



TWO

FOUNDRY
WAY

Class A Office St. Louis' First Mass Timber Building

NEW + FOUND



Two Foundry Way is a truly unique mixed-use project, offering modern Class A office and retail space in the heart of the booming St. Louis Central Corridor. At the center of City Foundry, Two Foundry Way is the region's first mass timber office building, featuring 83,000 square feet, with unparalleled dining experience, entertainment and fitness amenities.



BUILDING HIGHLIGHTS

- 83,000 SF, 5 Story Class A Office Building at City Foundry STL
- First Mass Timber Office Building in St. Louis Region
- Unmatched Mixed-Use Environment with Numerous On-Site Amenities
- Sustainable Construction with Focus on Reducing Carbon Emissions + Employee Health & Wellness
- 116,565 Vehicles Per Day on 40/64
- Building Signage Available facing 40/64
- 4/1,000 Parking Ratio in Attached Garage
- On-Site 24/7 Security
- Future Brickline Access



ST. LOUIS CENTRAL CORRIDOR

THE FASTEST GROWING AREA IN THE REGION

Two Foundry Way sits at the intersection of \$5 billion in capital investments and a surging population of young professionals who will soon demand exciting, new amenities, all in heart of the rapidly growing St. Louis Central Corridor.



VANDEVENTER AVE

FOREST PARK AVE

TWO
FOUNDRY
WAY



36.5

MEDIAN AGE
WITHIN 3 MILES



100,000

COLLEGE STUDENTS IN
