



# HM DUNN BUILDING

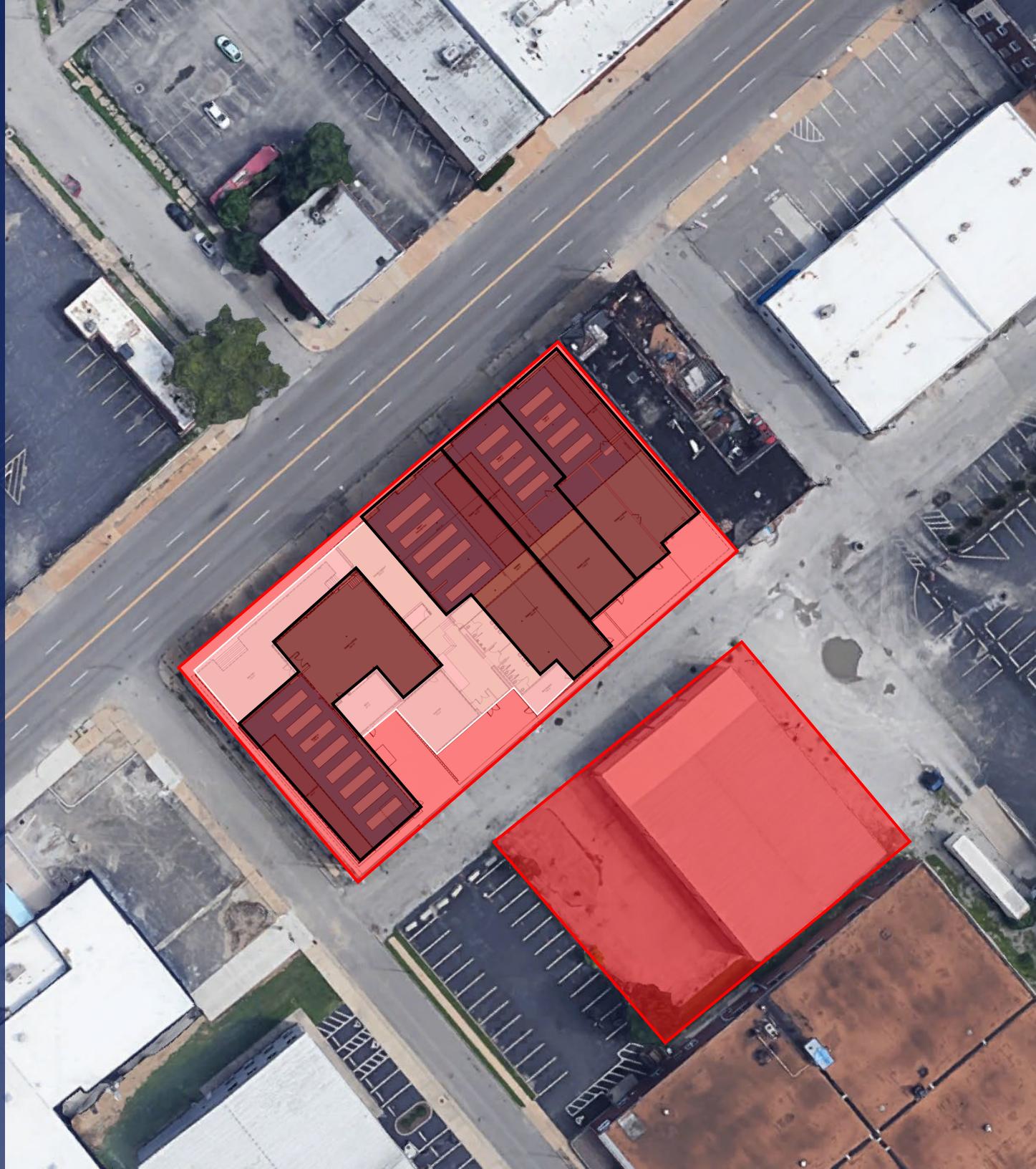
1238-1260 S. VANDEVENTER  
ST. LOUIS, MO 63110

