

1001 N WARSON

WHERE DISCOVERY HAPPENS



1001 N WARSON ROAD | ST. LOUIS, MO

1001 Empowering Tomorrow's Change-Makers

In the heart of St. Louis' 39th North district, 1001 N. Warson Road offers a dynamic environment to fuel the next wave of ag-tech, pharma and life sciences breakthroughs. With adaptable workspaces, advanced labs, and world-class amenities, this Class A facility fosters cutting-edge research and transformative discoveries.

Surrounded by global leaders like Bayer and Pfizer, St. Louis tenants gain unparalleled access to top-tier talent, resources and industry expertise, all within the city's thriving innovation ecosystem.

PROPERTY HIGHLIGHTS

- + 152,256 RSF (total building)
- + Class A facility
- + Flexible office and lab space designed to support diverse industries
- + Second-floor in white-box condition, TIA available
- + Convenient location with easy access to Route 340 and US 67 (Olive Blvd & Lindbergh Blvd)
- + Modern amenities include a fitness center, locker rooms, a mini mart, and multiple collaboration spaces
- + Direct access to St. Louis' highly skilled and diverse talent pool



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Why St. Louis?

St. Louis offers the perfect balance of affordability and exceptional quality of life with a vibrant arts scene, acclaimed cuisine, and lush parks and trails. As one of the largest regional economies in the U.S., St. Louis is where businesses and residents can grow, prosper and thrive.

Home to the world renowned Missouri Botanical Garden, over 40 colleges and universities, and a diverse range of industries spanning agri-food tech, geospatial, biosciences, and health, St. Louis fosters a talented workforce and a robust business ecosystem. With industry giants like Pfizer, Bayer, Millipore Sigma, and Novus the city is a dynamic hub of innovation and opportunity.

#1 Largest concentration of plant science PhD's in the world

#1 Low Business Costs in the U.S.

#1 Infrastructure in the U.S.

