

FOR LEASE

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1005

North Warson Road
CREVE COEUR, MO 63132

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.

 **VIRTUAL TOUR**
click to view



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BRDG Park | 1005 North Warson Road | St. Louis, MO

SPECIFICATIONS

Asking Rate	\$35.00/SF, NNN
Total Available	24,263 SF
Max Contiguous	11,134 SF
Submarket	Creve Coeur
Parking	Abundant free surface parking
Building SF	110,000 SF
Constructed	2010
LEED	Gold Level

AVAILABILITY

Suite	Availability	Size	Contiguous	Type
Suite 425	Vacant	6,553 SF	-	Lab
Suite 404	Vacant	2,864 SF	-	Office
Suite 300	Vacant	4,436 SF	11,134 SF SUITES 230 & 235	Office/Lab
Suite 301	Vacant	6,698 SF		Office/Lab
Suite 325	Vacant	1,812 SF	-	Lab
Suite 232	Vacant	1,480 SF	-	Lab
Suite 215	Vacant	200 SF	-	Innovation Suite
Suite 218	Vacant	220 SF	-	Innovation Suite
Total Available		24,263 SF		

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.

AMENITIES

State-of-the-art wet lab capable mechanical systems
Common area soft seating, breakroom, copy center room
Two building conference rooms
Vending Lounge
Building WiFi
Common area lab equipment rooms
Access to St. Louis Community College (expansive lab equipment library and student intern program)

Adjacent to the Danforth Center featuring:

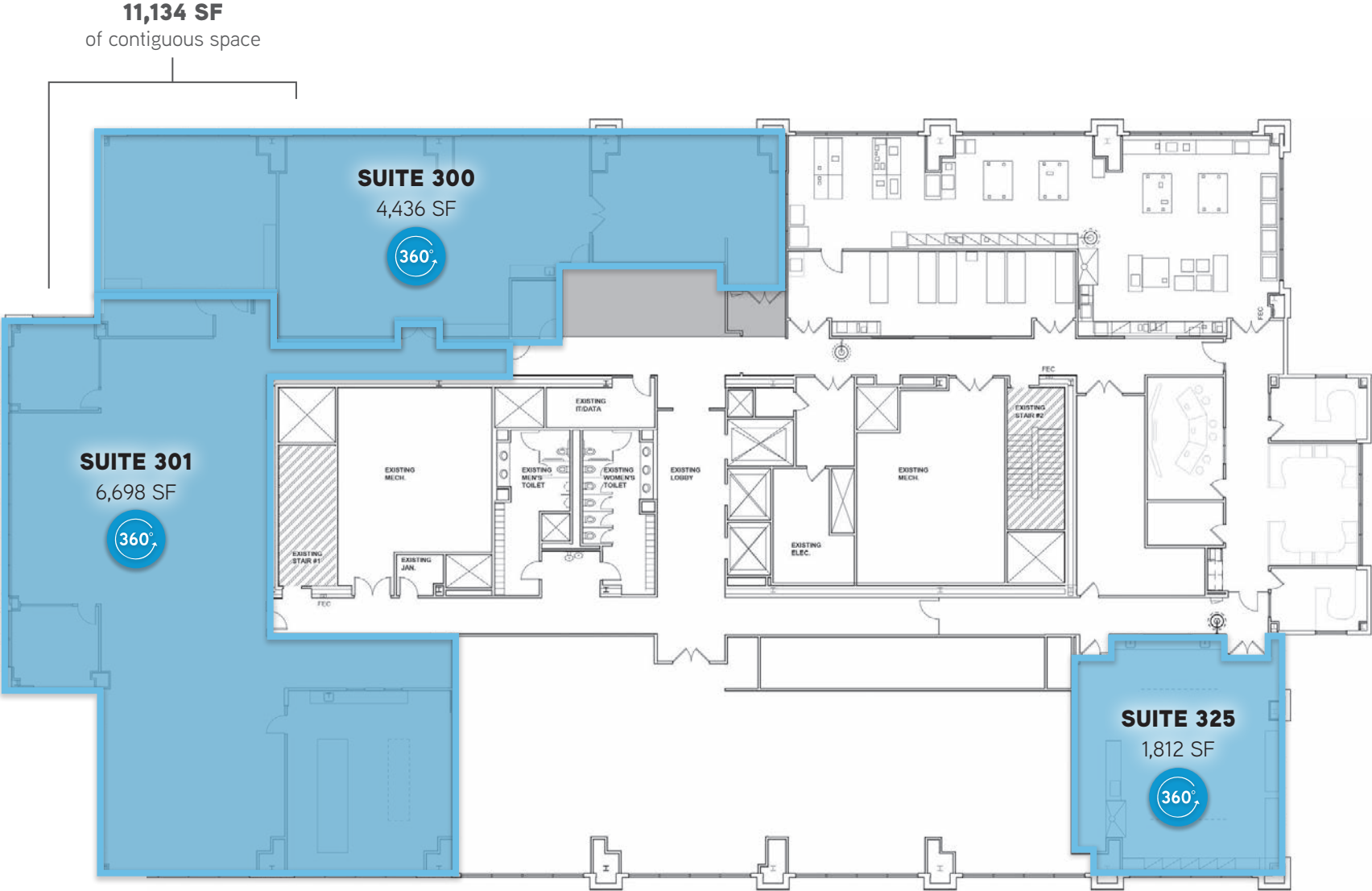
- > 300-seat auditorium
- > Cafeteria at Danforth
- > Research grade greenhouses, growth rooms and chambers, a microscopy suite, a proteomics facility, and a tissue transformation complex

