For Lease

Bio Research & Development Growth Park

BRDGPark
AT THE DANFORTH PLANT SCIENCE CENTER



Contact us:

Tony Kennedy, CCIM
Senior Vice President
+1 314 630 4152
tony.kennedy@colliers.com

Rebekah Bahn Kingston, Esq., CCIM
Senior Vice President
+1 314 852 5134
rebekah.kingston@colliers.com

1005 N. Warson Road
Creve Coeur, MO 63132

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Specifications

Asking Rate	Contact Brokers
Total Available	43,976 SF
Max Contiguous	27,353 SF
Location	39 North Innovation District www.39northstl.com
Parking	Abundant free surface parking
Building SF	109,731 SF
Constructed	2010
LEED	Gold Level

Availability

Suite	Availability	Size	Contiguous	Type
Suite 415	Vacant	8,350 SF		Office/Lab
Suite 303	Vacant	4,354 SF		Office/Lab
Suite 235	Vacant	1,480 SF	2,960 SF	Lab
Suite 232	Vacant	1,480 SF		Lab
Suite 220	Vacant	197 SF		Innovation Suite
Suite 219	Vacant	197 SF	591 SF	Innovation Suite
Suite 218	Vacant	197 SF		Innovation Suite
Suite 217	Vacant	184 SF		Innovation Suite
Suite 215	Vacant	184 SF		Innovation Suite
Suite 100	Vacant	12,374 SF	27,353 SF	Office/Lab
Suite 122	1/1/2028	10,500 SF		Office/Lab
Suite 50	Vacant	4,479 SF		Office/Lab
Total Available		**43,976 SF**		



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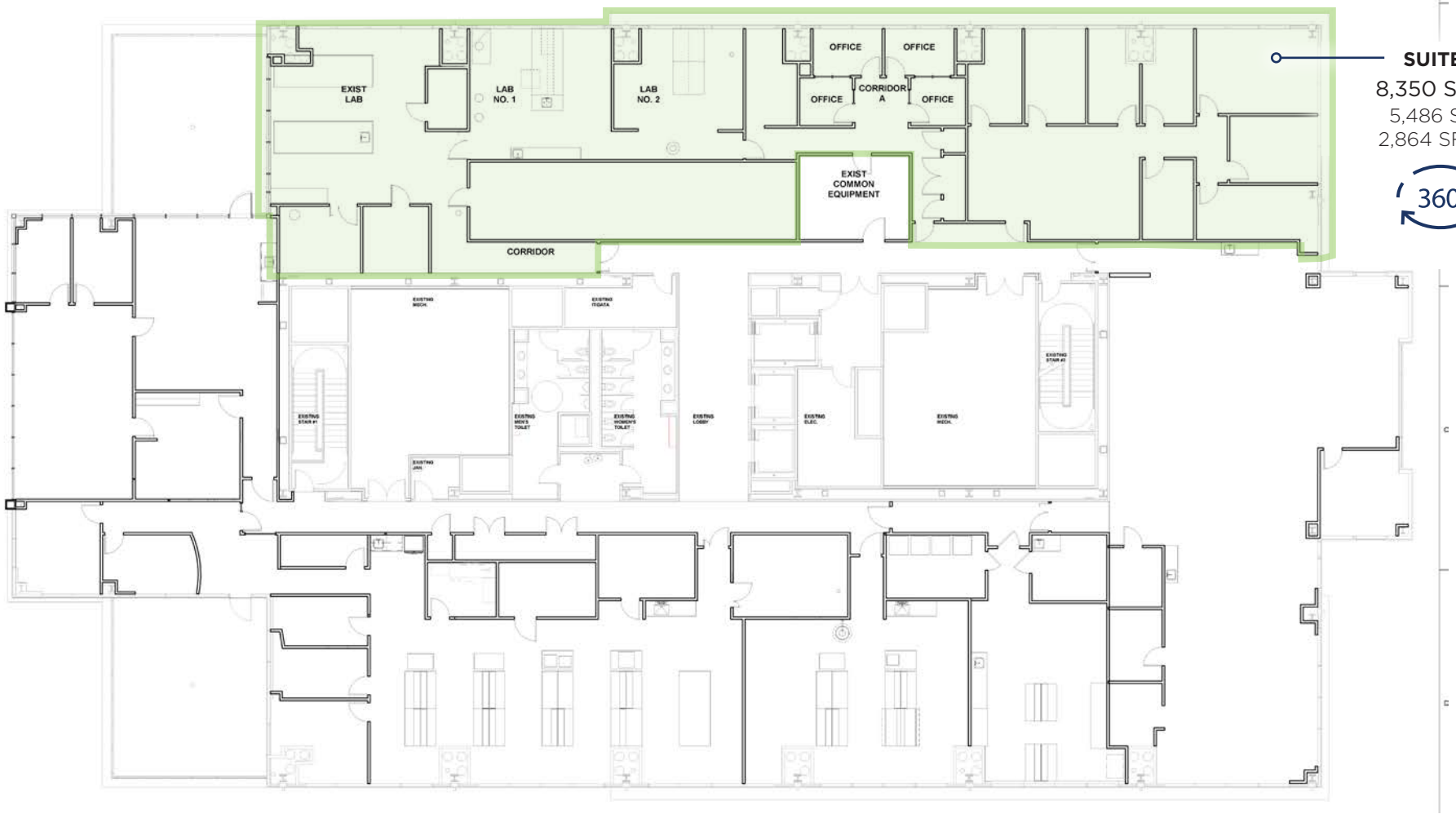
Features & Amenities

