



HM DUNN BUILDING

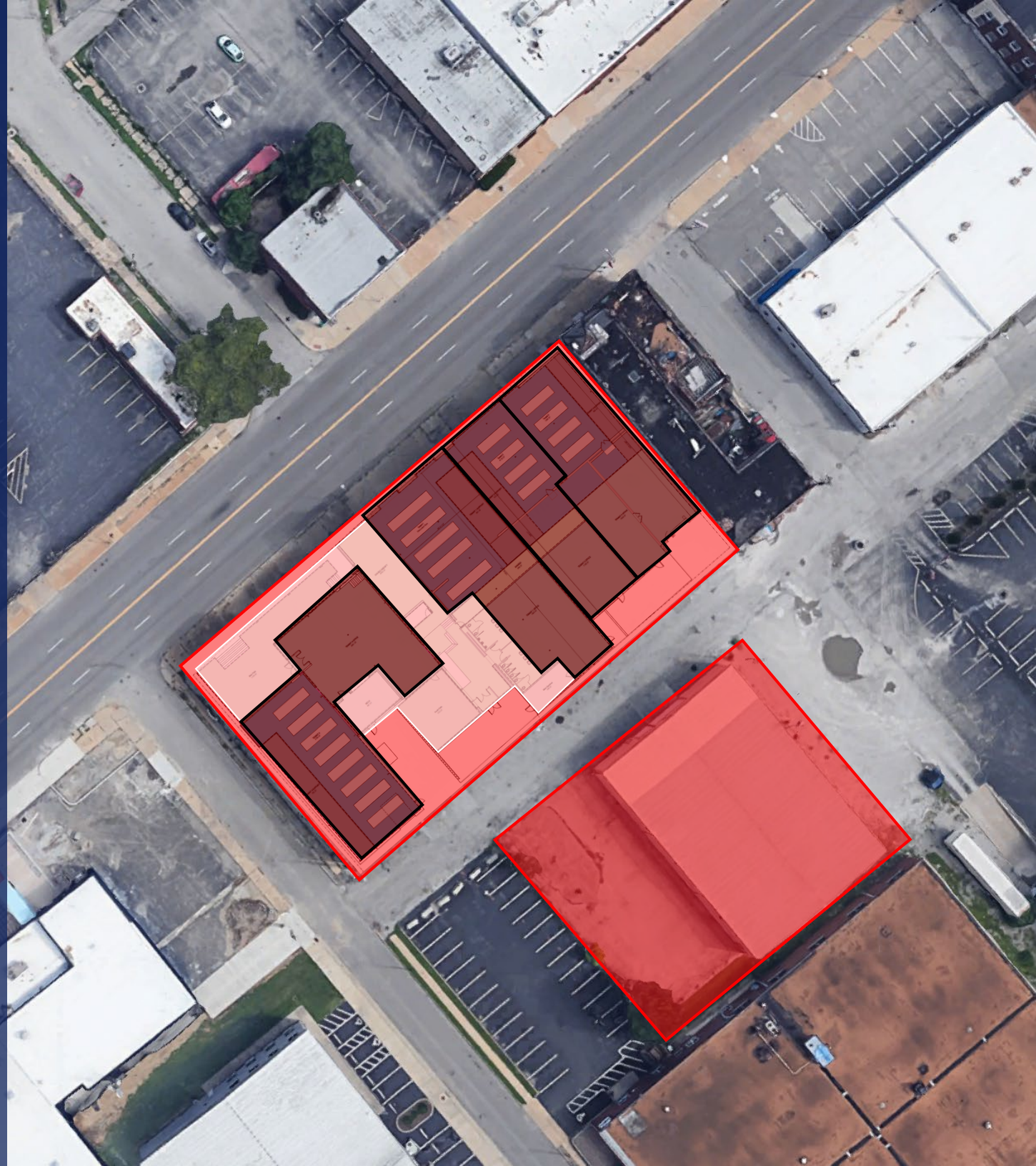
1238-1260 S. VANDEVENTER
ST. LOUIS, MO 63110