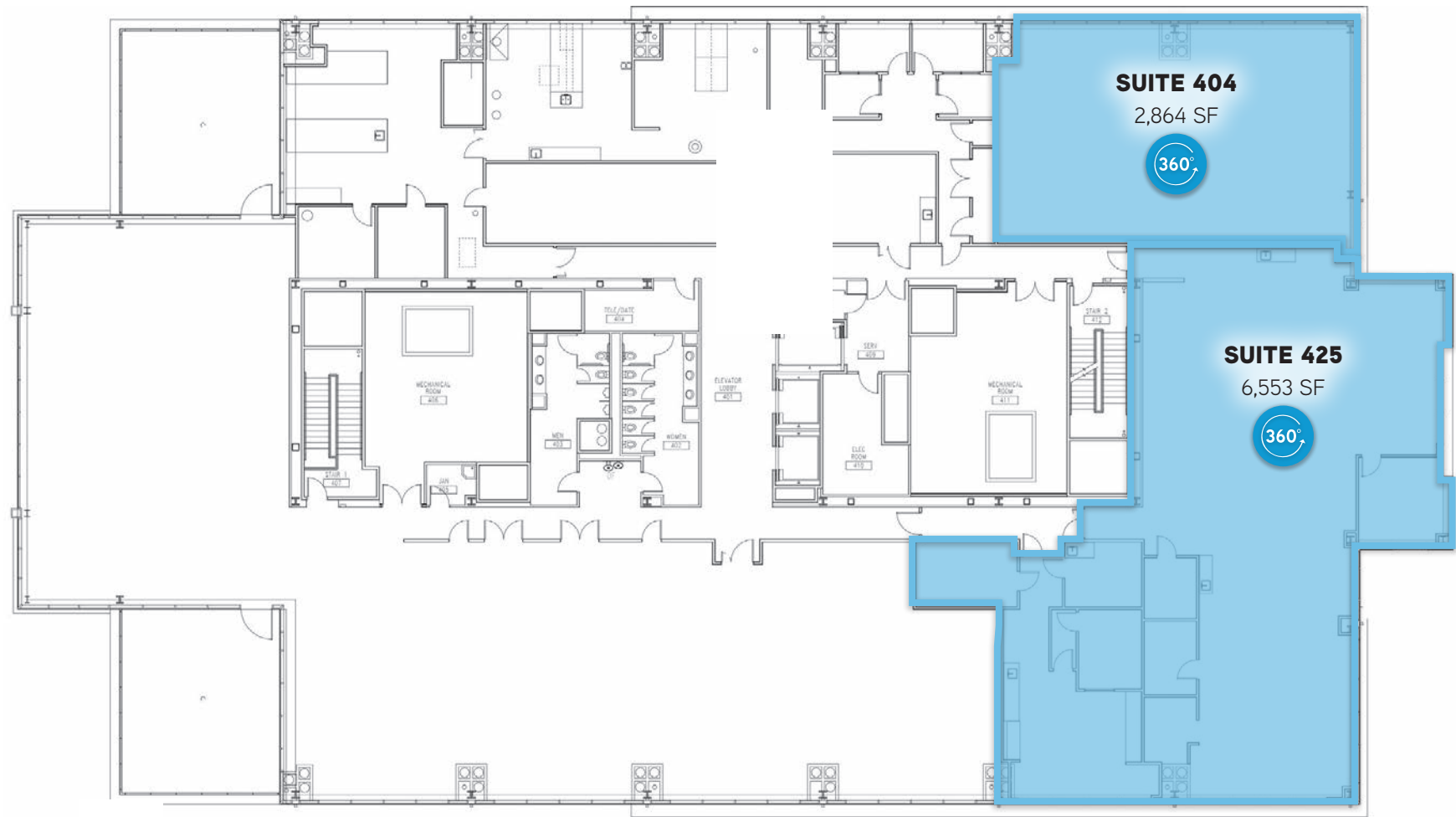
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