#3 Most Affordable City in the World

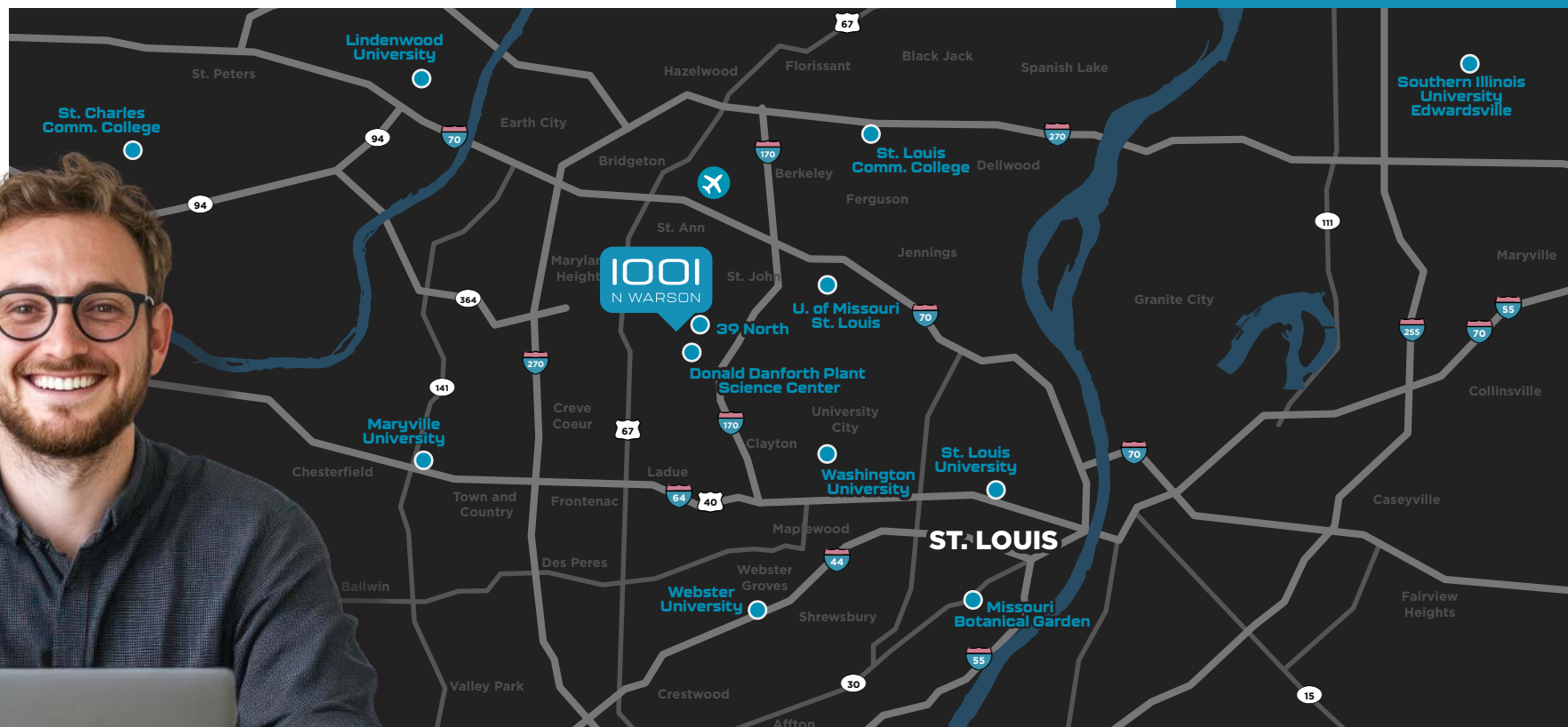
* METRO AREA POPULATION
2,809,000

* WORKFORCE
1,500,000

* AVG. AGE
OF POPULATION
39.1

* EDUCATIONAL ATTAINMENT
Associate's degree: 8%
Bachelor's Degree: 27%
Graduate Degree: 21%

**Within 10 miles of 1001 N Warson Road*





Facility Overview

18,832 to 94,746 RSF
Total Availability

Floor 2: 18,832 RSF
partial [white box condition]
lease ends 6/30/31

Floor 4: 37,957 RSF
full floor, lab and office space
lease ends 6/30/34

Floor 3: 37,957 RSF
full floor, lab and office space
lease ends 6/30/34

Parking: 2.25/1,000 RSF
[surface lot]



Facility Specifications



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CONSTRUCTION TYPE AND USE

4 stories, Type IIB fully sprinklered building for office and research

FIRE PROTECTION

Fire and life safety systems include a multiple zone fire alarm control panels, an auto dialer a 24-hour monitoring service, hard-wired smoke and heat detectors, illuminated exit lights with battery back-up, emergency battery lighting units, horn/light annunciators, fire extinguishers and a full coverage, wet sprinkler system with check valves and tamper and flow switches

FLOOR PLATE

37,957 RSF

FLOOR-TO-FLOOR HEIGHT

14'

CEILING HEIGHT

9' to 14' to deck

FLOOR LOAD

10-15% depending on full or partial floor

LOAD FACTOR

Alternating tread stairs and locking roof hatch

PLUMBING

Includes building water access on all floors and RODI water within labs on 3rd, 4th floor (ability to tie in 2nd floor custom build to RODI is negotiable)

ELECTRIC

Ameren, 5,000 amps to building potential up to 3,000 for tenant use

EMERGENCY POWER

Kohler Diesel Generator 2,500 amp, 480V

NATURAL GAS

Available, provided by Spire

SUSTAINABLE DESIGN

Automated lights and window shades
LEED was not pursued

ELECTRIC CHARGING STATIONS

12 charging stations

PASSENGER ELEVATORS

2 OTIS Gearless

SERVICE ELEVATOR

1 OTIS Freight

LOADING DOCK

Drive-in dock with access to electric lift gate, accommodating full-size semi truck

SECURITY

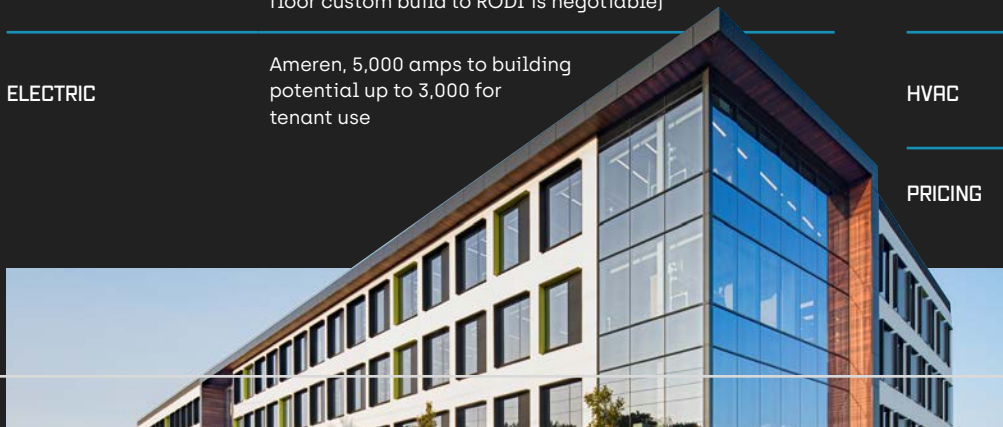
Card access after hours, card access required to floors 24/7