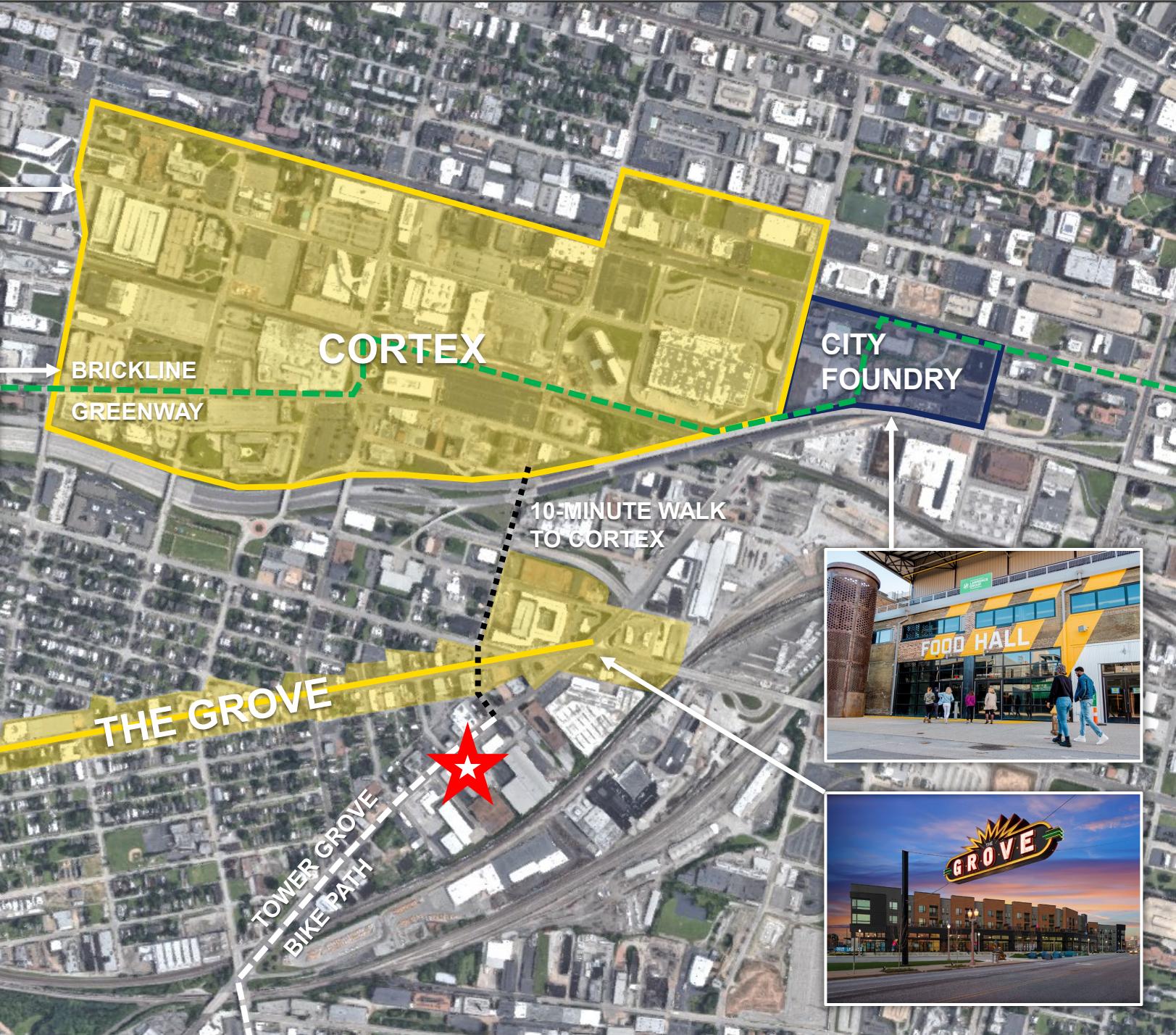
**20,000 RSF  
Warehouse Adaptive Reuse  
for Lease**

- Lab conversion
- 17' and 20' lab ceiling heights
- Standby power source
- Four tenant bays from 3,500-6,400 SF with potential for single tenant occupancy
- Affordable gross rents approximately \$25 per RSF
- 68 designated on-site parking spaces
  - 3.4 spaces per 1,000 RSF
- Dynamic location near the Grove, City Foundry, and Cortex

**Anticipated Start  
Fall 2021**

**Anticipated Completion  
Fall / Winter 2022**





AREA OVERVIEW

# LOCAL AMENITIES



## Within 5-minute walk

- Rockwell Beer Co.
- The Grove's 50+ businesses including restaurants, bars, clubs, retail shops, etc.
- Chroma Apartments

