

# Jefferson & Cass Mixed-Use Site

St. Louis, Missouri 63106

Located at the Main Entrance to the NGA Campus  
*Experience the Future!*



150 N. Meramec Ave., Suite 500 • St. Louis, Missouri 63105 • Tel: (314) 862-9400  
[www.GershmanCommercial.com](http://www.GershmanCommercial.com)

For More Information, Contact:

Steve Symsack 314.206.4634

Maggie Erdman 314.746.1427

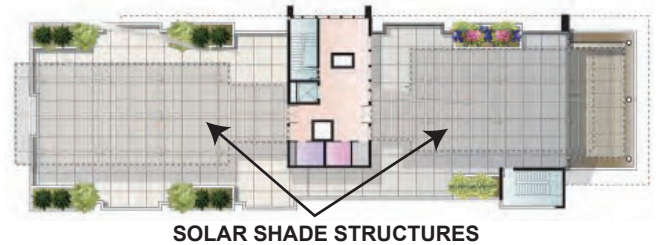


# Jefferson & Cass Mixed-Use Site

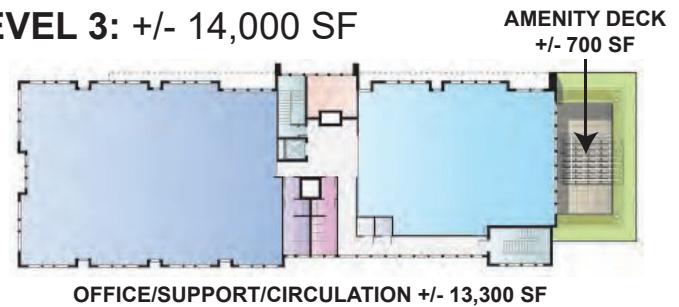
- 22.86 Acres Mixed-Use Development Site
- 35,000 SF +/- Office / Retail Space Available
- 4,600 SF Restaurant Space with Drive Thru
- Ideal for Restaurants & Services
- Located Directly Adjacent to NGA Campus



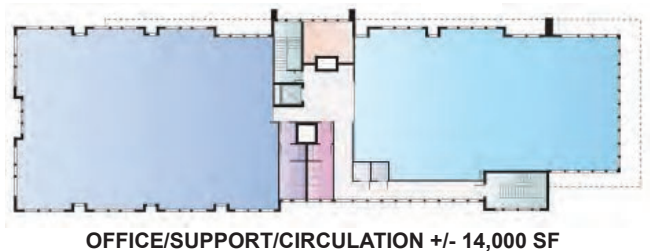
## LEVEL 3: ROOFTOP AMENITY DECK



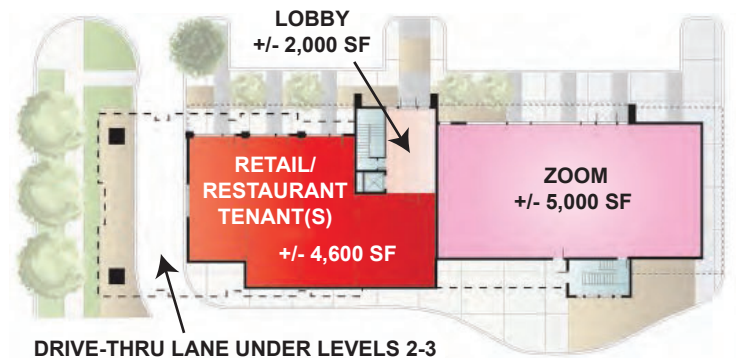
## LEVEL 3: +/- 14,000 SF



## LEVEL 2: +/- 14,000 SF



## LEVEL 1: +/- 11,600 SF





# Located at the Main Entrance to the NGA Campus!

## NGA Campus

- National Geospatial-Intelligence Agency Agency's \$1.75 Billion Project on 97 Acres
- Site Construction has started with +/- 5,000 Workers to Complete by 2024
- 2024 Completion Date, 7-8,000 Employees Expected by 2025

## Innovation District

- 34.5 Acre Site Across from Innovation District & NGA Campus
- Ponce Health Sciences University & NSR ER Hospital
- Includes 2.75 Million SF of Office, Retail & Parking Garages
- Construction Currently in Progress





# Mixed-Use Development at the Main Entrance to the NGA Campus



150 N. Meramec Ave., Suite 500 • St. Louis, Missouri 63105 • Tel: (314) 862-9400  
[www.GershmanCommercial.com](http://www.GershmanCommercial.com)

For More Information, Contact:

Steve Symsack 314.206.4634  
[ssymsack@gershmancommercial.com](mailto:ssymsack@gershmancommercial.com)

Maggie Erdman 314.746.1427  
[merdman@gershmancommercial.com](mailto:merdman@gershmancommercial.com)

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Owner and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.