

BENSON HILL™  
NOURISHING INNOVATION™

DONALD DANFORTH  
PLANT SCIENCE CENTER

HELIX CENTER  
BIOTECH INCUBATOR

BIO RESEARCH &  
DEVELOPMENT GROWTH  
BRDGPark  
AT THE DANFORTH PLANT SCIENCE CENTER

AVAILABILITY IN  
39 NORTH DISTRICT

# Corporate SQUARE

OFFICE PARK  
CREVE COEUR, MO

39°N



Full Building Availability

NAIDESCO

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Corporate  
SQUARE  
OFFICE PARK

For Sale / Lease  
8,000 – 67,771 SF  
Corporate Office Space,  
Full Building Opportunity



## 1015 Corporate Square Creve Coeur, MO 63132

- Building & monument signage available
- Abundant free parking (4.28/1000)
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an [Opportunity Zone](#)
- Numerous amenities within a short distance
- Lease Rate: \$19.50 / SF, Full Service
- Sale Price: \$6,500,000 (\$95.91 / SF)

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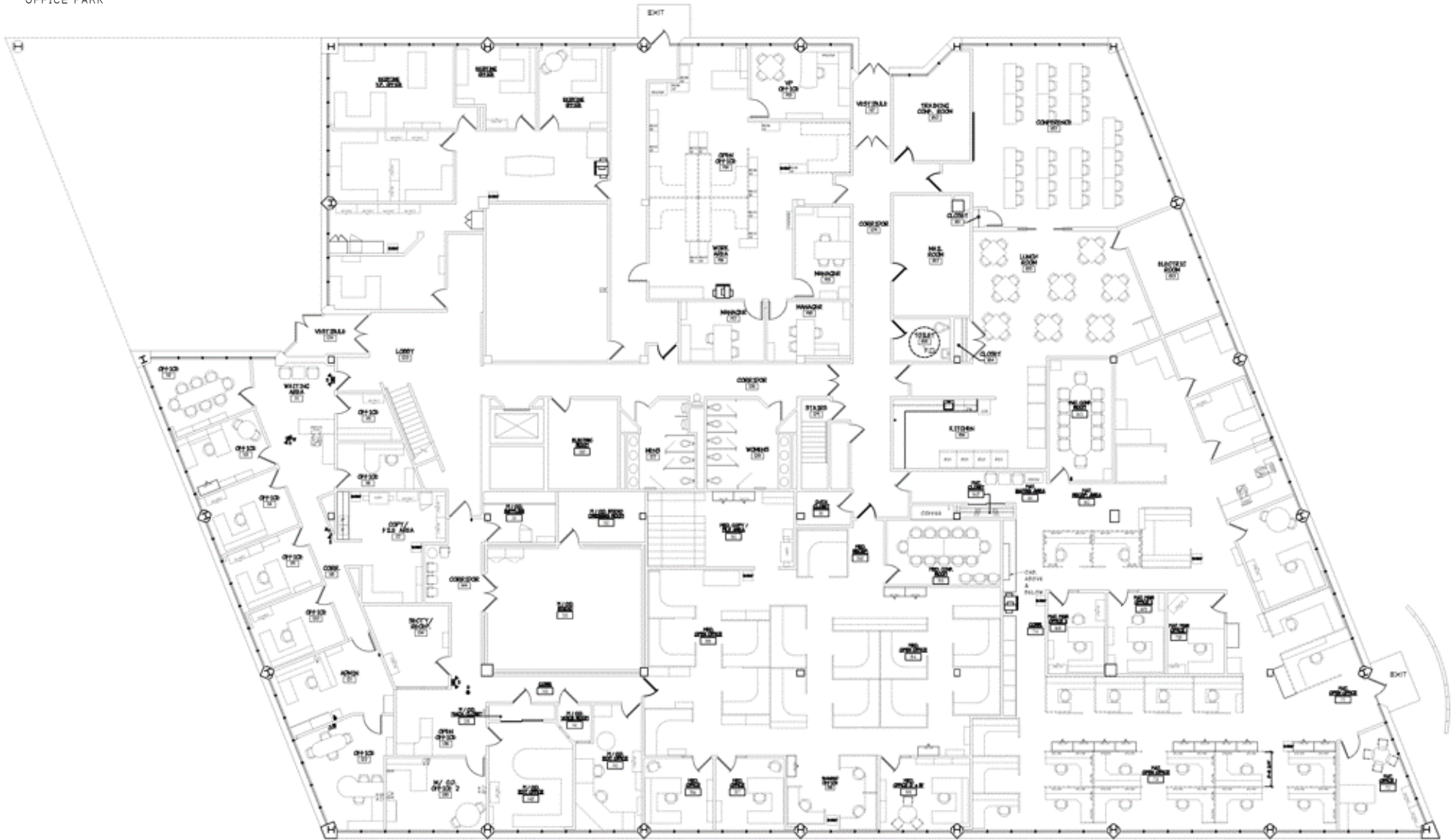
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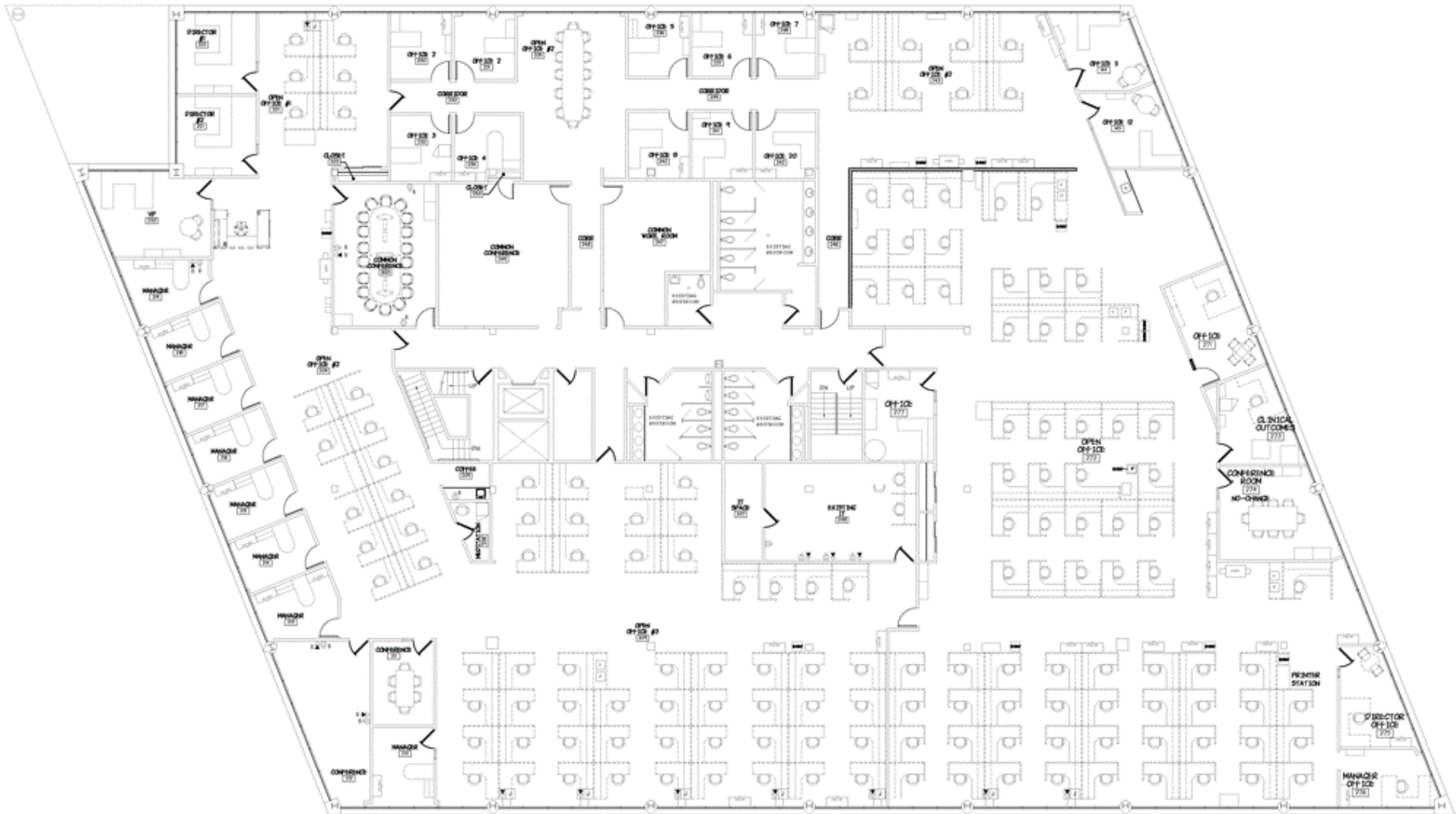
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EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"







