

FOR SALE OR LEASE

33,431 SF
Office/Lab Building



2327 Chouteau Avenue
St. Louis, MO 63103

CONTACT US

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Property Overview

Address:	2327 Chouteau Avenue St. Louis, MO 63103
Building:	33,431 SF two-story office/laboratory
Approximate Breakdown:	<ul style="list-style-type: none">±30% office±10% warehouse±35% laboratory±25% clean rooms/chambers
Lot Size:	1.55 acres
LEED Certification:	Gold
Loading:	Two docks
Other Features:	<ul style="list-style-type: none">Three ISO-rated clean rooms with high cooling capacityMultiple incubation chambersTwo stability chambersLaboratory hoodsMilli-Q water systemSupplemental solar powerOther lab equipment
Uses:	<ul style="list-style-type: none">Life-scienceBiotechPharmaceutical testing,Clean manufacturingEducational operationsResearch operations

ASKING PRICE:

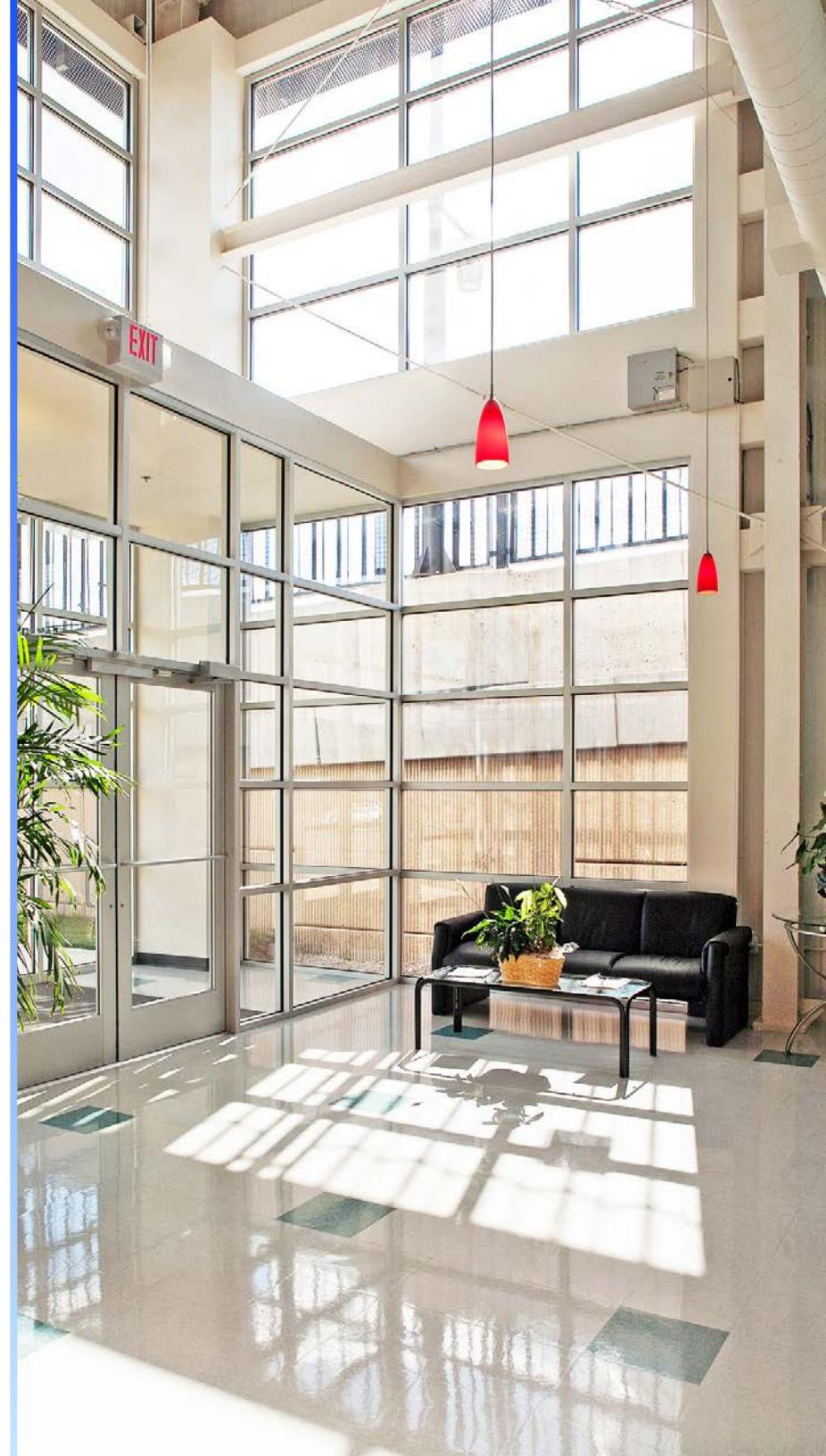
\$7.95MM

\$237.80 PSF

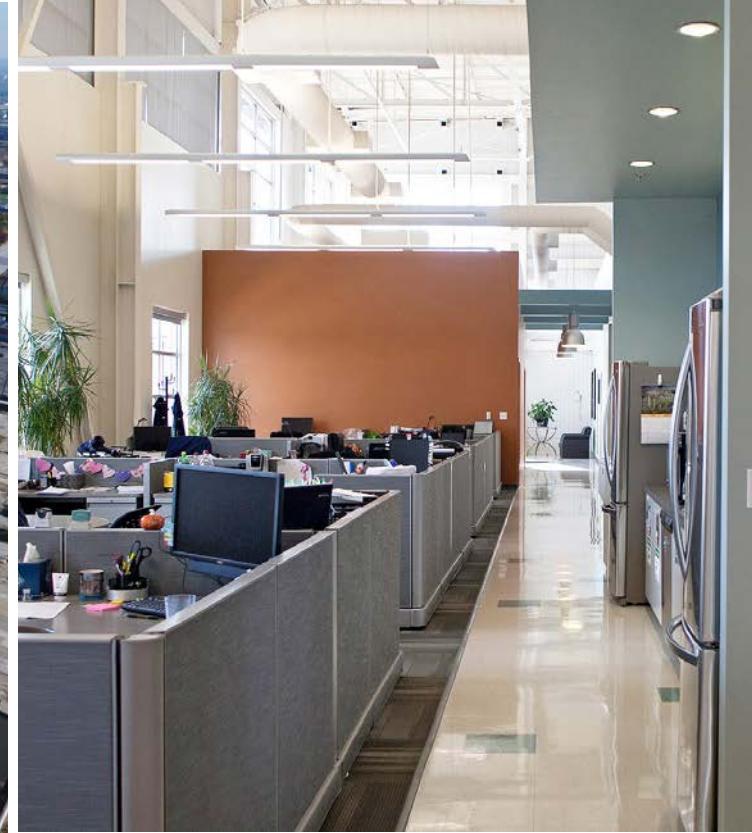
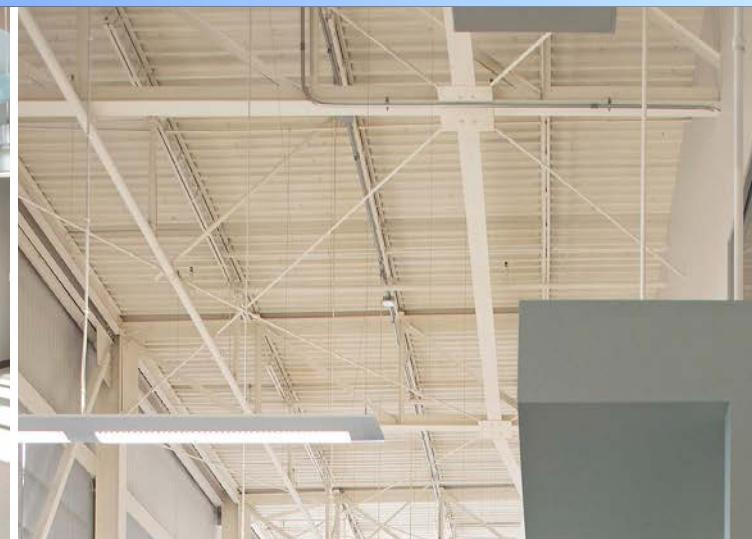
LEASE RATE:

\$22.50

PSF, NNN

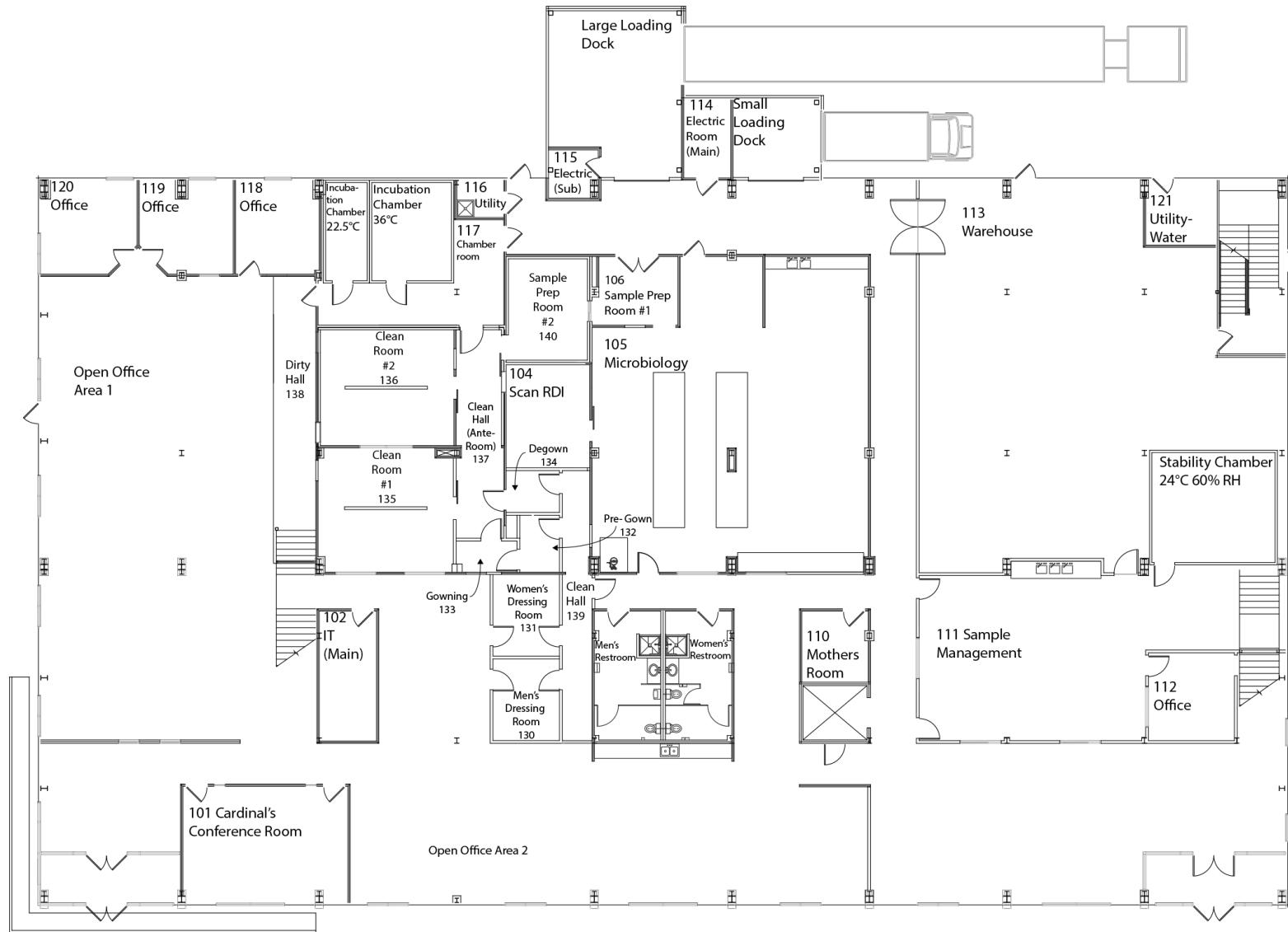


Property Photos



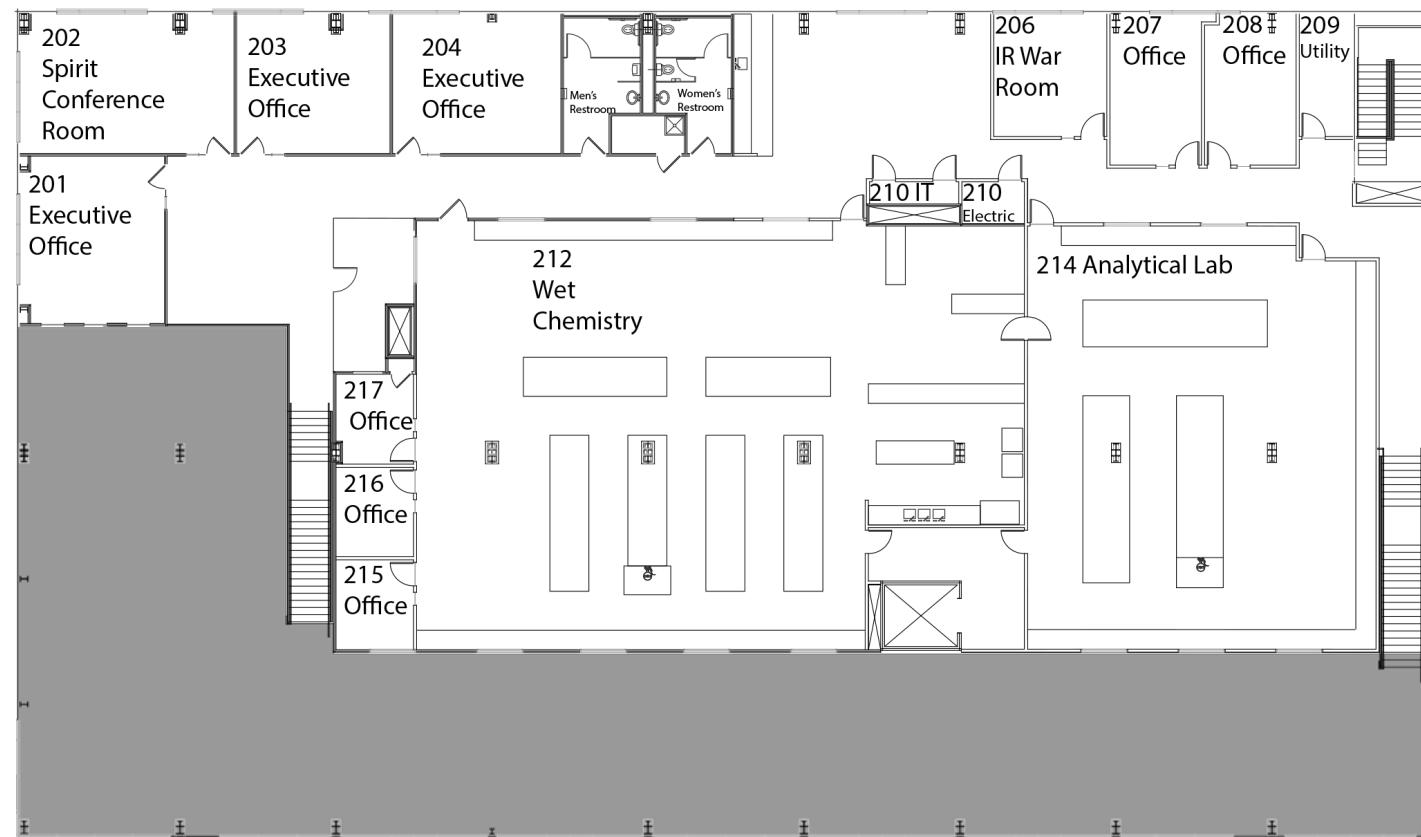
Floor Plans

First Floor



Floor Plans

Second Floor



LOCATION SUMMARY

2327 Chouteau Avenue offers exceptional connectivity just outside downtown St. Louis, positioned within a half-mile of both I-64 and I-44 and near major institutions like Saint Louis University and its medical campus. The property also sits just a short distance from the Cortex Innovation District, a nationally recognized 200-acre hub for technology, bioscience, and entrepreneurial growth in the city's central corridor. Altogether, its location provides ideal access to talent, research, and innovation-driven opportunities across St. Louis.





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