TRADE AREA



185,405

EMPLOYEES WITHIN
3 MILES



25%

POPULATION GROWTH IN THE
CENTRAL CORRIDOR FROM
2010 - 2020



64%

POPULATION WITH COLLEGE
DEGREE OR HIGHER



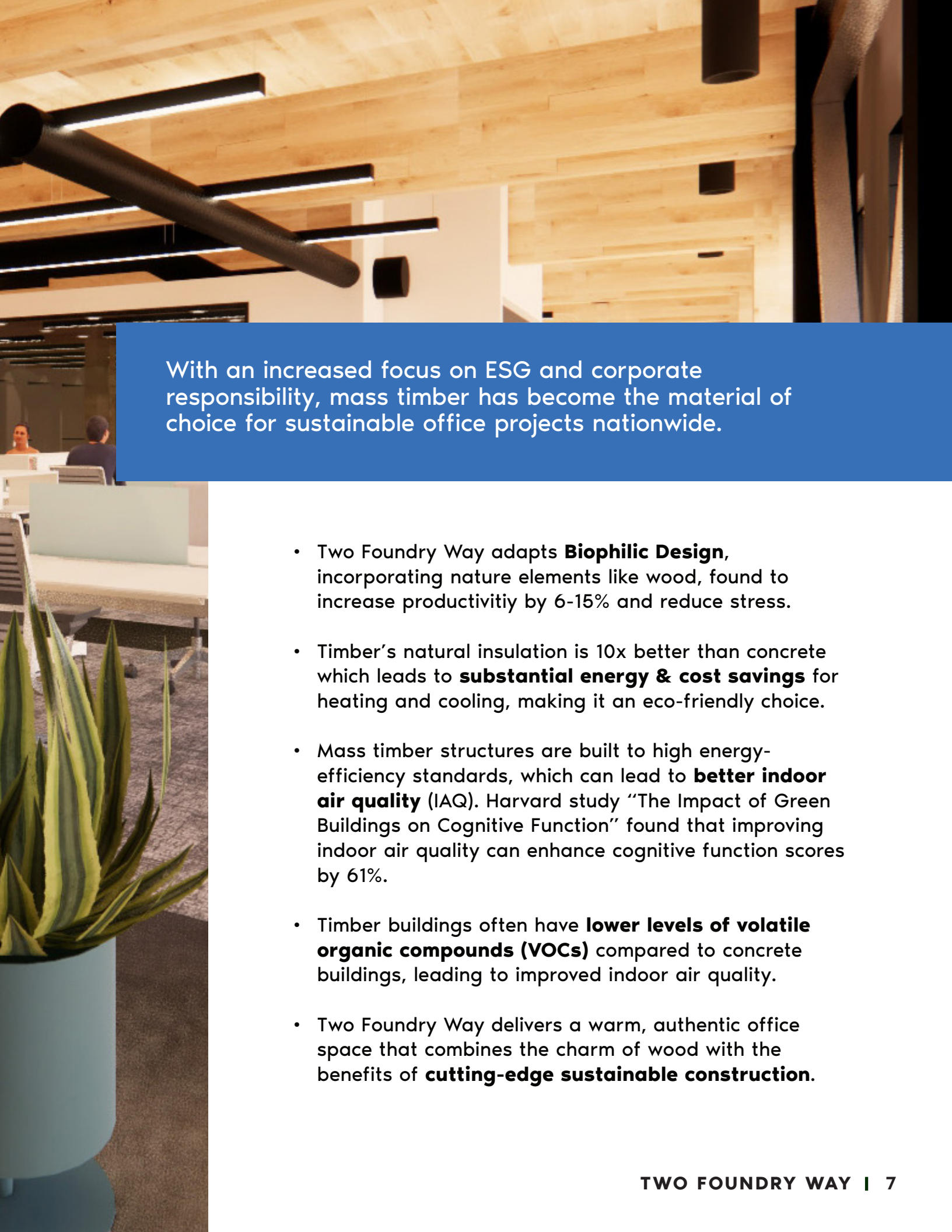
72%

POPULATION UNDER
THE AGE OF 35



EMPLOYER BENEFITS OF TIMBER CONSTRUCTION





With an increased focus on ESG and corporate responsibility, mass timber has become the material of choice for sustainable office projects nationwide.

- Two Foundry Way adapts **Biophilic Design**, incorporating nature elements like wood, found to increase productivity by 6-15% and reduce stress.
- Timber's natural insulation is 10x better than concrete which leads to **substantial energy & cost savings** for heating and cooling, making it an eco-friendly choice.
- Mass timber structures are built to high energy-efficiency standards, which can lead to **better indoor air quality** (IAQ). Harvard study "The Impact of Green Buildings on Cognitive Function" found that improving indoor air quality can enhance cognitive function scores by 61%.
- Timber buildings often have **lower levels of volatile organic compounds (VOCs)** compared to concrete buildings, leading to improved indoor air quality.
- Two Foundry Way delivers a warm, authentic office space that combines the charm of wood with the benefits of **cutting-edge sustainable construction**.