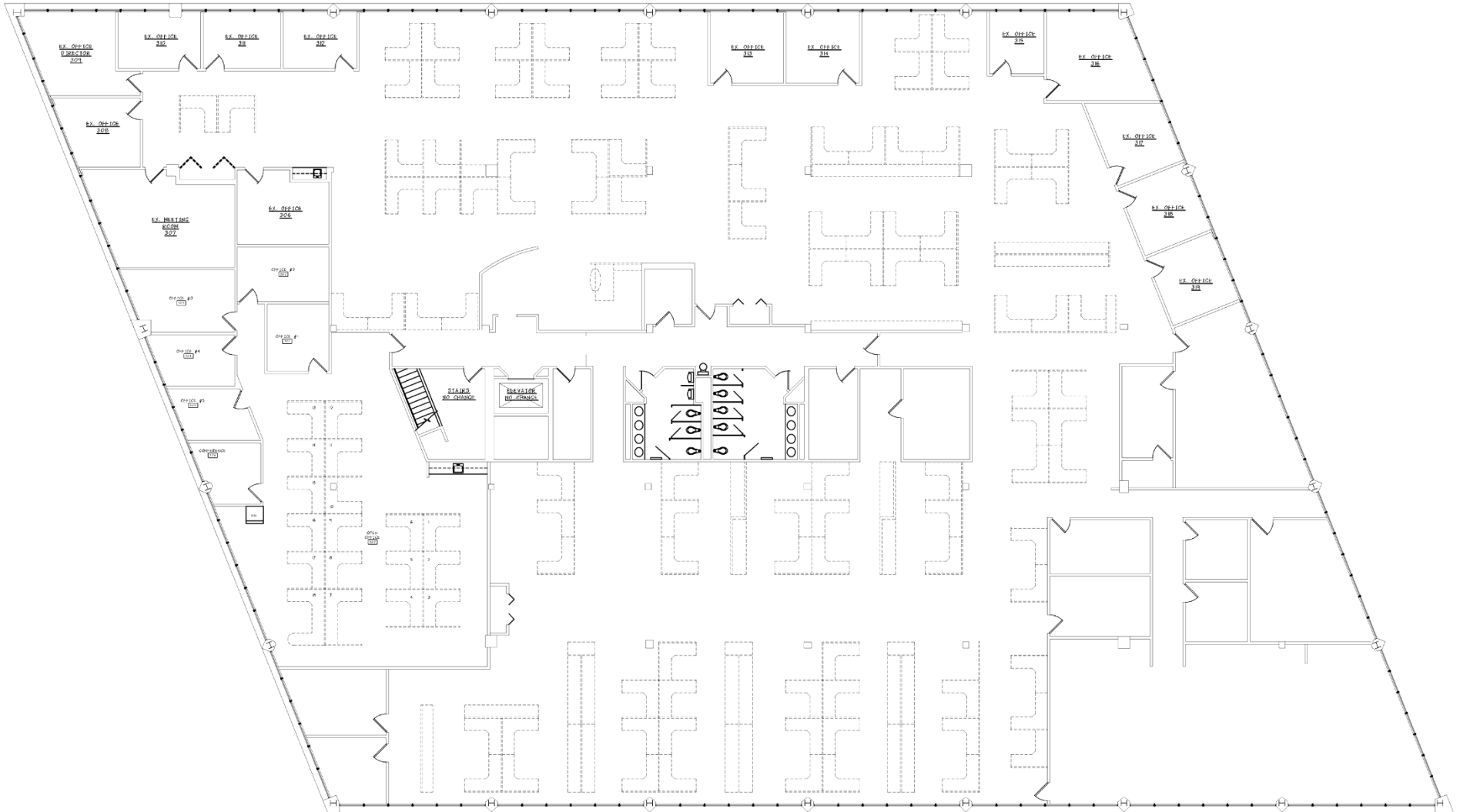
EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"