- Common area equipment rooms including autoclaves
- State-of-the-art wet lab capable mechanical systems
- High-performance glass windows
- Low flow systems, and high efficiency equipment
- Heavy floor loads to reduce vibration
- Common areas with break & work rooms
- Large building conference room with audiovisual equipment
- Vending lounge
- Access to St. Louis Community College's expansive lab equipment, library, and student intern program
- Adjacent to the Danforth Center featuring:
  - » 300-seat auditorium
  - » Danforth Center Cafe
  - » Research-grade greenhouses, growth rooms and chambers, a microscopy suite, a proteomics facility, and a tissue transformation complex



Floor Layout, Floor 4

360° **Click icon on floor plan to view 360 tour**

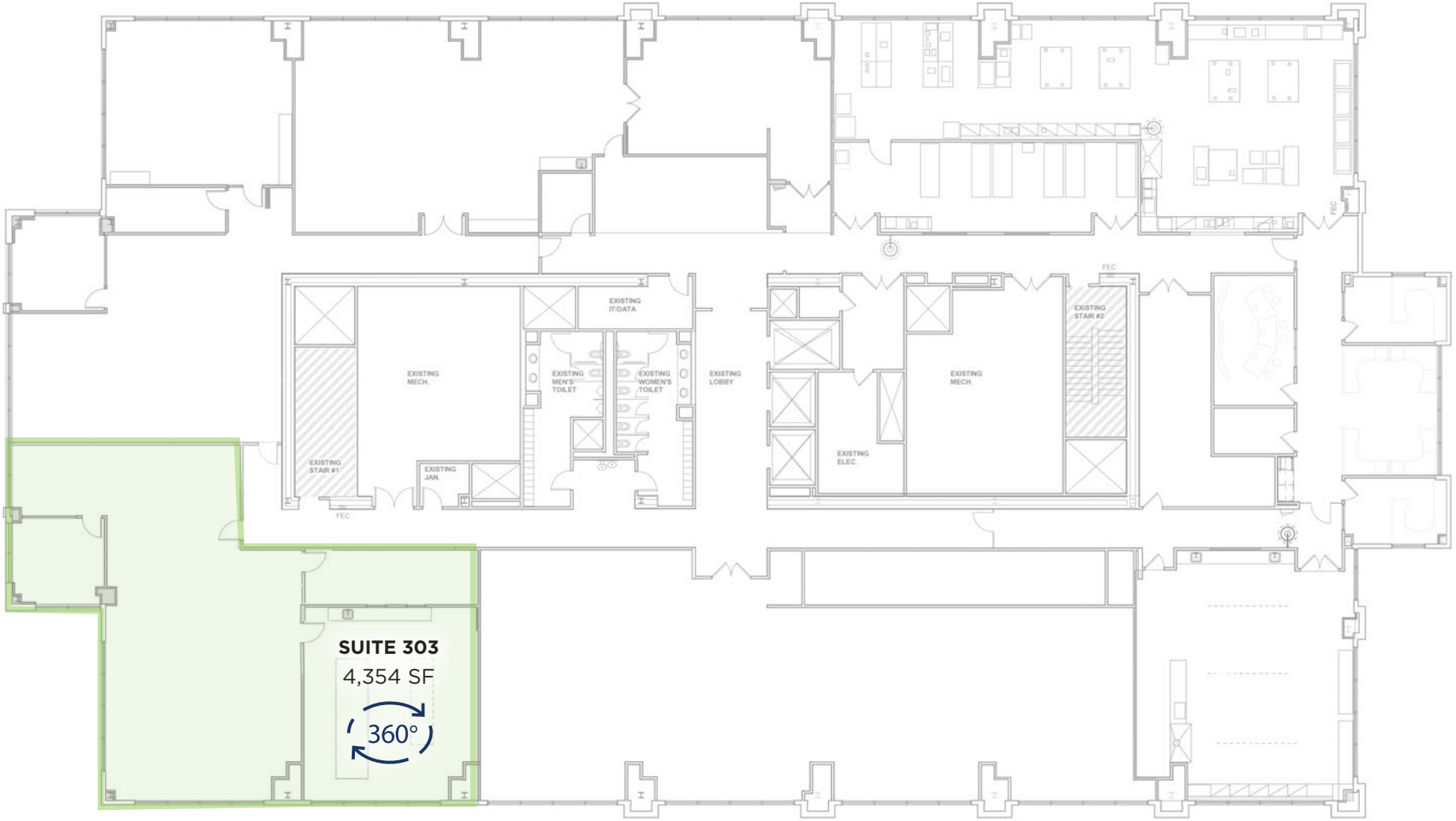


SUITE 415
8,350 SF Total
5,486 SF Lab