## Within 10-minute walk

- Cortex

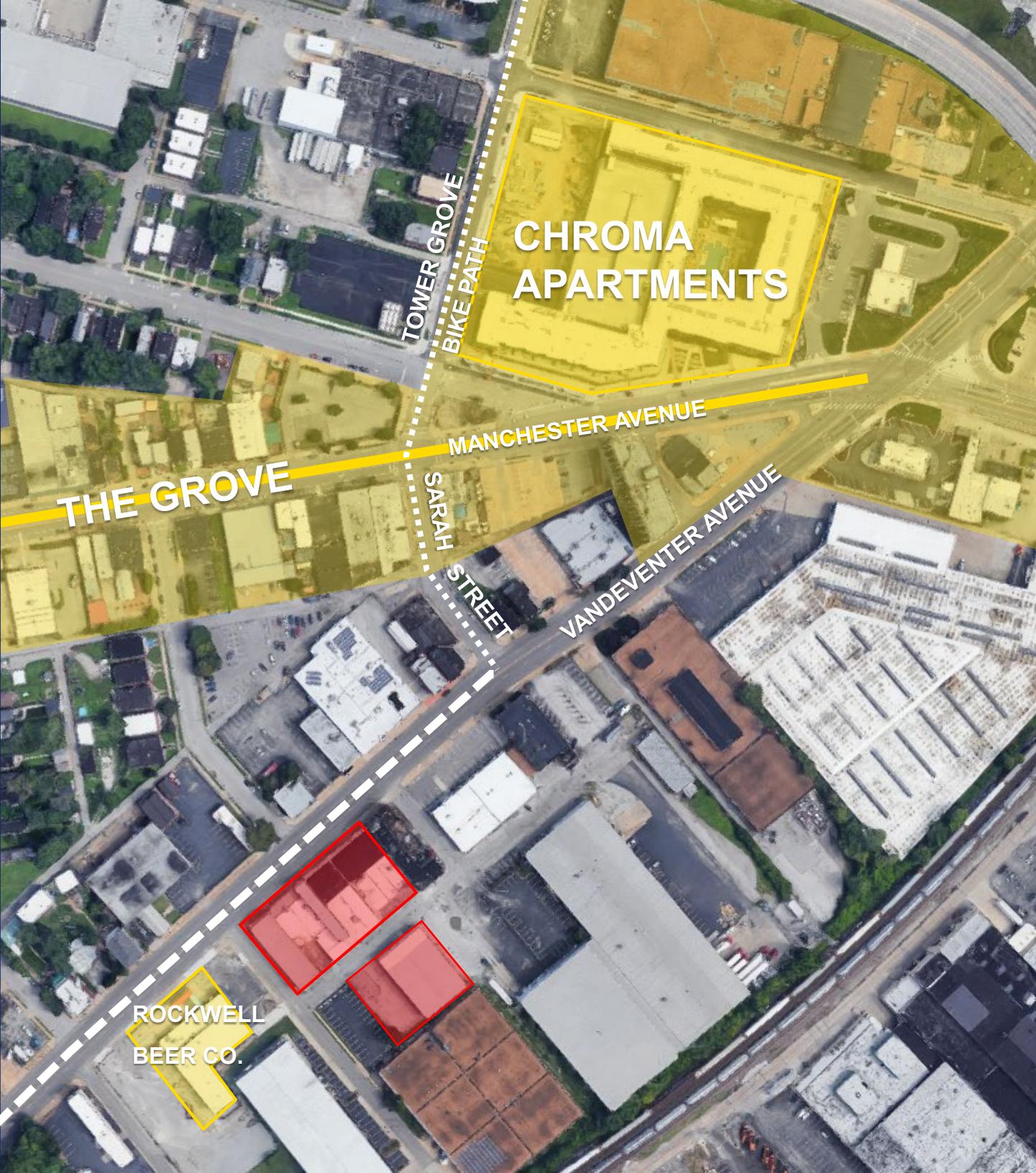
## Within 15-minute walk

- IKEA



## Within 10 to 15-minute ride

- Forest Park
- Washington University Medical Campus
- SLU Campus
- Tower Grove Park
- Downtown
- Gateway Arch Grounds





#### Lab fit-outs may feature:

- 17' and 20' ceiling heights
- Islands with metal casework with epoxy or trespa tops
- Piped services: lab vacuum and compressed air (from ceiling)
- Specialty gases (from local cylinders, as required)
- 120v receptacles at 18" on-center
- Data at 72" on center
- Perimeter wall
  - To feature dual channel raceway with 120v at 36" on center, 208v (as required), data (as required), standby generator power
- Sinks (hot/cold water and eyewash)
- Lab support areas
- Metal casework with wall shelving

## FLOOR PLAN CONCEPT

Four tenant spaces ranging from 3,500 to 6,400 SF with potential for a single-tenant lease the entire 25,700 SF of space.



EXTERIOR CONCEPT



INTERIOR CONCEPT

# CANNONDESIGN

- Lead Architect
- Top 10 global leader for science and technology design, according to World Architecture
- Cortex projects:
  - BioSTL
  - 4260
  - Washington University neuroscience research building



**BioSTL**  
4340 Duncan Avenue



**4260**  
4260 Forest Park Avenue



**@4240**  
4240 Duncan Avenue