Click for 360  
Virtual Tour

1015 Corporate Square Dr.  
3rd Floor Plan



THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"







For Sale / Lease

49,265 SF

Corporate Office Space,  
Full Building Opportunity



## 1145 Corporate Lake Dr Creve Coeur, MO 63132

- Building & monument signage available
- Abundant free parking (4.28/1000)
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an [Opportunity Zone](#)
- Numerous amenities within a short distance
- Lease Rate: \$19.50 / SF, Full Service
- Sale Price: Contact Broker

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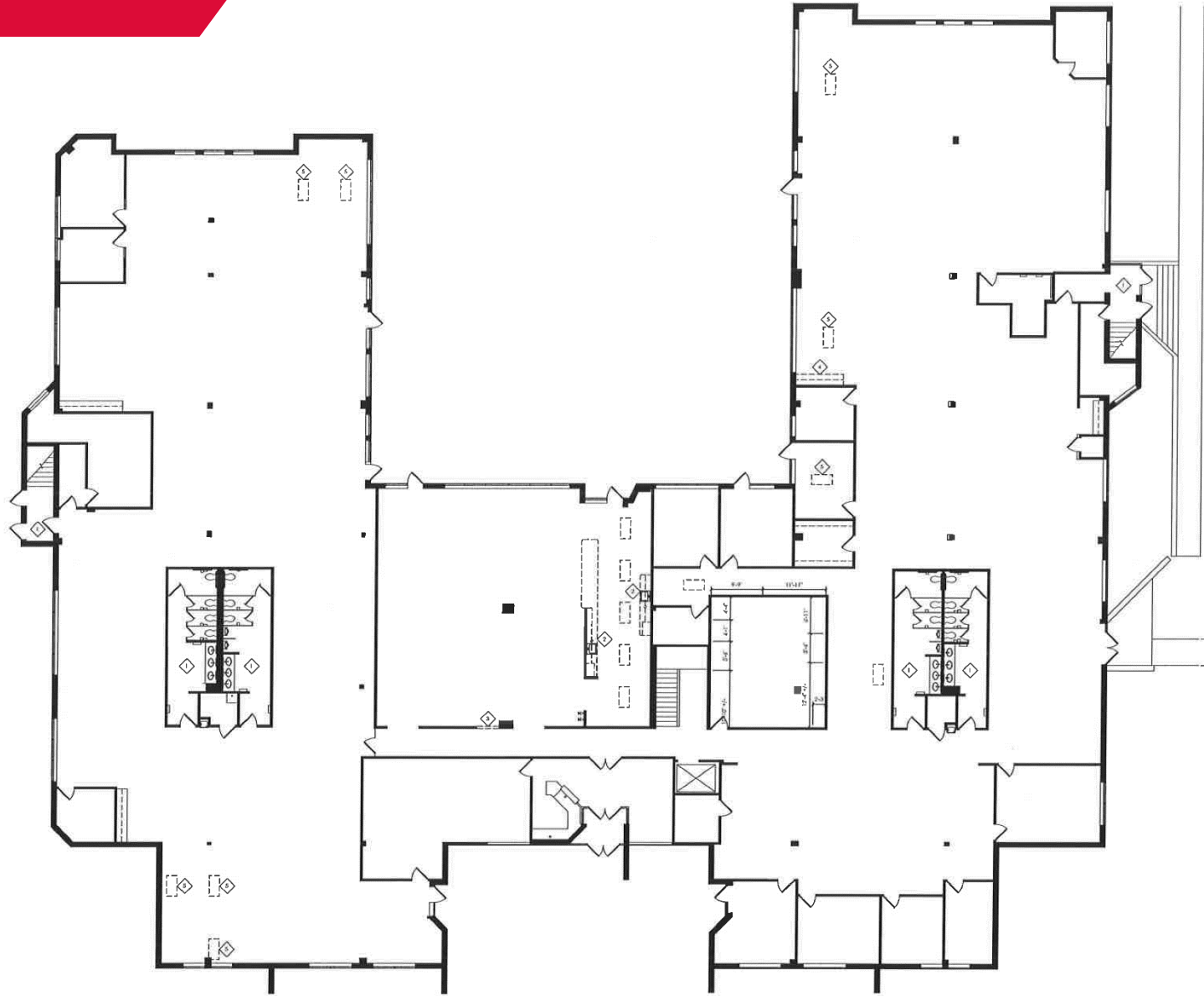