FLOOR PLANS

TENANT AREA ~15,518 SF

ATTACHED PARKING GARAGE



FLOORS 2 - 4

SAMPLE TENANT TEST FIT

TENANT AREA ~13,954 SF

ATTACHED PARKING GARAGE



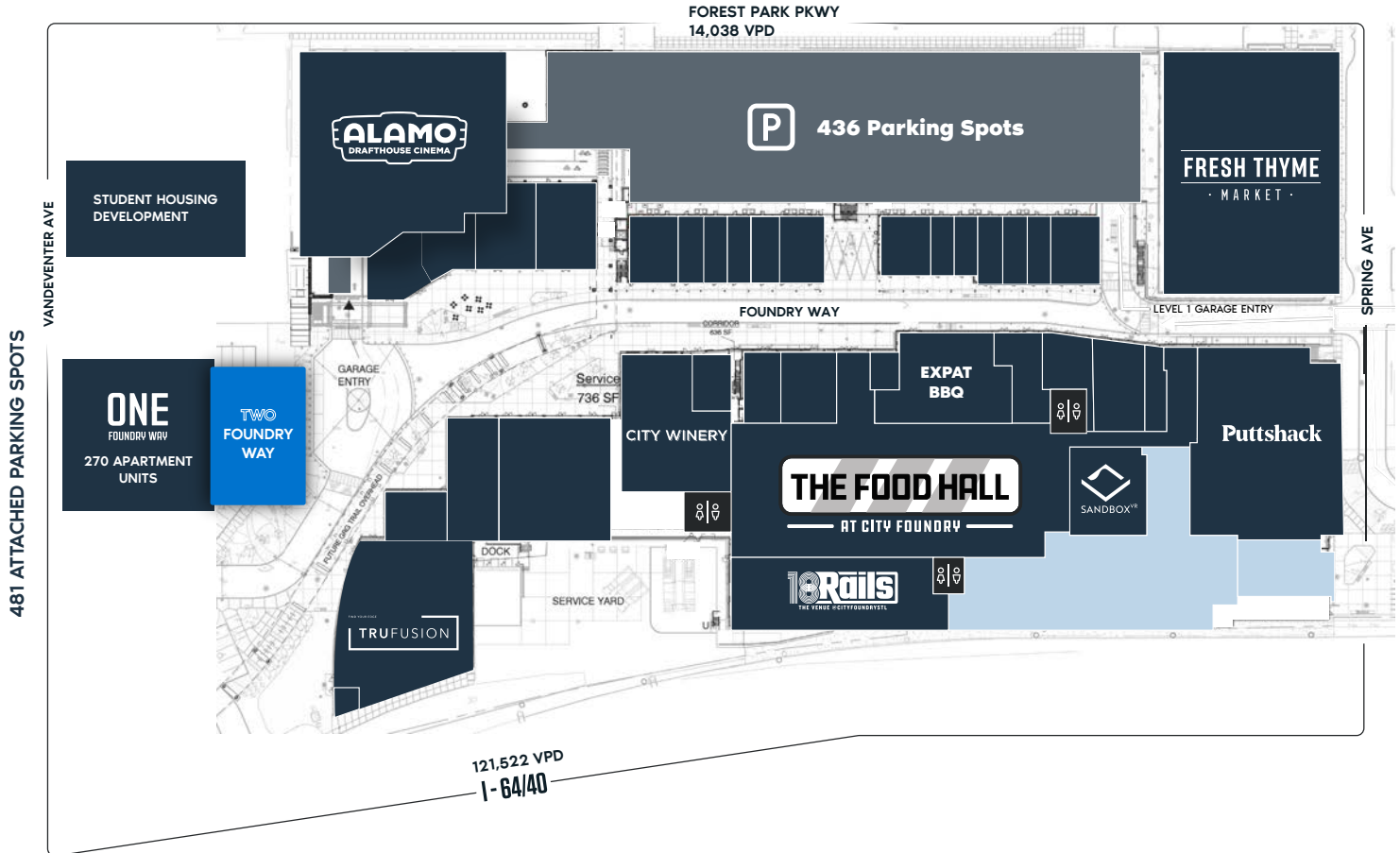
FLOOR 5





ON-SITE AMENITIES

CITY FOUNDRY DISTRICT



ENTERTAINMENT



Puttshack



CITY WINERY



HEALTH & WELLNESS



the injection bar

FOOD & DRINKS



“In 18 years on the restaurant beat, I can’t think of a project more transformative than the Food Hall at City Foundry (3730 Foundry Way), which shook off its difficult, delayed development to become an essential dining destination from the day it opened three years ago. Yucatecan food at Sureste, wood-fired pizza at Fordo’s Killer Pizza, oxtails and jerk chicken at Chez Ali: I could list the entire directory, really.”

