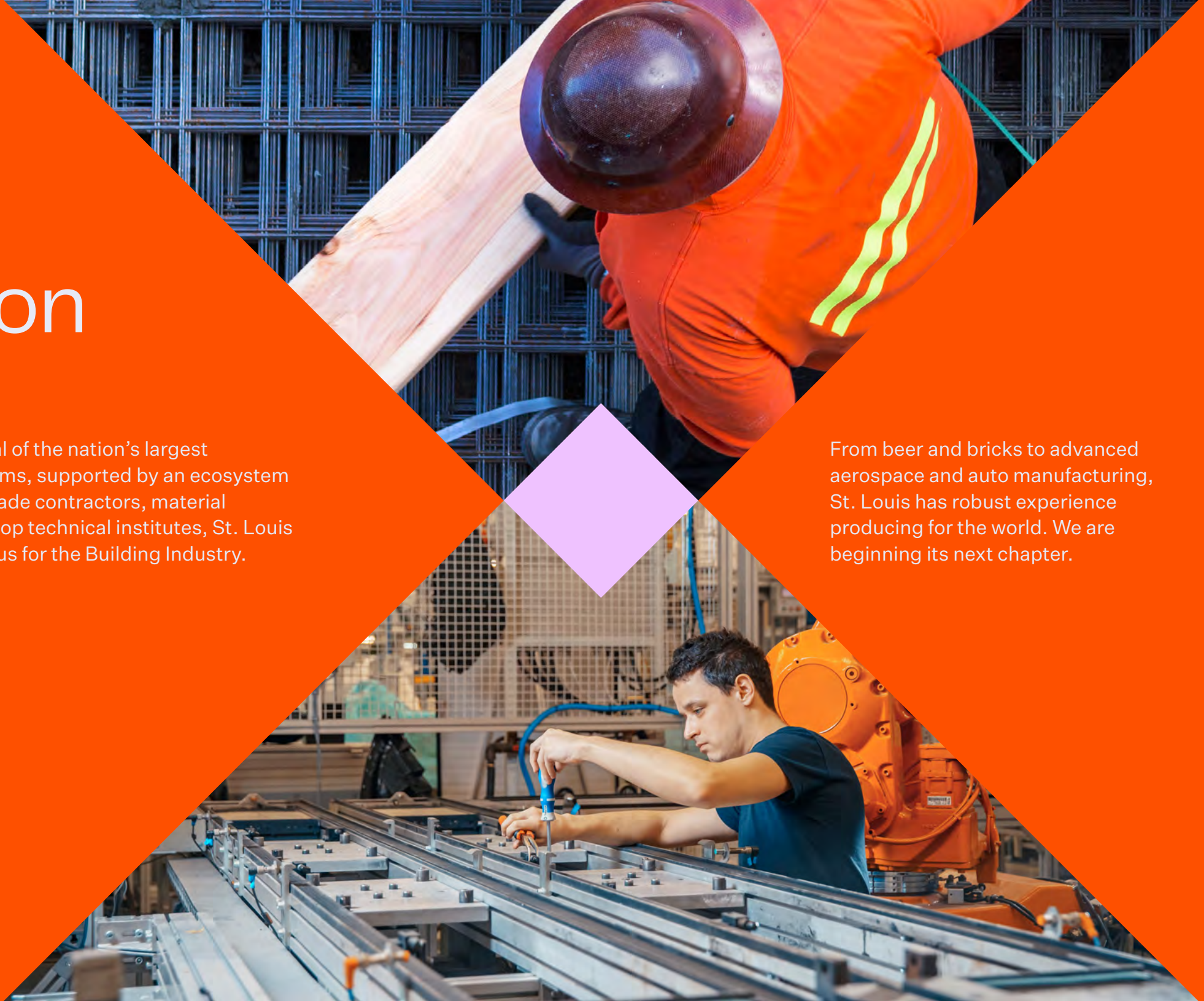
Gateway South isn't just a business park. It's a thriving ecosystem where the Building Industry's brightest minds come together.