2,864 SF Office

360°

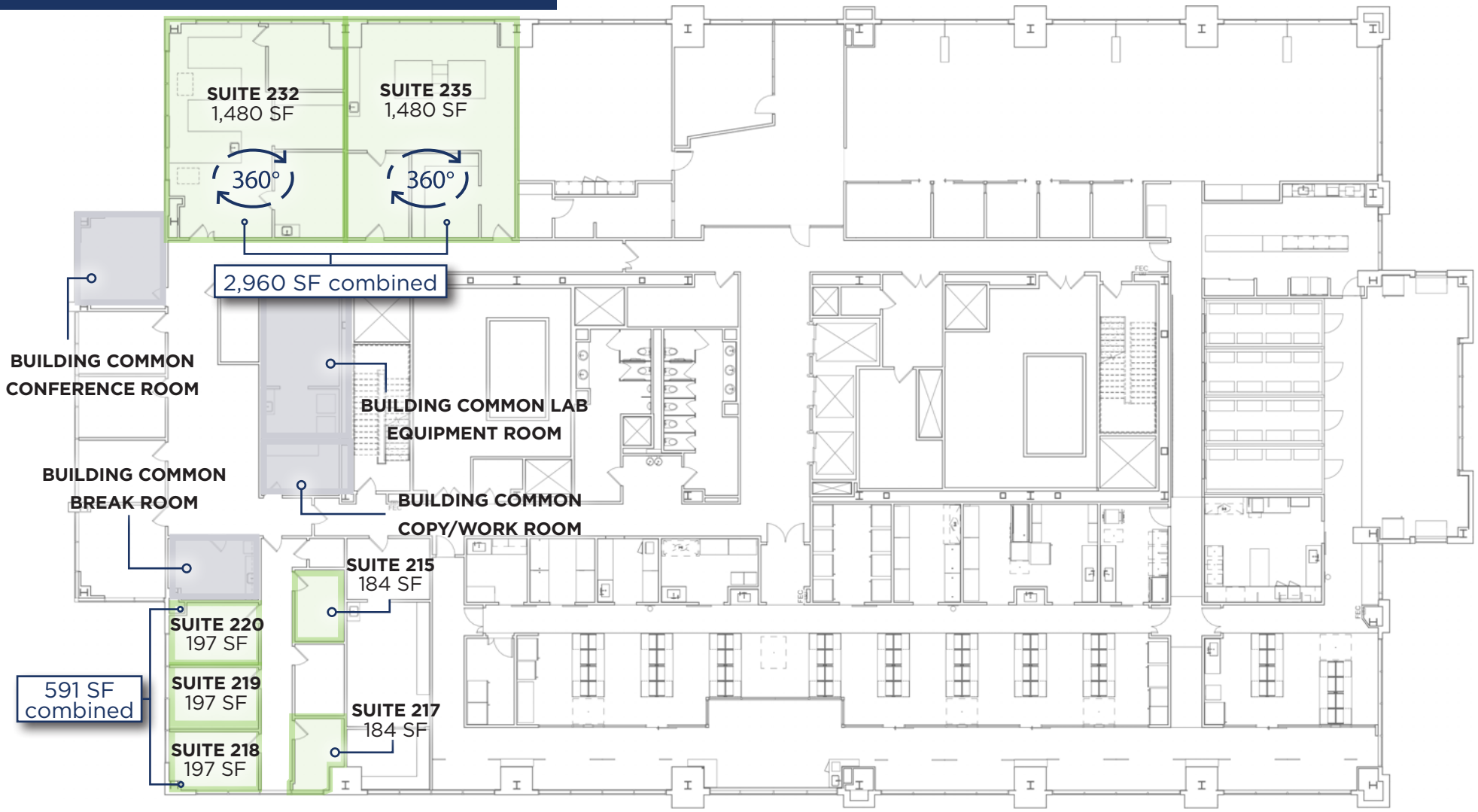
Floor Layout, Floor 3

360° Click icon on floor plan to view 360 tour



Floor Layout, Floor 2

360° Click icon on floor plan to view 360 tour

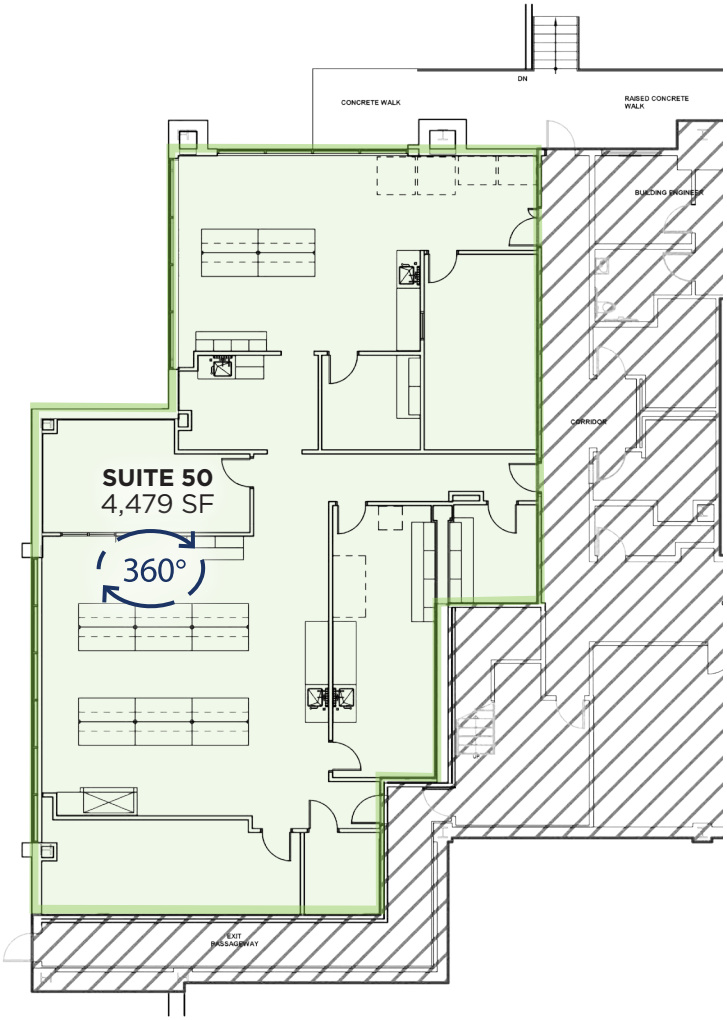


Floor Layout, Floor 1

360° Click icon on floor plan to view 360 tour



Lower Level Availability



360° Click icon on floor plan to view 360 tour





The Building

Located in the heart of 39 North and adjacent to the world-renowned Danforth Plant Science Center, the Bio-Research & Development Growth Park Building (BRDG Park) is uniquely positioned to host AG-Tech plant and life-science and clean-tech companies. BRDG Park is designed for companies seeking proximity to top scientists and state-of-the art core facilities.

The Campus

The Danforth Plant Science Center is one of the most technologically advanced bioscience facilities in the nation. The Center's research is conducted with the goal of looking outward, working toward discoveries that will provide important solutions to big problems, such as drought, malnutrition, hunger and health, as well as preserving our planet.















Class A Lab for Lease at BRDG Park

The Bio Research & Development Growth (BRDG) Park at the Danforth Plant Science Center offers leading bio research facilities with world-class wet labs and office space.



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Colliers
101 South Hanley Road
Suite 1400
Clayton, MO 63105
colliers.com/stlouis

Tony Kennedy, CCIM
Senior Vice President
+1 314 630 4152
tony.kennedy@colliers.com

Rebekah Bahn Kingston, Esq., CCIM
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