

GROW WITH US

FOR LEASE 1201 North Warson | St. Louis, MO

13,854 SF (Divisible)
**Perfect for Post-Incubation Lab
and/or Office and Flex Space**



PROPERTY FEATURES

This well known building is getting a customized makeover which prepares it to house AgTech, plant and life science, or other biotech companies. It's proximity to within the 39 North district makes it ideal to be part of the future innovation center in St. Louis.



- Up to 13,854 SF (divisible up to 3K SF) for post-incubation lab and/or office and flex space



- Generous tenant improvement allowances available to meet your specialized needs



- Strategically located in 39 North innovation district

**Lease Rate:
\$16 SF
NNN**



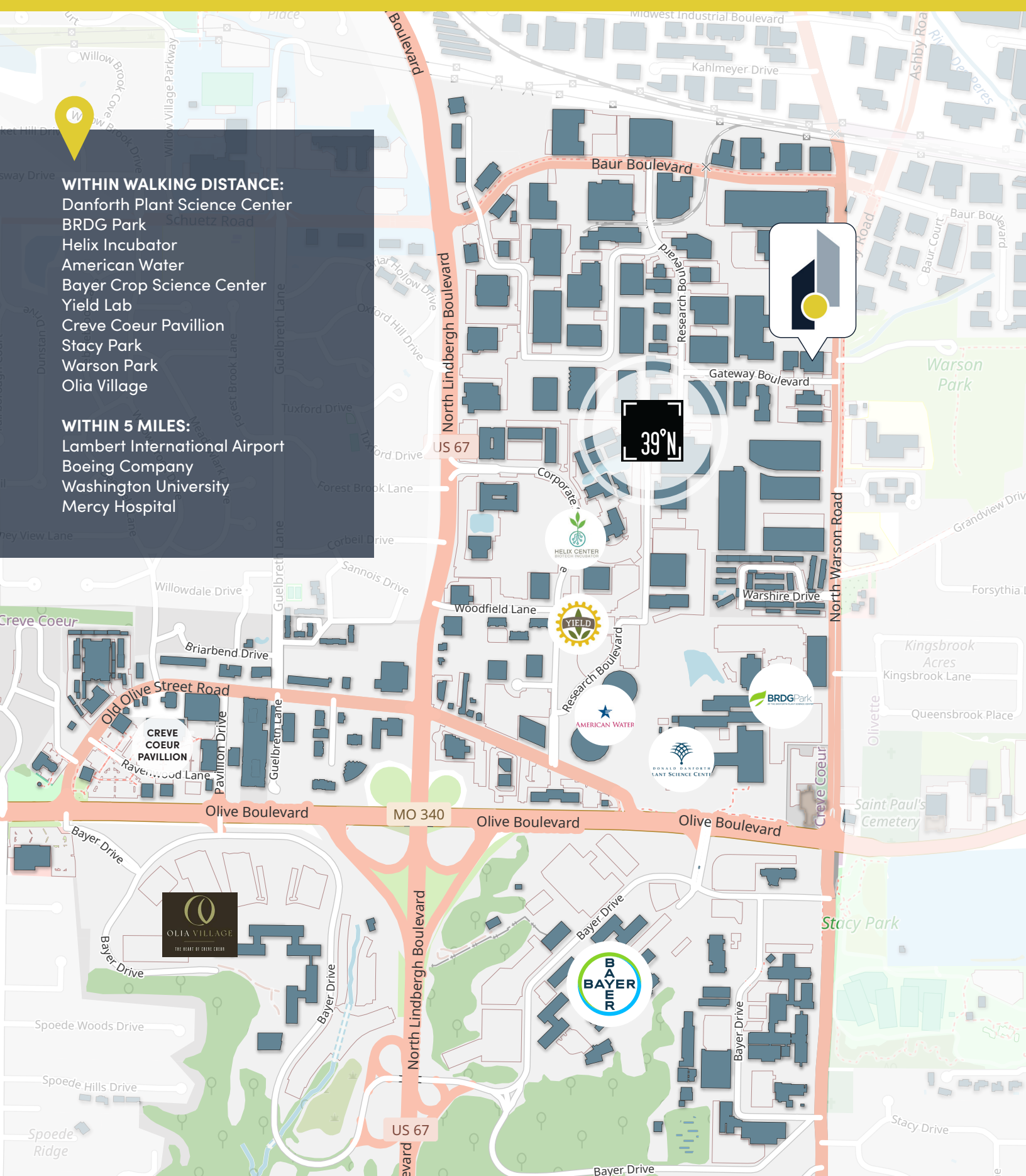
AERIAL VIEW

WITHIN WALKING DISTANCE:

- Danforth Plant Science Center
- BRDG Park
- Helix Incubator
- American Water
- Bayer Crop Science Center
- Yield Lab
- Creve Coeur Pavillion
- Stacy Park
- Warson Park
- Olia Village

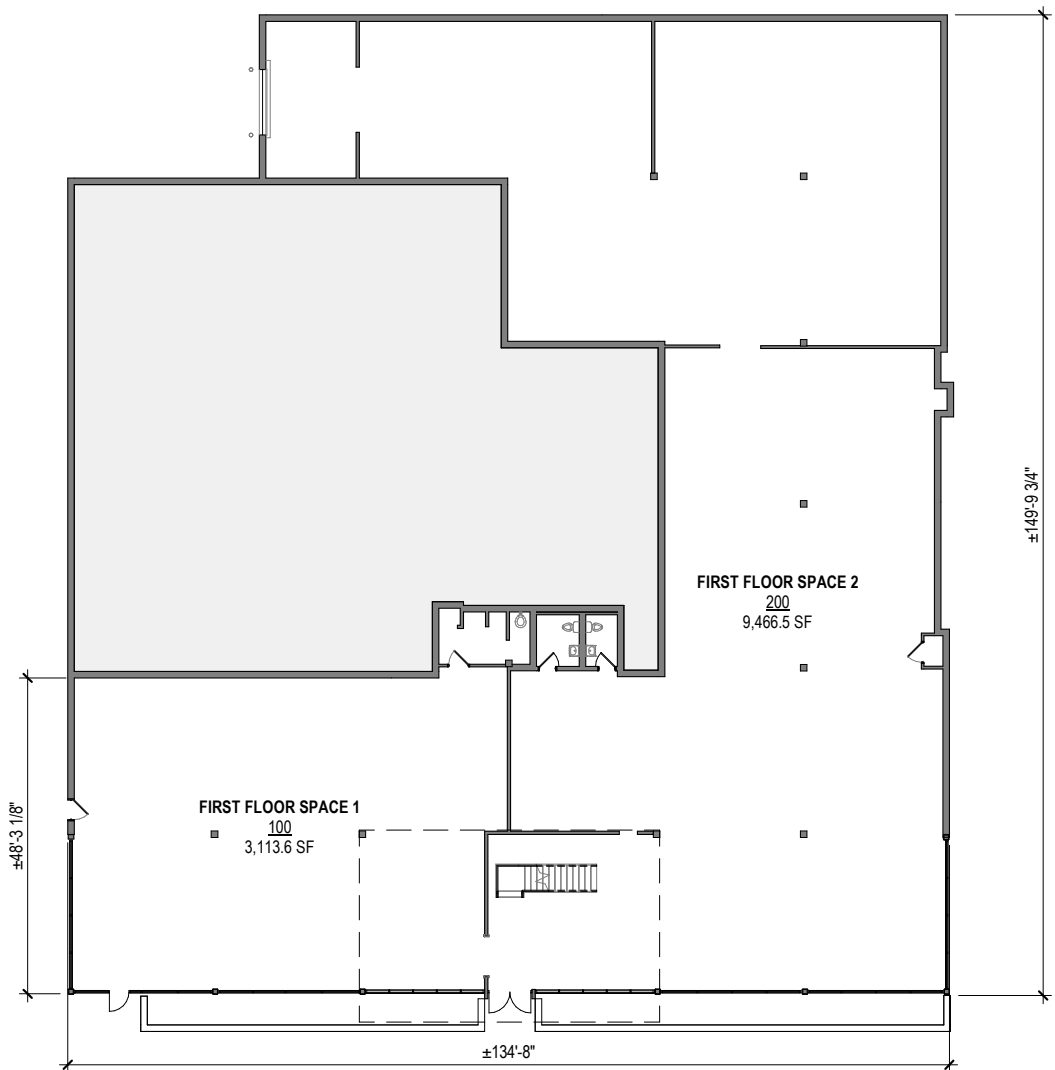
WITHIN 5 MILES:

- Lambert International Airport
- Boeing Company
- Washington University
- Mercy Hospital

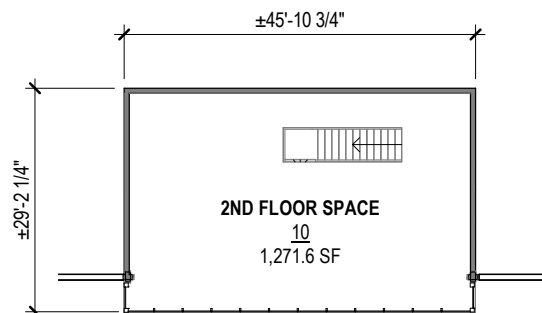


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



ABOUT 39 NORTH



The 39 North Master Plan is a vision to create an innovation district - located in St. Louis County within Creve Coeur - uniquely positioned to advance the region's global leadership in plant sciences and agtech.

39 North is 600-AC innovation district in St. Louis, MO anchored by the Donald Danforth Plant Science Center, BRDG Park, the Helix Incubator, Bayer Crop Science, and the Yield Lab. 39 North is building and championing a place and an idea that, hundreds of years from now, history will celebrate as changing the world and forever improving the human condition. Both in St. Louis, and around the world.

A place that is dense, walkable, bikable, and vibrant. Where common space enables and encourages collision and collaboration. An expansive place of mind and spirit that feels urban and alive, yet embraces the openness and green space synonymous with ag tech and plant science. 39 North is a place where scientists, start-ups, students, innovators, investors, companies, and the community want to be.

A place where people from all over the world move to because they want to be part of something that matters, that's enduring and bigger

**LIKE SILICON VALLEY,
39 NORTH IS A PHYSICAL
PLACE, AND A DISTINCT IDEA.**

than themselves. It's that energy, that sharing of ideas, that's at the very heart of 39 North - and that ultimately stimulates breakthrough innovation. The human and investment capital, infrastructure, and proximity to the majority of farms and food producers of America's

QUICK FACTS



1000

Plant Science Ph.D.s



\$11M

Infrastructure
Projects Underway



33

AgTech & Bioscience
Companies



\$2B

Bioscience Venture
Capital Under Local
Management



600 AC

Innovation District



50%

US Agriculture is
Produced Within a
500 Mile Radius of
St. Louis

Heartland make 39 North utterly unique and poised for growth and the perfect breeding ground for innovation. It's lofty and aspirational – as it should be. The community is growing an ecosystem by connecting communities of interest, and innovation.



The St. Louis region is rapidly emerging as a world leader in academic and corporate agtech research and innovation.

The highest concentration of plant science PhD's in the world, over 750, call the St. Louis region home. Highly skilled experts contribute to world-class research institutions including the Donald Danforth Plant Science Center, the Missouri Botanical Garden, and academic institutions including Washington University, St. Louis University and the University of Missouri-St. Louis. Leading multi-national corporations including Monsanto, Bunge North America, and Novus International have their headquarters in the St. Louis region and an increasing number of small and mid-size businesses comprise a remarkable regional network of over 400 research and development agtech companies employing over 15,000 people.¹



WHY ST. LOUIS

15,000

Regional Plant Science Employees³

7th

Most Affordable Metropolitan Areas in the U.S.²

\$75B

Global Impact from Regional Agriculture³

400

Regional Plant Science Ventures³

A Recognized Hub for Plant Sciences

Major Anchors

Proximity to Other Institutions

Quality of Life

Access to a Skilled & Educated Workforce

1. BioSTL. biostl.org/bioscience/assets/

2. Forbes Most Affordable Cities in America, 2015

3. Missouri Economic Research and Information Center, St. Louis Regional Chamber

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