- Ian Froeb, Restaurant Critic for the
St. Louis Post-Dispatch

MEDIA & ACCOLADES

Forbes

sauce

ST. LOUIS POST-DISPATCH

TIME

St. Louis
MAGAZINE

RETAIL

FRESH THYME
MARKET

PROCURE
by the women's collective

LUXE
REDUX
Bridal

Golden Gems



MOD
ERNE

URBAN
FORT

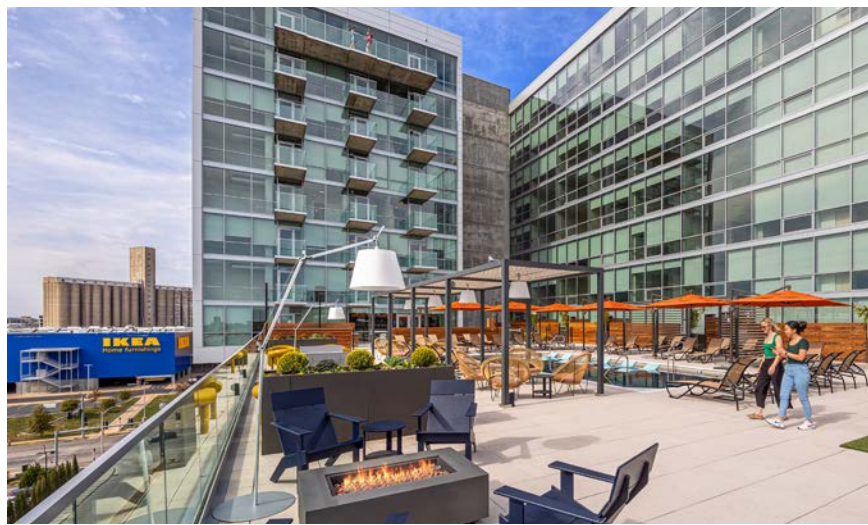
VIBESZN

sanctioned
- sneaker culture -
community experience



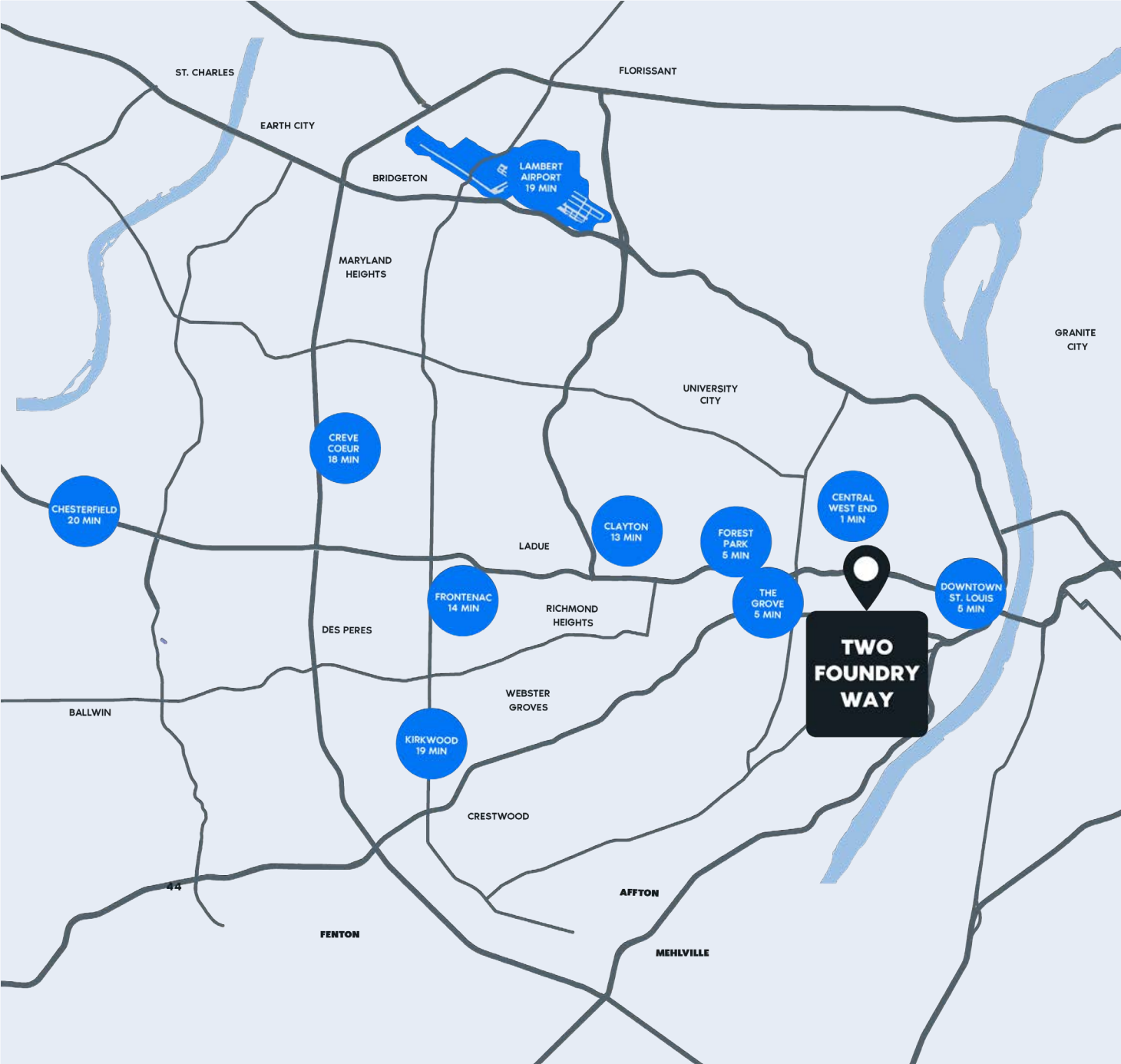
ACTIVITIES & AMENITIES IN EVERY CORNER



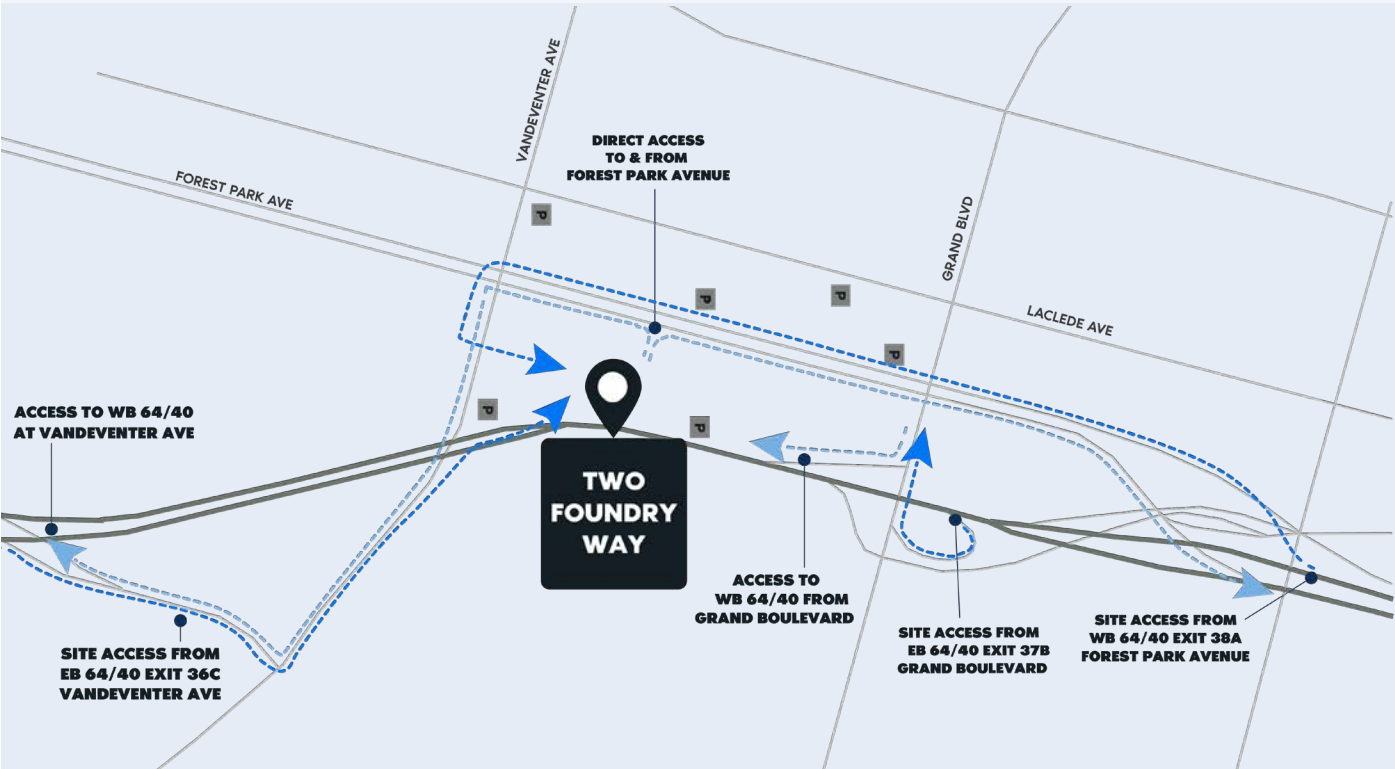


CONVENIENT CENTRAL LOCATION

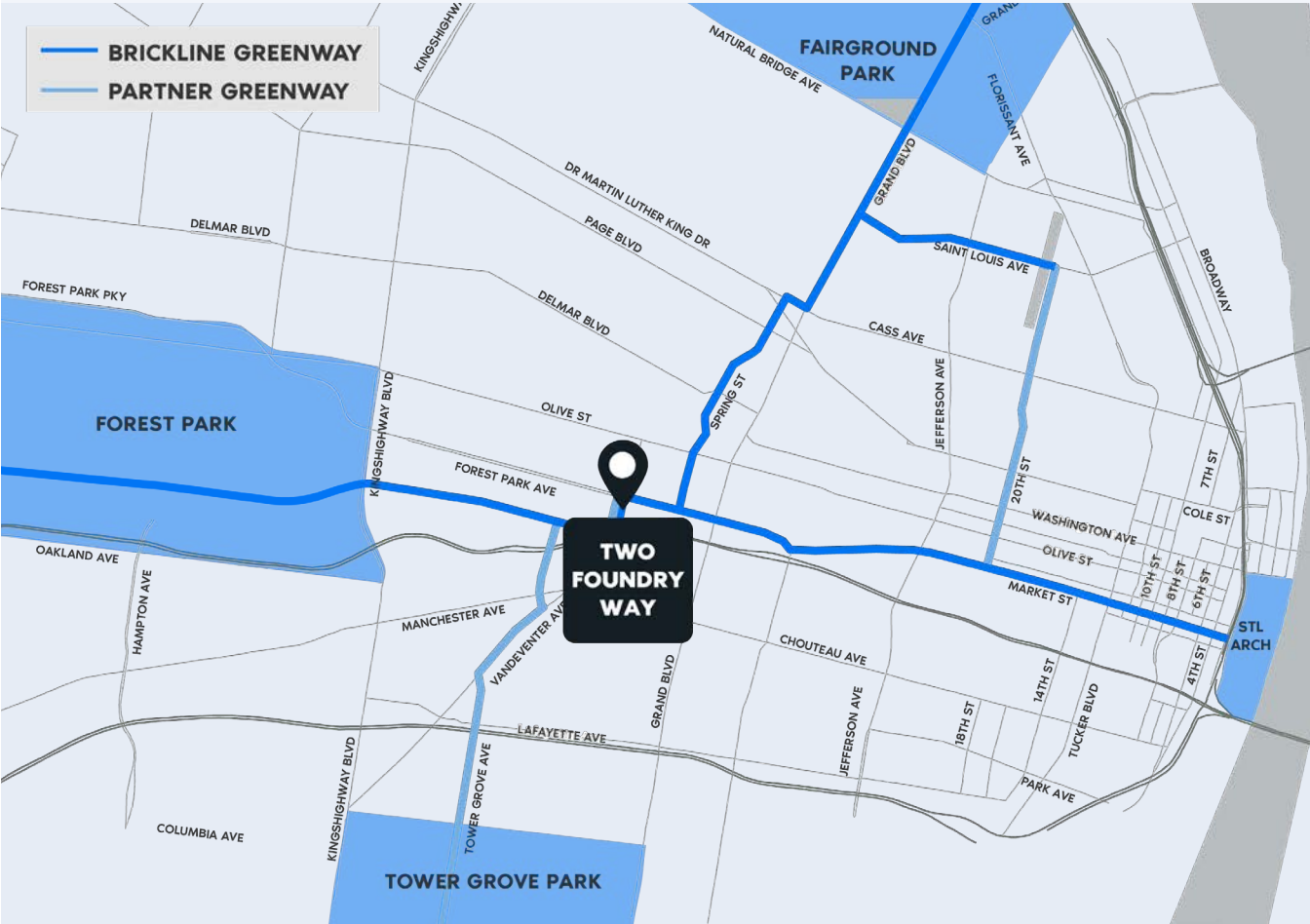
DRIVE TIME MAP



EASY ACCESSIBILITY



BRICKLINE ACCESS



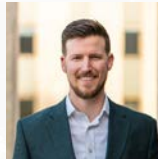
TWO

FOUNDRY WAY



NEW + FOUND

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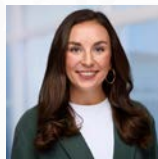


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