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1145 Corporate Lake Dr  
1<sup>st</sup> Floor Plan





1145 Corporate Lake Dr  
2<sup>nd</sup> Floor Plan





For Sale / Lease

15,418 SF

Full Building Opportunity



## 1173 Corporate Lake Dr Creve Coeur, MO 63132

- 15,418 SF single-story building
- Rare opportunity for general office or lab use
- Building & monument signage available
- Abundant free surface parking
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an [Opportunity Zone](#)
- Numerous amenities within a short distance
- Lease Rate: \$19.50 / SF, Full Service
- Sale Price: Contact Broker

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Corporate  
SQUARE

OFFICE PARK  
CREVE COEUR, MO

For Sale / Lease

15,418 SF

Full Building Opportunity



## 1195 Corporate Lake Dr Creve Coeur, MO 63132

- 15,418 SF single-story building
- Rare opportunity for general office or lab use
- Building & monument signage available
- Abundant free surface parking
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an [Opportunity Zone](#)
- Numerous amenities within a short distance
- Lease Rate: \$19.50 / SF, Full Service
- Sale Price: Contact Broker

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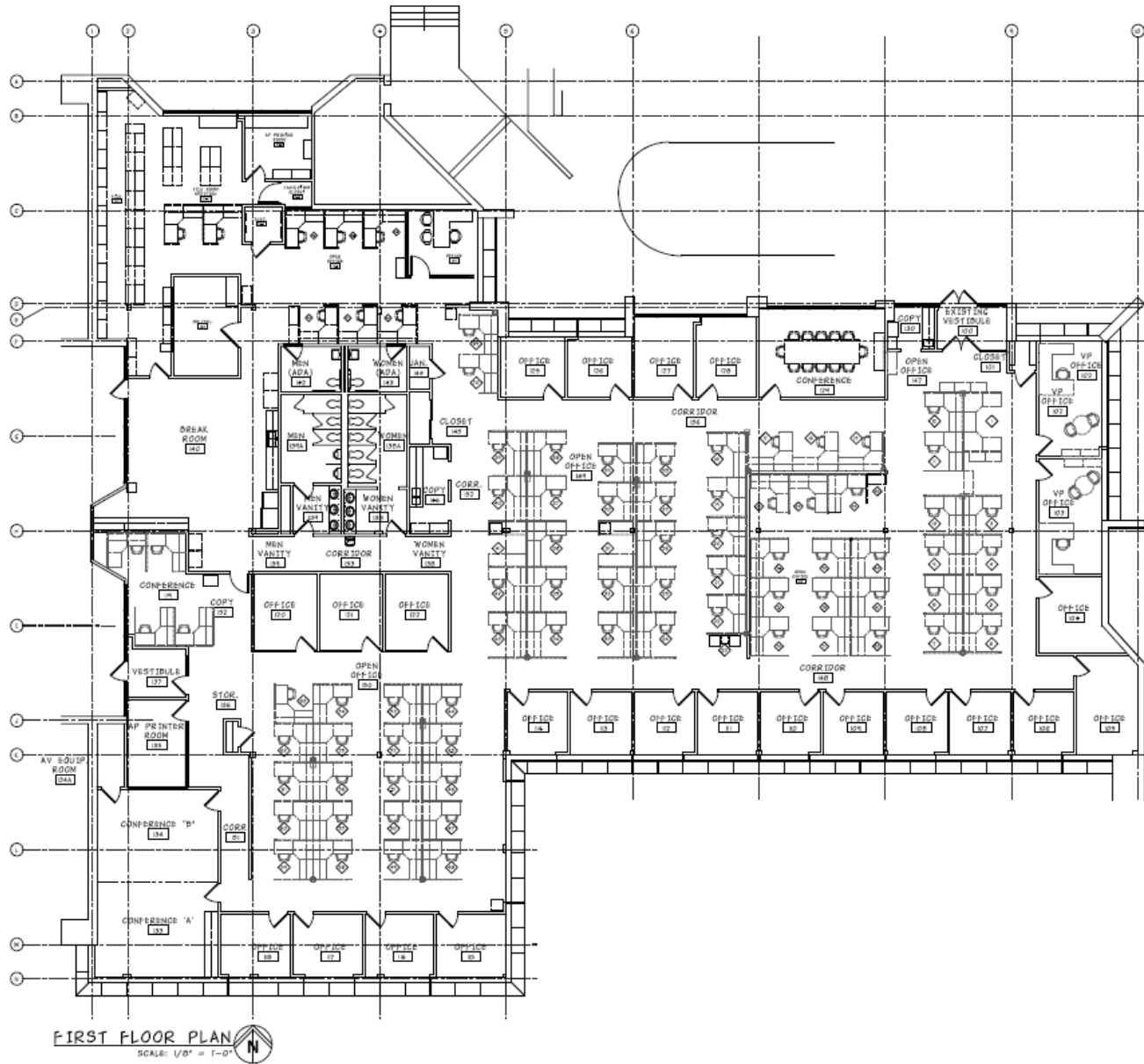
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# 1195 Corporate Lake Dr Floor Plan





## 1187 Corporate Lake Dr Creve Coeur, MO 63132

- One 8,238 SF office suite available for lease in a 15,624 SF single-story building
- Building & monument signage available
- Abundant free surface parking
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an [Opportunity Zone](#)
- Numerous amenities within a short distance
- Lease Rate: \$19.50 / SF, Full Service
- Sale Price: Contact Broker