St. Louis A City of Production

Home to several of the nation's largest construction firms, supported by an ecosystem of designers, trade contractors, material suppliers, and top technical institutes, St. Louis is a natural nexus for the Building Industry.

From beer and bricks to advanced aerospace and auto manufacturing, St. Louis has robust experience producing for the world. We are beginning its next chapter.





Gateway South at a Glance

100-acre downtown
masterplan development

Direct access to river, rail,
and road transportation

Mixed-use, sustainable
neighborhood;
24/7 activation

Generating 1000's
of new jobs

Program & amenities
designed for the
Building Industry

Diverse ecosystem of
design & construction
leaders & pioneers

1.5M SF of light
manufacturing facilities

Iconic Riverfront Inspiration

Finding your lifestyle balance at Gateway South is simple. Enjoy river views, proximity to Anheuser Busch stadium and Ballpark Village, and direct connection to the 32-mile Mississippi Greenway and nearby Mural Mile. As the district vision comes to life, tenants will enjoy expanded dining options, walkable residential spaces, and activated recreational amenities.

DRIVE TIMES

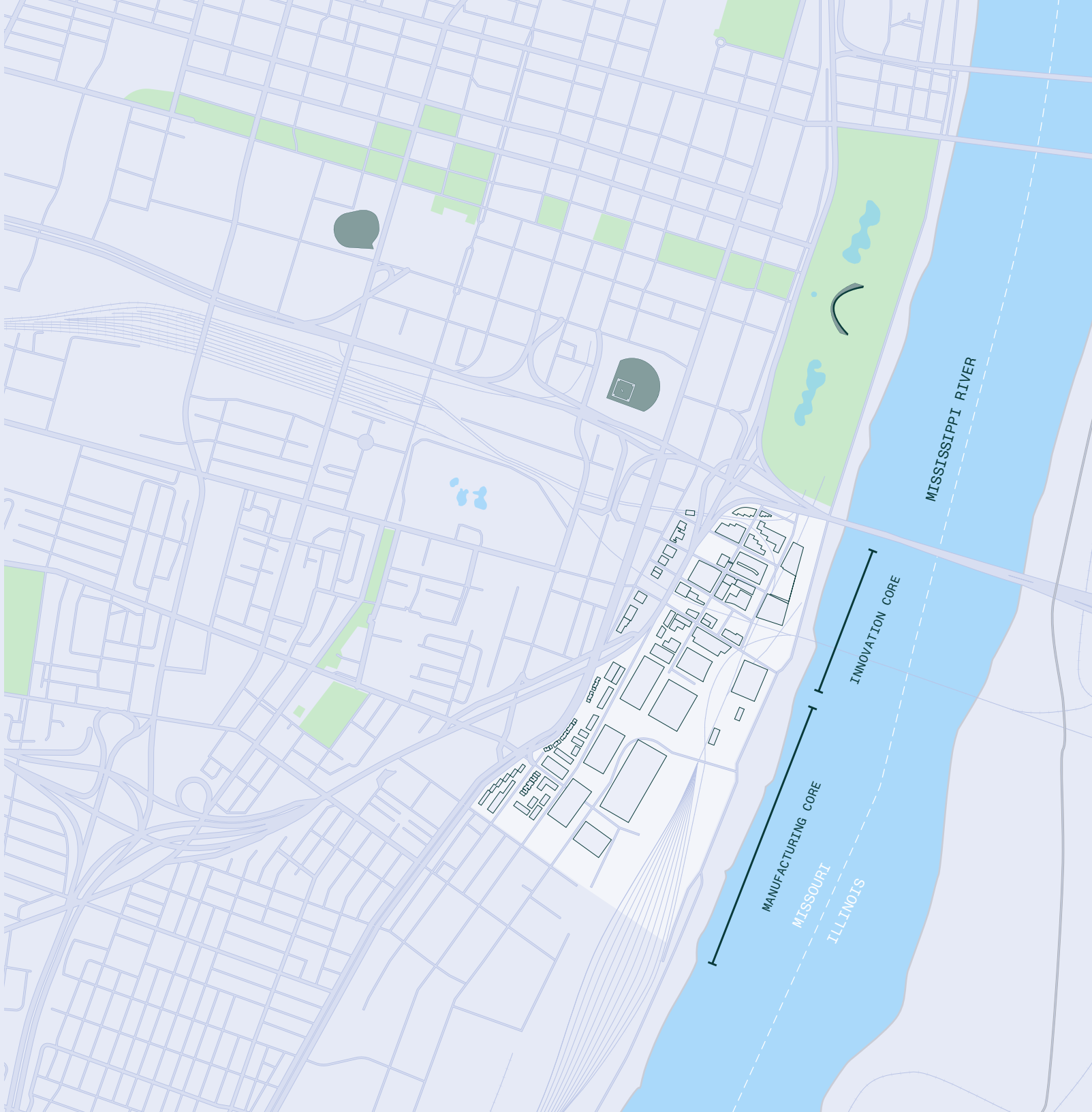
- Gateway Arch National Park **1 min**
- Ballpark Village **3 min**
- Enterprise Center **5 min**
- Soulard **5 min**