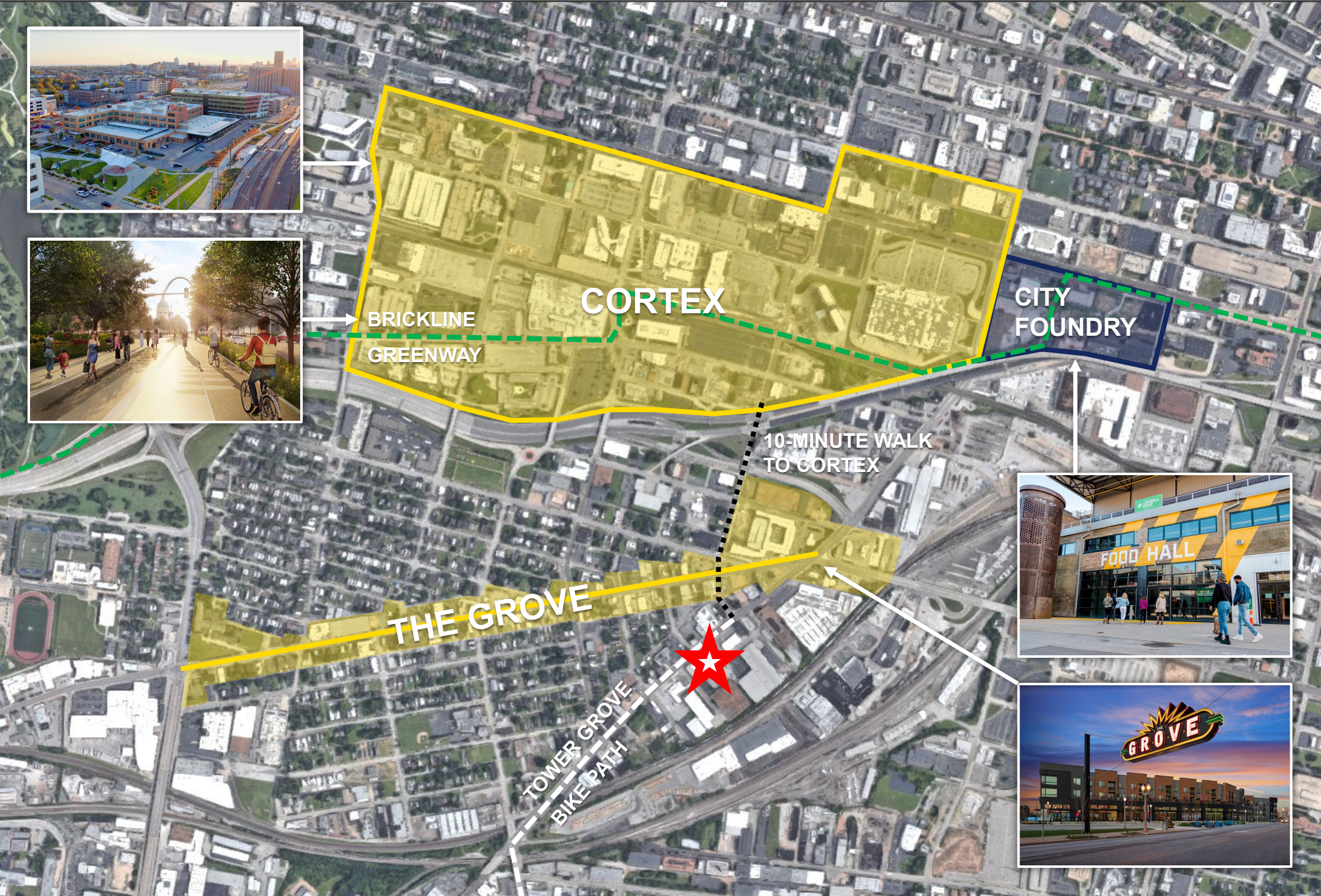
20,000 RSF Warehouse Adaptive Reuse for Lease

