

ST. LOUIS, MO

FOR LEASE
1001
N WARSON





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.

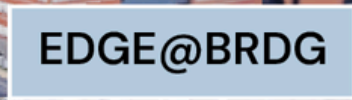
THE OPPORTUNITY

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

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.



Floor 1



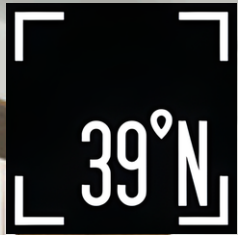
Floor 2



Floor 3



Floor 4

A wide-angle photograph of a modern office interior. In the foreground, a long, white conference table is surrounded by green chairs. In the background, several people are working or walking. A woman in a red jacket stands on the left, a man in a purple shirt sits at a desk, and a woman in a beige top sits at the conference table. A woman in a white shirt is in the background near a green counter, and another woman in a purple jacket is walking on the right. The office has large windows, a grey sofa, and a green plant.

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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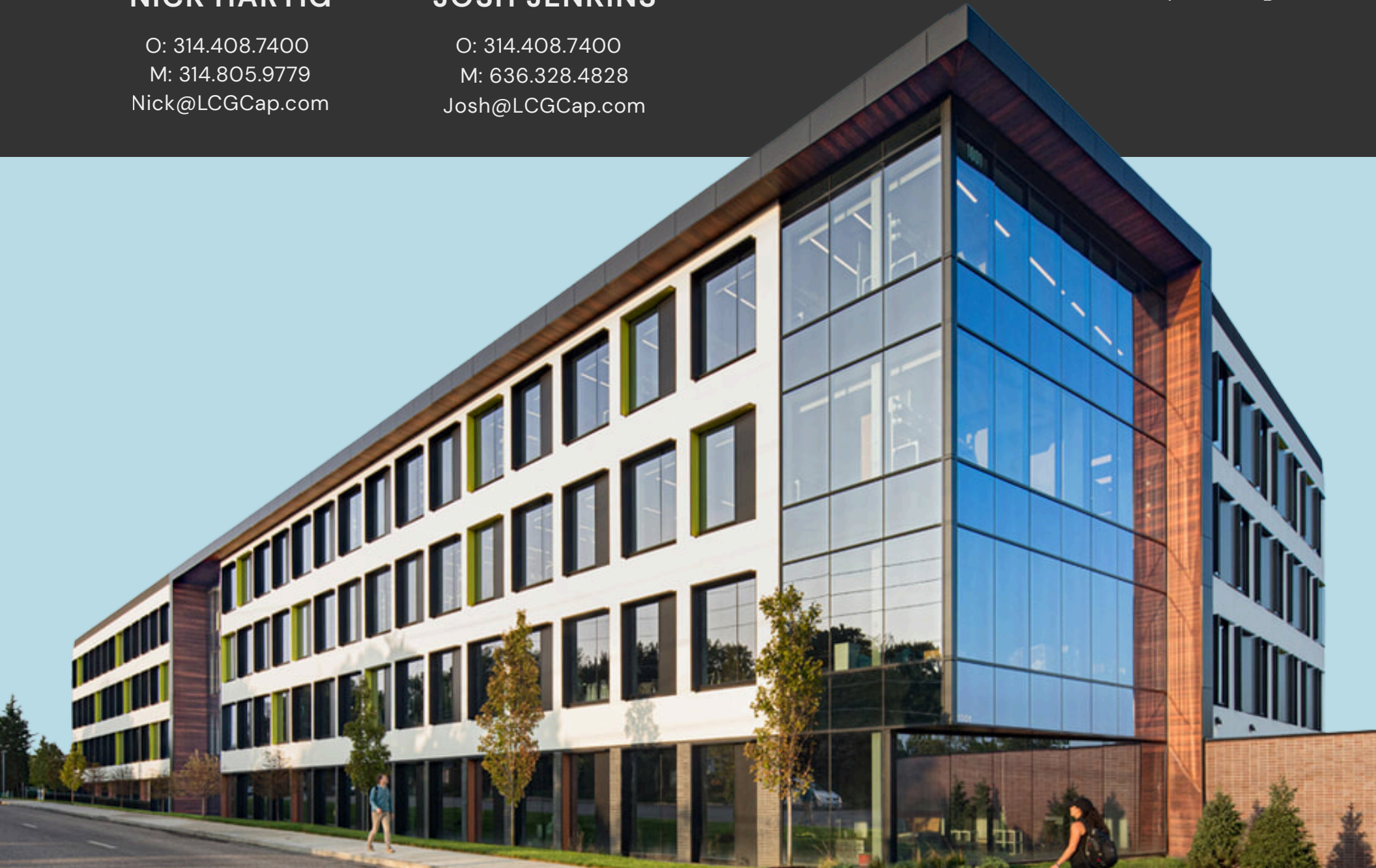
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