

ST. LOUIS, MO

FOR LEASE
1001
N WARSON



A modern office lobby with large glass windows, a large indoor tree, and colorful modular seating. The space is bright and open, with a high ceiling and a large circular light fixture. The floor is polished and reflects the light. The overall atmosphere is professional and innovative.

YOUR NEXT ADDRESS FOR INNOVATION

Located in the heart of St. Louis' 39 North District, 1001 N. Warson Road presents a premier opportunity for ag-tech, pharmaceutical, and life sciences users. This Class A facility features flexible office and laboratory space designed to support advanced research, innovation, and growth.

Surrounded by industry leaders such as Bayer and Pfizer, the property offers tenants direct access to top-tier talent, cutting-edge resources, and a robust life sciences ecosystem within one of the region's most established innovation corridors.

THE OPPORTUNITY

The property offers 5,000–40,000 square feet of thoughtfully designed laboratory and Class A office space, created to support discovery, innovation, and long-term growth.

Purpose-built environments are specifically designed to meet the evolving needs of biotech, ag-tech, and life sciences organizations operating at the forefront of research and development.



SURROUNDED BY ST. LOUIS' LEADING AGTECH & BIOTECH INNOVATORS



DESIGNED FOR COLLABORATION & DISCOVERY

Flexible second- and fourth-floor suites are thoughtfully designed to seamlessly integrate research, collaboration, and productivity within a highly adaptable workspace environment.



FLEXIBLE FLOOR PLANS BUILT FOR DISCOVERY

Floor 1



Floor 2



Floor 3



Floor 4



Designed to support innovation across agtech and life sciences, these floor plans offer adaptable layouts for research, lab, and collaborative office environments. Efficient cores, strong natural light, and flexible demising options allow teams to scale, reconfigure, and grow as projects evolve.

With four expansive floors ranging from 24,650 to 36,000+ USF, this property delivers the flexibility and sophistication today's AgTech and Life Sciences innovators demand. Configurable suites from 7,900 to 17,000 USF allow teams to scale seamlessly, while upper-level patios create inspiring spaces for collaboration and connection. Abundant natural light, efficient cores, and adaptable layouts ensure your environment evolves with your research and growth, making this the ideal setting for breakthroughs that shape the future.

A wide-angle photograph of a modern, bright conference room. A long, white conference table is the central focus, surrounded by green chairs. Several people are in the room: a woman in a red jacket stands on the left, a man in a purple shirt sits at the table with a laptop, a woman in a beige top sits across from him, and two other women are in the background near a green service counter. Large windows on the right side provide natural light.

AT THE HEART OF AGTECH INNOVATION

The Hub offers dynamic, collaborative workspace just steps from world-class agtech research and industry leaders in the 39 North AgTech Innovation District. Plug into conference rooms, coworking space, and networking opportunities where scientists, startups, and investors meet to spark big ideas and build the future of agriculture.

AMENITIES

- Secured Access
- Electric Vehicle Charging Stations
- Drive-In Loading
- Secure Storage
- Heavy Power
- First-Rate Common Areas
- Fitness Center
- High Ceilings
- Heavy Power/On-site Generator

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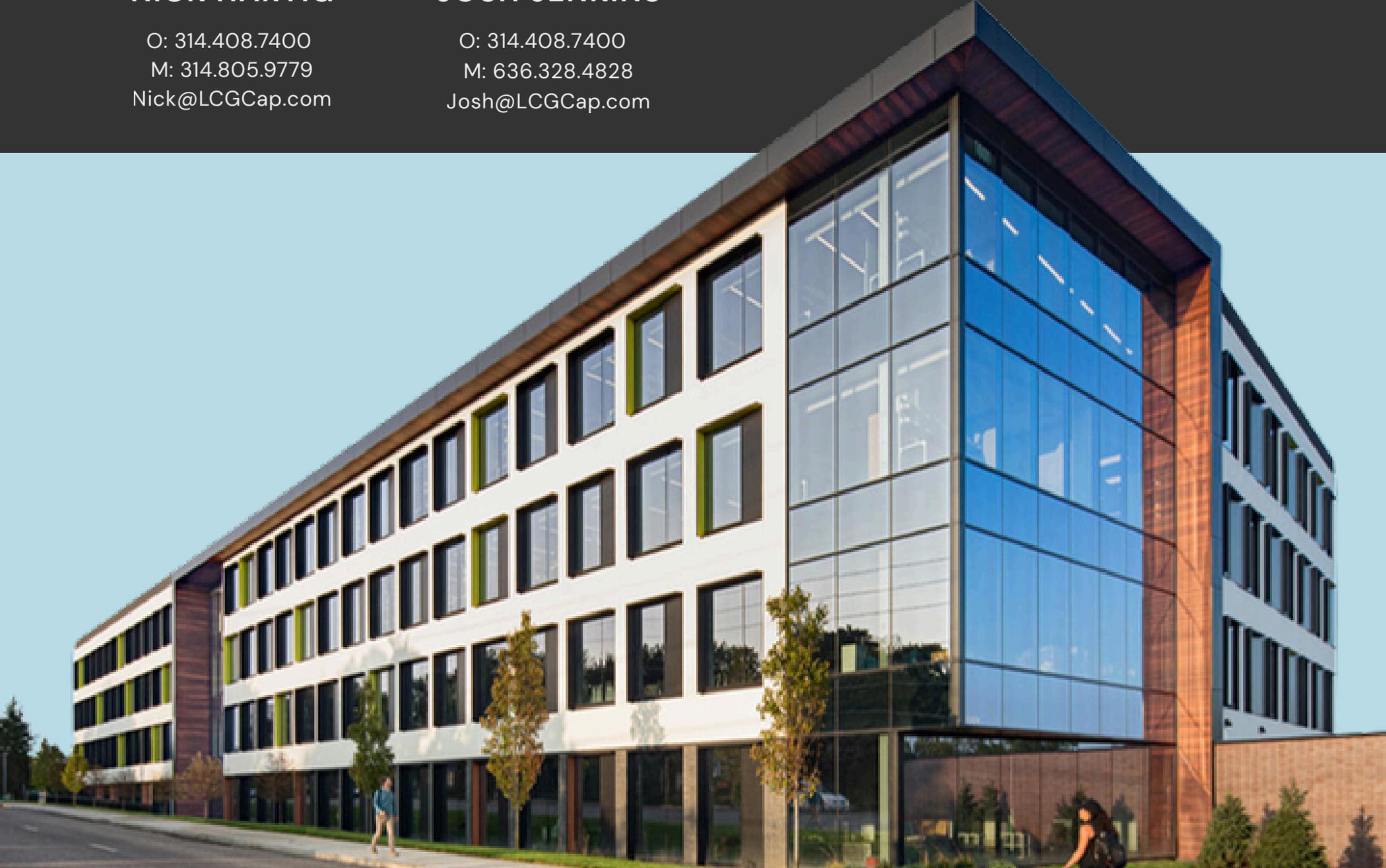
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