- 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

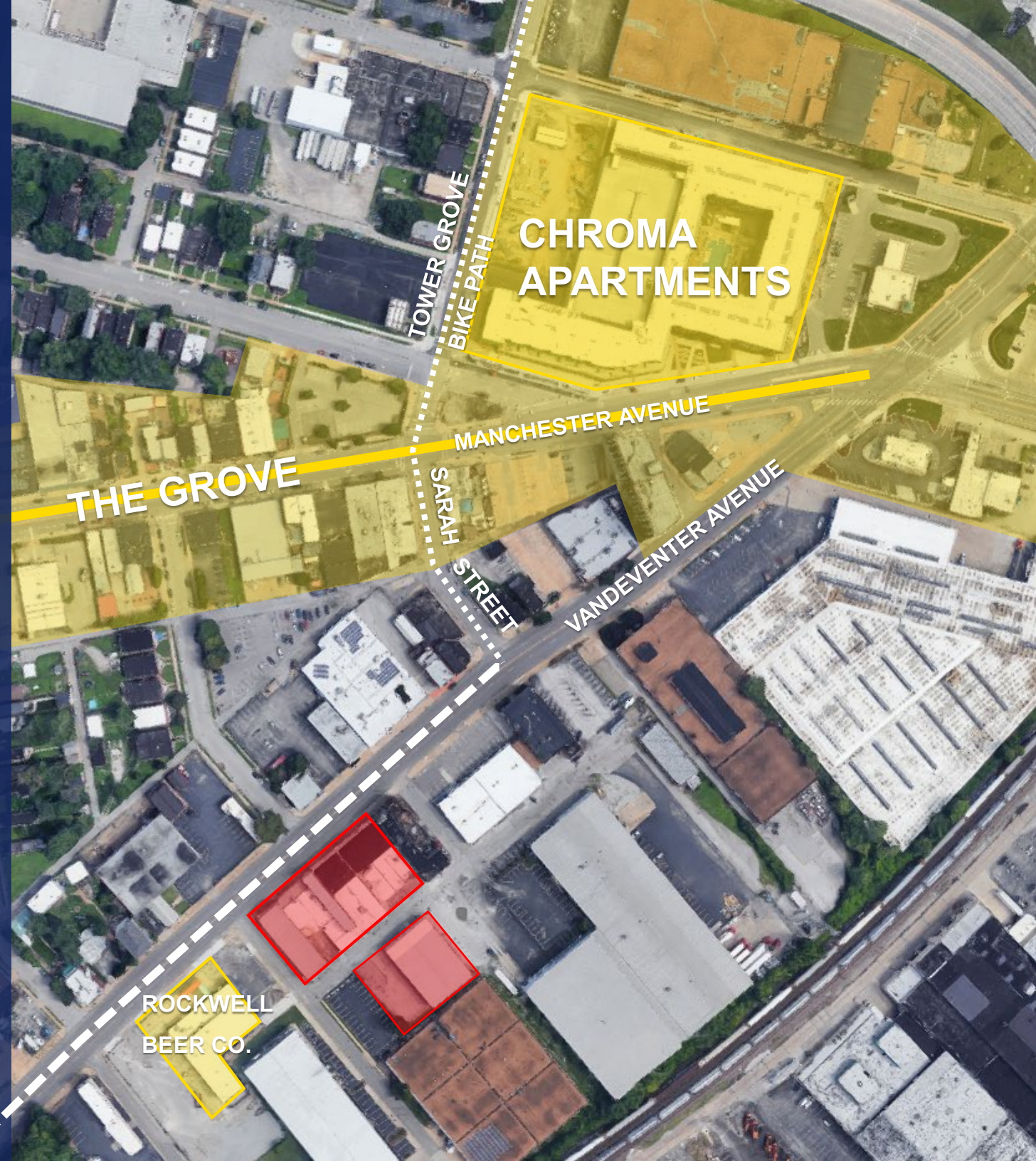
Within 15-minute walk

- 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 trespas 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



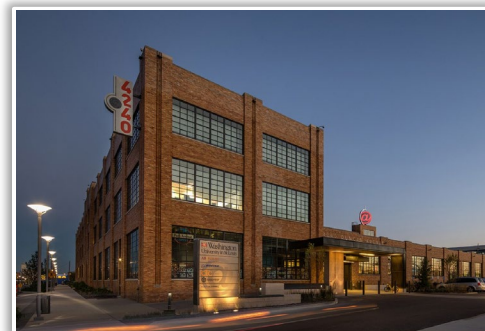
- General Contractor
- Over 75 years of experience in construction management
- Cortex projects:
 - BioSTL
 - 4260
 - @4240



BioSTL
4340 Duncan Avenue



4260
4260 Forest Park Avenue



@4240
4240 Duncan Avenue