AREA ATTRACTIONS

GREENWAY+BIKE ROUTES

AREA RESTAURANTS

WALK TIMES



Where Imagination Meets Implementation

Gateway South is offering the Building Industry something truly unique - workspaces that can keep pace with your ideas. In the Innovation District, we're creating a playground for progress. These are more than just workspaces. They're a launchpad for the next generation of building solutions.



Create Your Ideal Studio

Gateway South unites innovators across the Building Industry to foster collaboration and shared resources.

220 Lombard Street offers two stories of adaptive workspace ideal for creative fabrication, studio, or prototyping uses. With direct street access and brick-and-beam character, it's a visible, inspiring setting for small teams within the Innovation Core.

220 Lombard Street

TOTAL RSF: ±20,000 SF

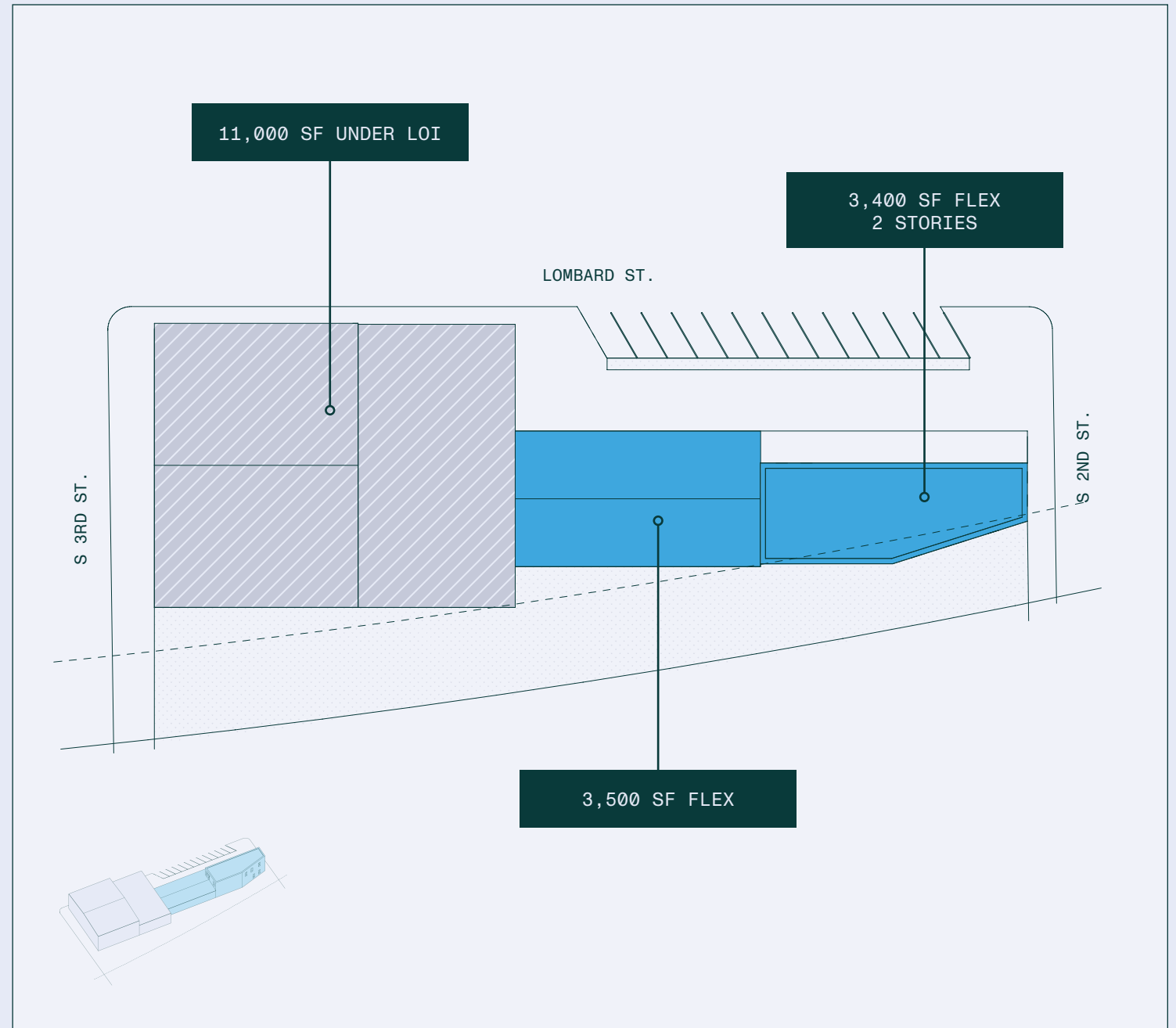
FLOORS: 2 Floors

AVAILABLE SPACE:

Floor 1: ±1,650 SF

Floor 2: ±1,750 SF

DIVISIBLE: to ±1,650 SF



Build Your Collaborative Hub

Gateway South brings together creators, educators, and service providers in a community built for connection.

At 920 South Second Street, four levels of adaptive space pair a spacious ground floor with efficient upper levels—well suited for educational, civic, and professional uses. Prominent along Chouteau Avenue, it serves as a welcoming hub for engagement and collaboration across the district.