HVAC

5 Trane RTU with GPS Plasma Air System

PRICING

\$29.00/ SF NNN



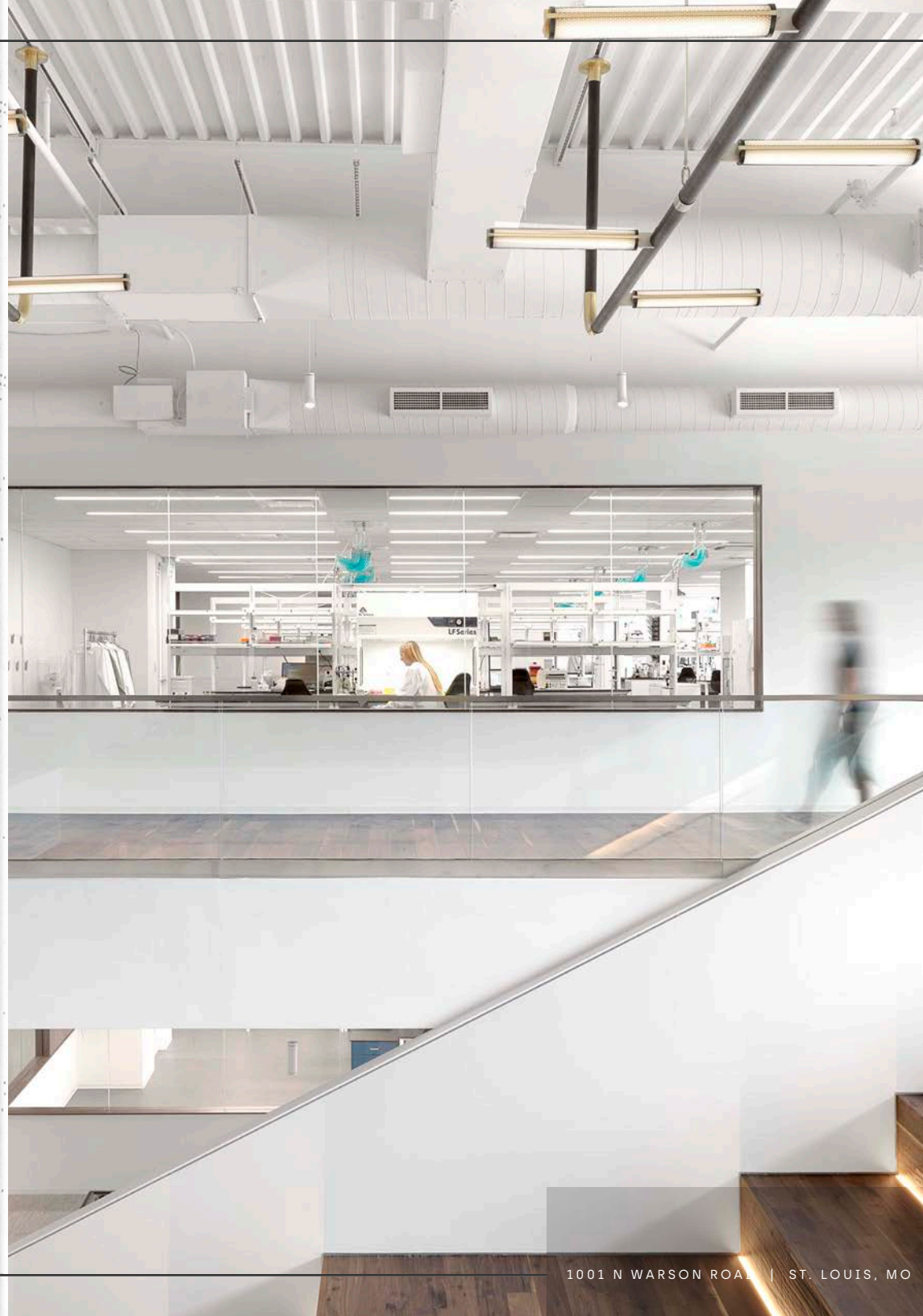
Lab Overview

3RD FLOOR LAB:

- + 14,423 RSF
- + Fume Hoods
- + Built in Acid/Base Cabinetry
- + Oversized Flammable Cabinets
- + Central RO/DI water
- + 3 Conviron Walk-in Light Rooms
- + Ceiling Based Utilities
- + Lab "Clean Air" – Daiken Purification system
- + Adjustable Modular Lab Benches
- + Rolling Lab Cabinetry
- + Cushioned Ergonomic Flooring
- + 12 Oversized Vertical Flow Clean Benches
- + Hand Washing Stations
- + Safety Stations

4TH FLOOR LAB:

- + 18,219 RSF
- + Fume Hoods
- + Built in Acid/Base Cabinetry
- + Oversized Flammable Cabinets
- + Central RO/DI water
- + Lab Air, Lab Vacuum
- + Ceiling Based Utilities
- + Lab "Clean Air" – Daiken Purification system
- + Adjustable Modular Lab Benches
- + Rolling Lab Cabinetry
- + Cushioned Ergonomic Flooring
- + Hand Washing Stations
- + Safety Stations

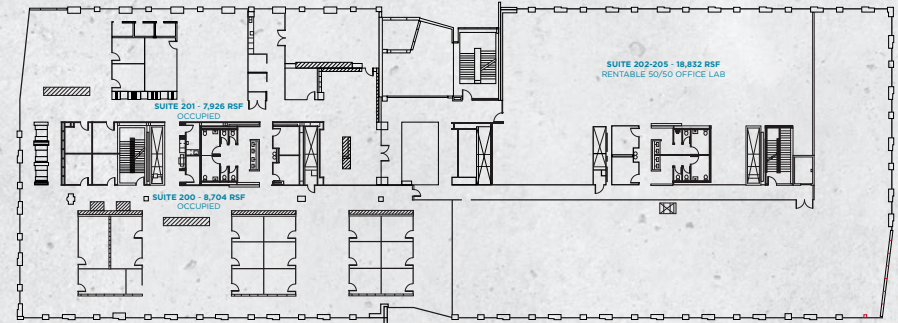


Innovation-Driven Spaces

From flexible offices to expansive labs, 1001 N. Warson Road caters to both research and professional needs.



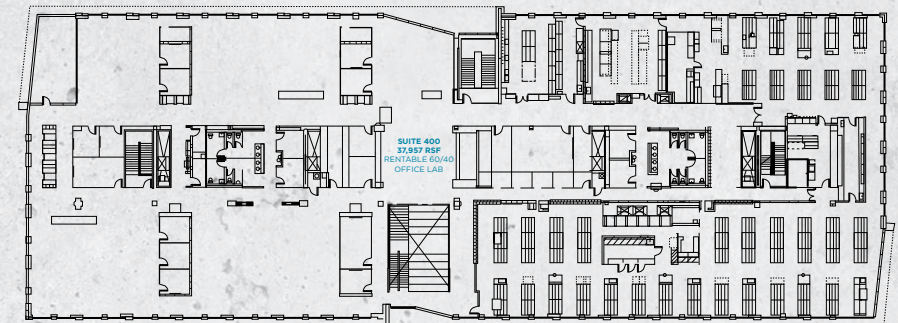
2ND FLOOR
18,832 RSF



3RD FLOOR
37,957 RSF



4TH FLOOR
37,957 RSF



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The map displays the St. Louis metropolitan area with various company logos overlaid. A hand in a lab coat holding a flask is positioned on the left side of the map. The logos include:

- HUSSMANN**
- amazon.com**
- IRON MOUNTAIN**
- OnTrac**
- BOEING**
- Schnucks**
- PEPSICO**
- ThermoFisher SCIENTIFIC**
- SKF**
- amazon.com**
- Express Scripts**
- John Henry Foster**
- JOST CHEMICAL**
- TRICORBRAUN**
- FedEx**
- ECOLAB**
- Schnucks**
- US FOODS**
- DR PEPPER SNAPPLE**
- VI-JON**
- Honeywell**
- 1001 N WARSON**
- BRDG**
- BAYER**
- Pfizer**
- Clark**
- International Paper**
- UPS**
- XPO Logistics**
- FW LOGISTICS**
- Refresco**
- GraybaR**
- WATLOW**
- Kindeva**
- Safelite AutoGlass**
- World Wide Technology**
- XGS**
- Creve Coeur**
- St Ann**
- Overland**
- Ferguson**
- Jennings**
- Bellevue**
- University City**
- Creve Coeur**
- St. Ann**
- Overland**
- Ferguson**
- Jennings**
- Bellevue**
- University City**

Major highways shown include I-270, I-70, I-170, and I-44.