**Matt Ruck, CCIM**

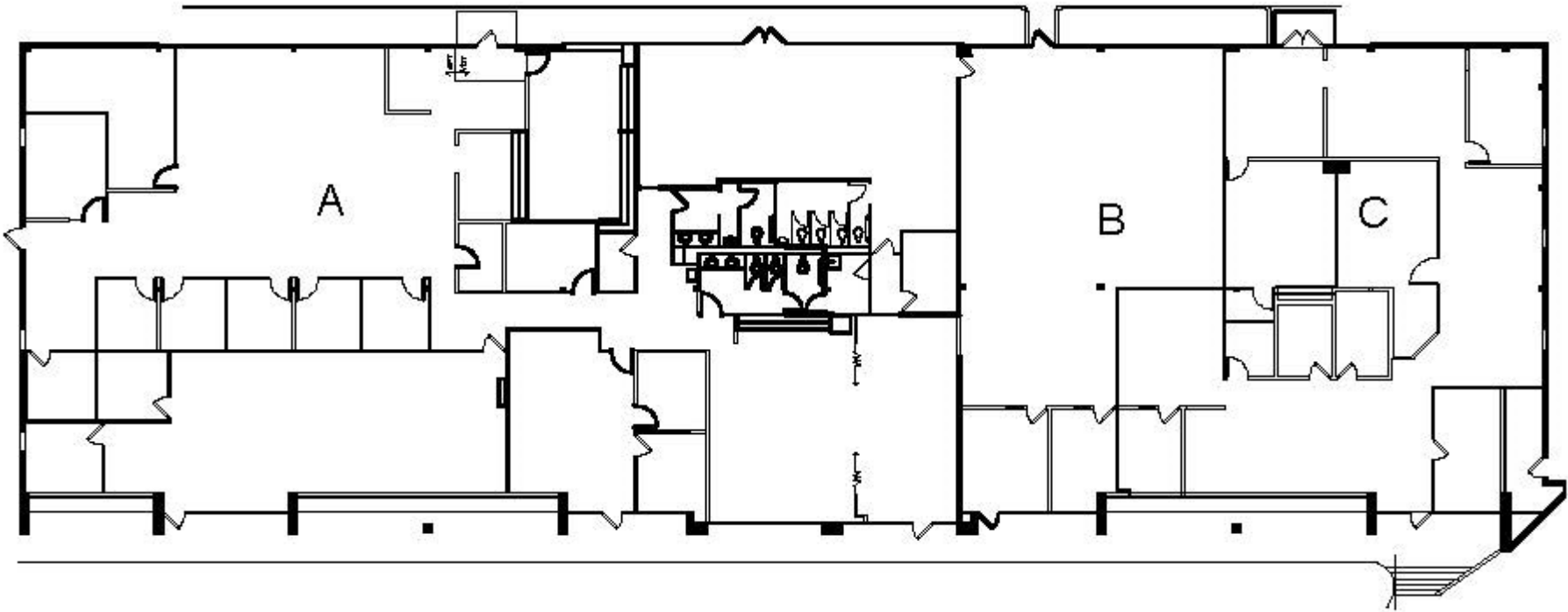
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1187 Corporate Lake Dr  
Floor Plan



Corporate  
SQUARE

OFFICE PARK  
CREVE COEUR, MO

For Sale  
15,477 SF  
Investment Opportunity



## 1181 Corporate Lake Dr Creve Coeur, MO 63132

- 15,477 SF single-story building
- Fully leased
- Building & monument signage available
- Abundant free surface parking
- Convenient access to Olive & Lindbergh Blvd
- Part of the growing 39 North Innovation District
- Located in an [Opportunity Zone](#)
- Numerous amenities within a short distance
- Sale Price: Contact Broker