920 S. Second Street

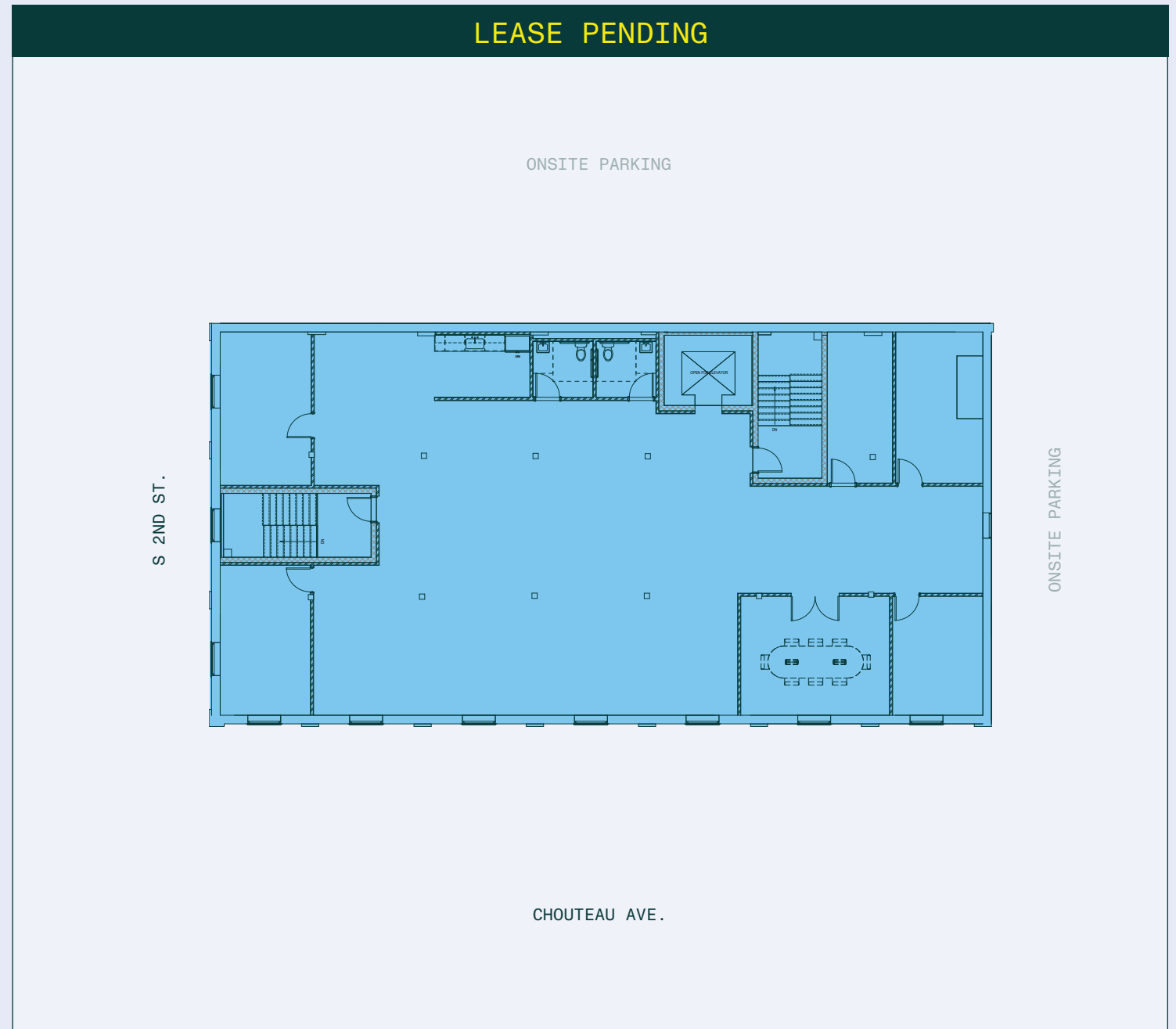
TOTAL RSF: ±27,600 SF

FLOORS: 4 Floors

AVAILABLE SPACE:

Floor 1: ±13,500 SF

Floors 2-4: ±4,700 SF



Establish Your Next Headquarters

Gateway South unites pioneers of the built environment in a setting designed for progress.

101 Chouteau Avenue, an eight-story signature building, features large podium floors ideal for retail, educational, or collaborative uses, with upper levels suited for modern office or research environments. Its central location offers flexibility and prominence for forward-thinking organizations. Top of building signage available.