1010

All Within Reach

05
Entertainment

05
Fitness

05
Hotels

38
Restaurants

12
Shopping

DRIVE TIMES

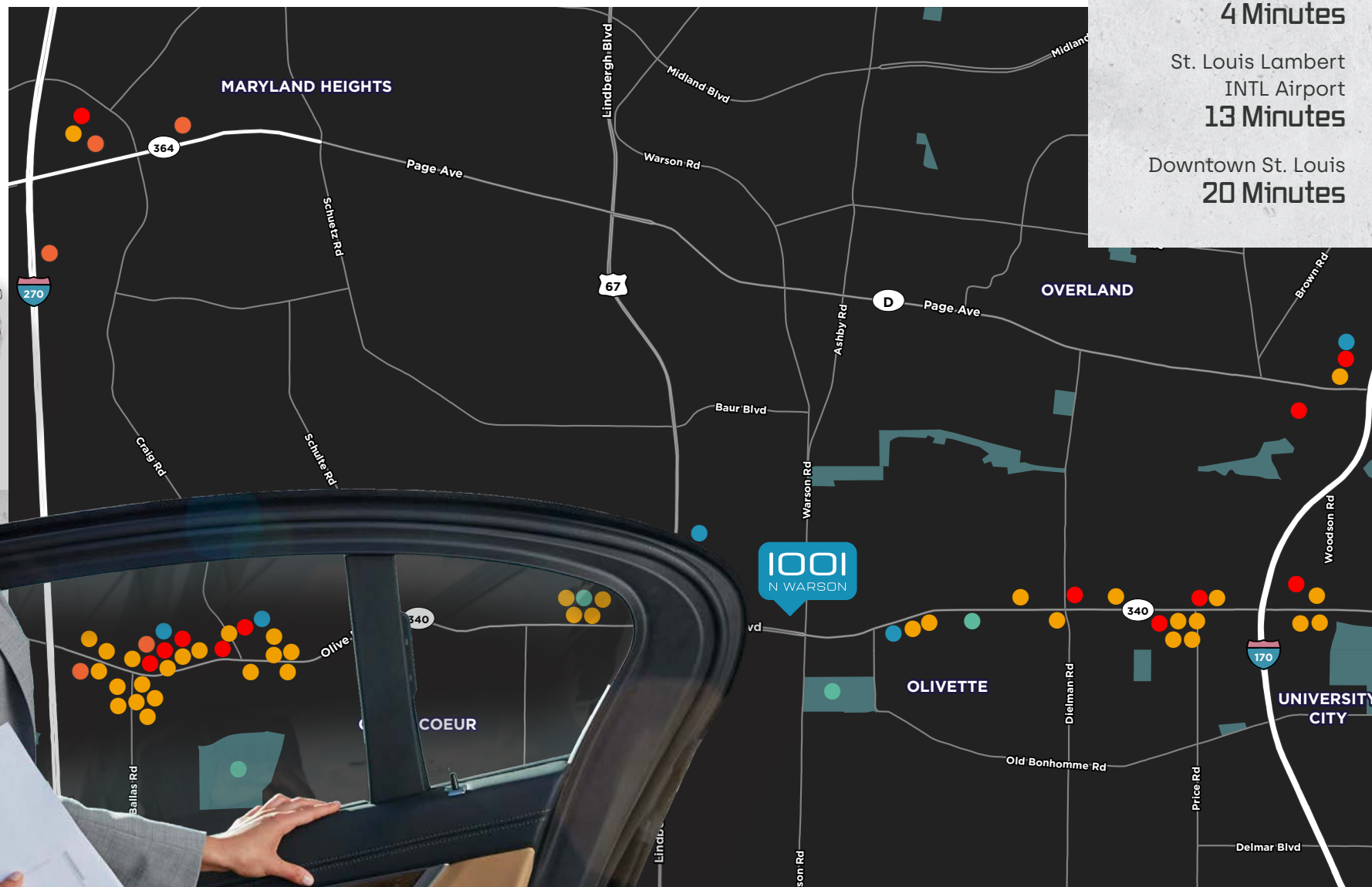
Route 340/Olive Blvd
3 Minutes

US 67/Lindbergh
4 Minutes

St. Louis Lambert
INTL Airport
13 Minutes

Downtown St. Louis
20 Minutes

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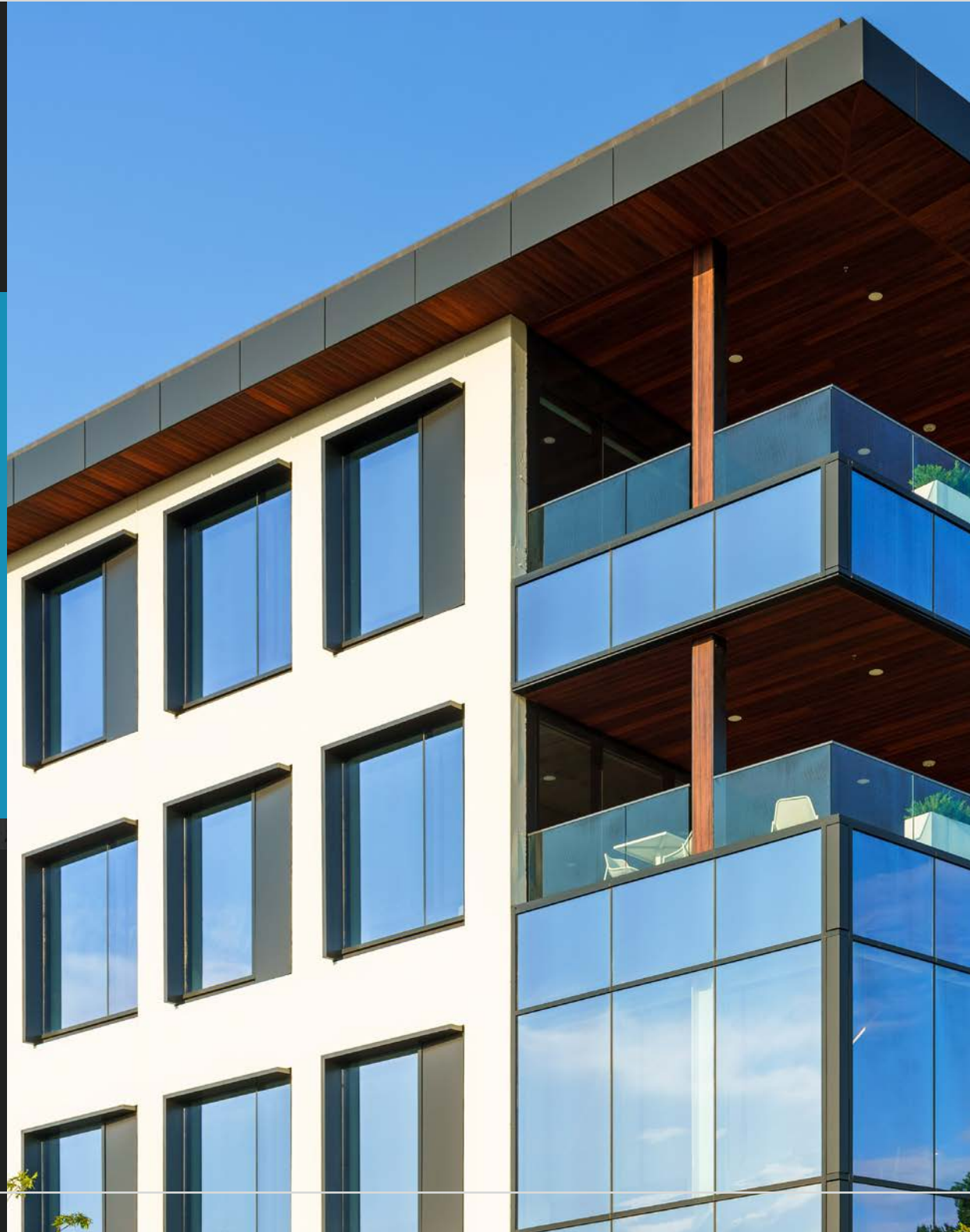
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