101 Chouteau Avenue

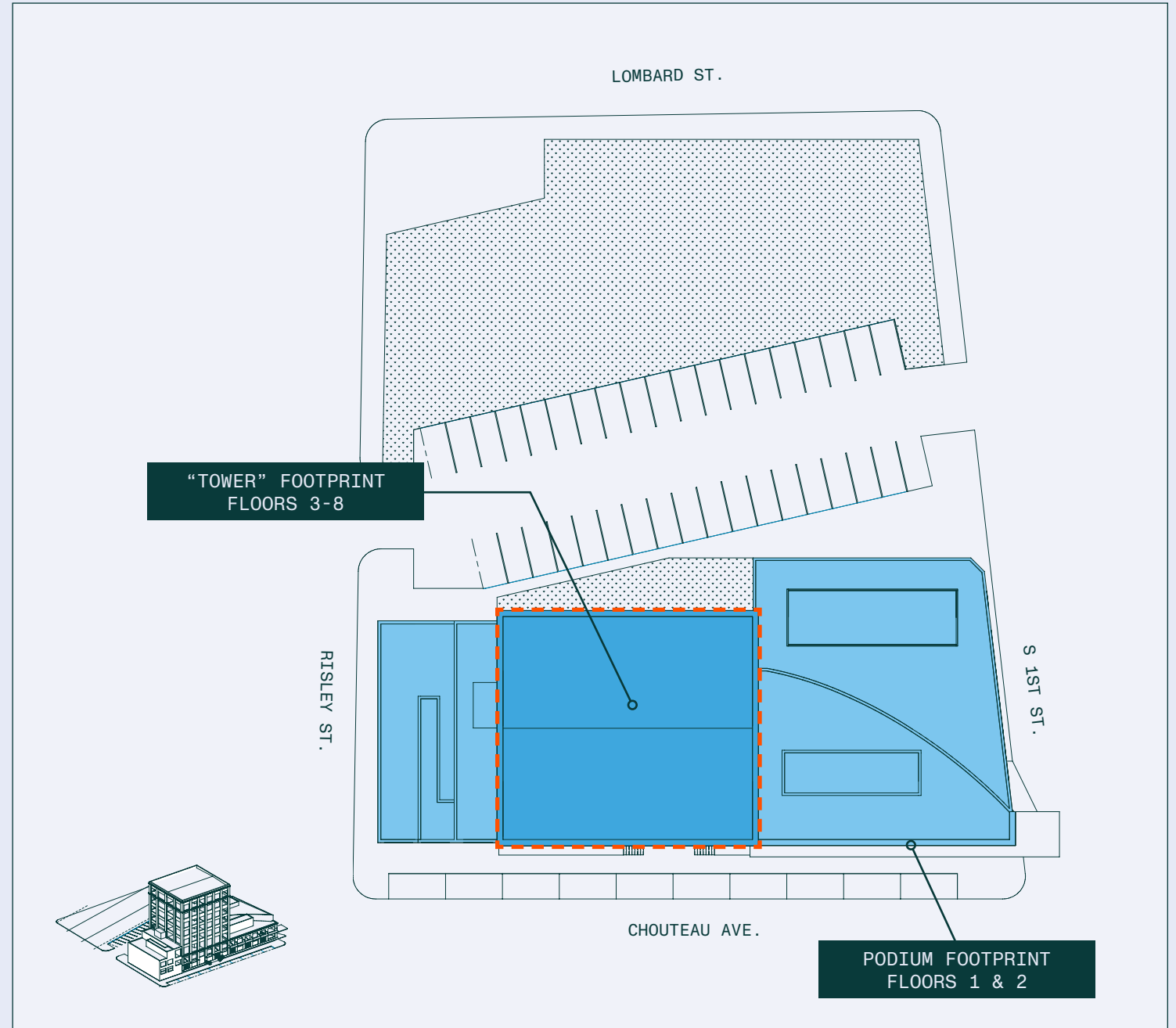
TOTAL RSF: ±80,600 SF

FLOORS: 8 Floors

AVAILABLE SPACE:

Floors 1-2: ±19,300 SF

Floors 3-8: ±7,000 SF



Additional Benefits

INTEGRATED VALUE CHAIN

Suppliers, customers and partners are co-located down the hall or down the street — not across the country — accelerating design workflows and production speeds. The district supports the full lifecycle from incubation and development through manufacturing and distribution.

INCENTIVES

First movers benefit from real property tax abatement, and a variety of state & local incentives that significantly offset the costs of machinery & equipment, space fit-out, employee relocation, workforce recruitment, training, and on-going operations.

COMMUNITY CENTERED

Gateway South takes a community-centered approach, in partnership with employers and community organizations, by being a future home of a childcare facility and a workforce development training center. These hubs support district employees with accessible childcare and deliver industry-aligned training that prepares residents for in-demand roles and helps current workers upskill.

SECURITY

Gateway South will have full-time district security personnel, a St. Louis Police Department comfort station on site, and other measures in place to promote on-site public safety.





Assembled for Better Building

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CBRE

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