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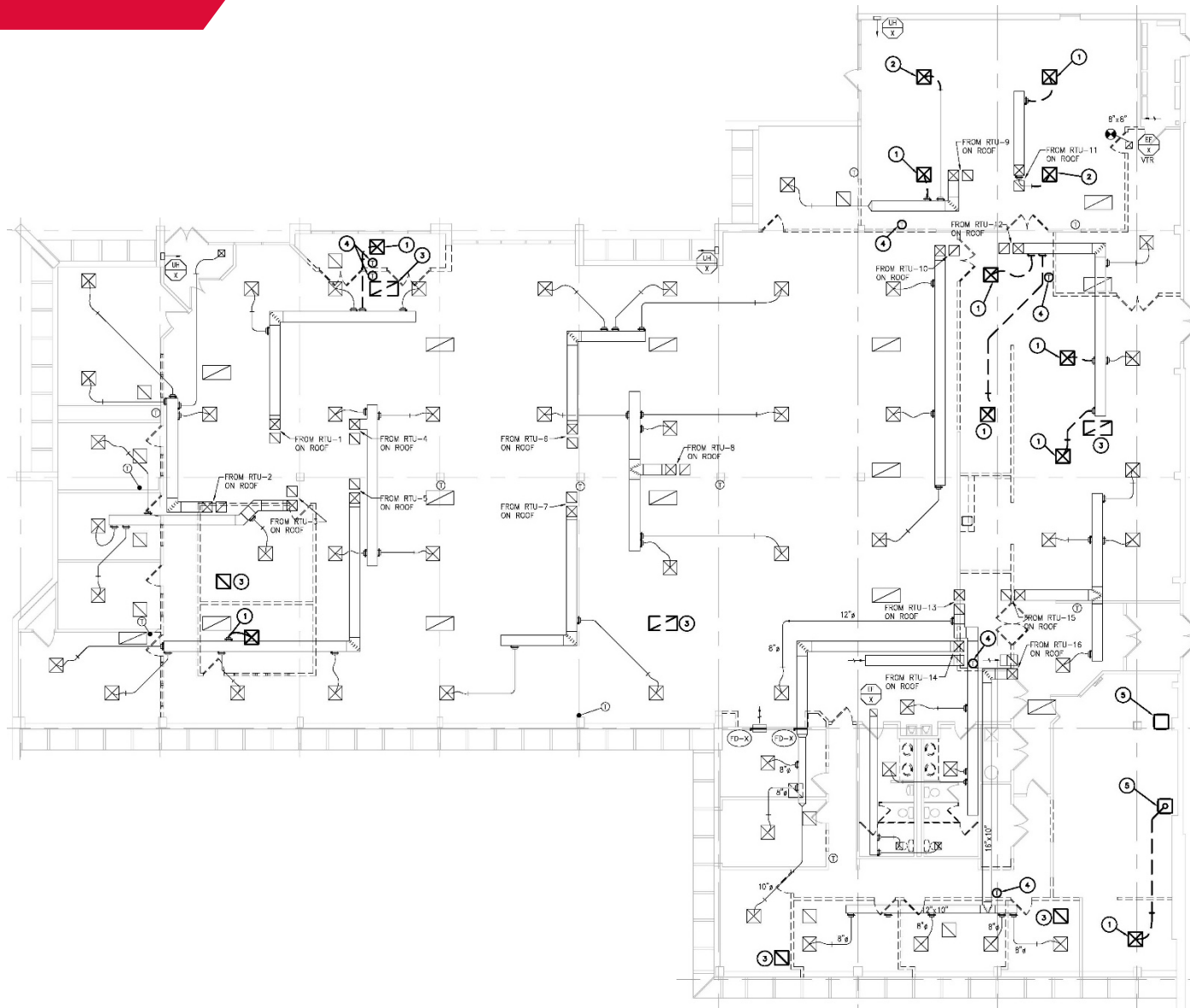
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# 1181 Corporate Lake Dr Floor Plan





# 10151-67 Corporate Square

Creve Coeur, MO 63132

For Sale / Lease

1,039 – 13,381 SF

Office Suites Available,  
Full Building Opportunity



- Four office suites available for lease, can be combined, in a 14,609 SF building
- Suites provide direct access to abundant free surface parking (4.68/1000)
- Convenient access to Olive & Lindbergh Blvd

- Part of the growing 39 North Innovation District
- Located in an [Opportunity Zone](#)
- Numerous amenities within a short distance
- Lease Rate: \$19.50 / SF, Full Service
- Sale Price: Contact Broker

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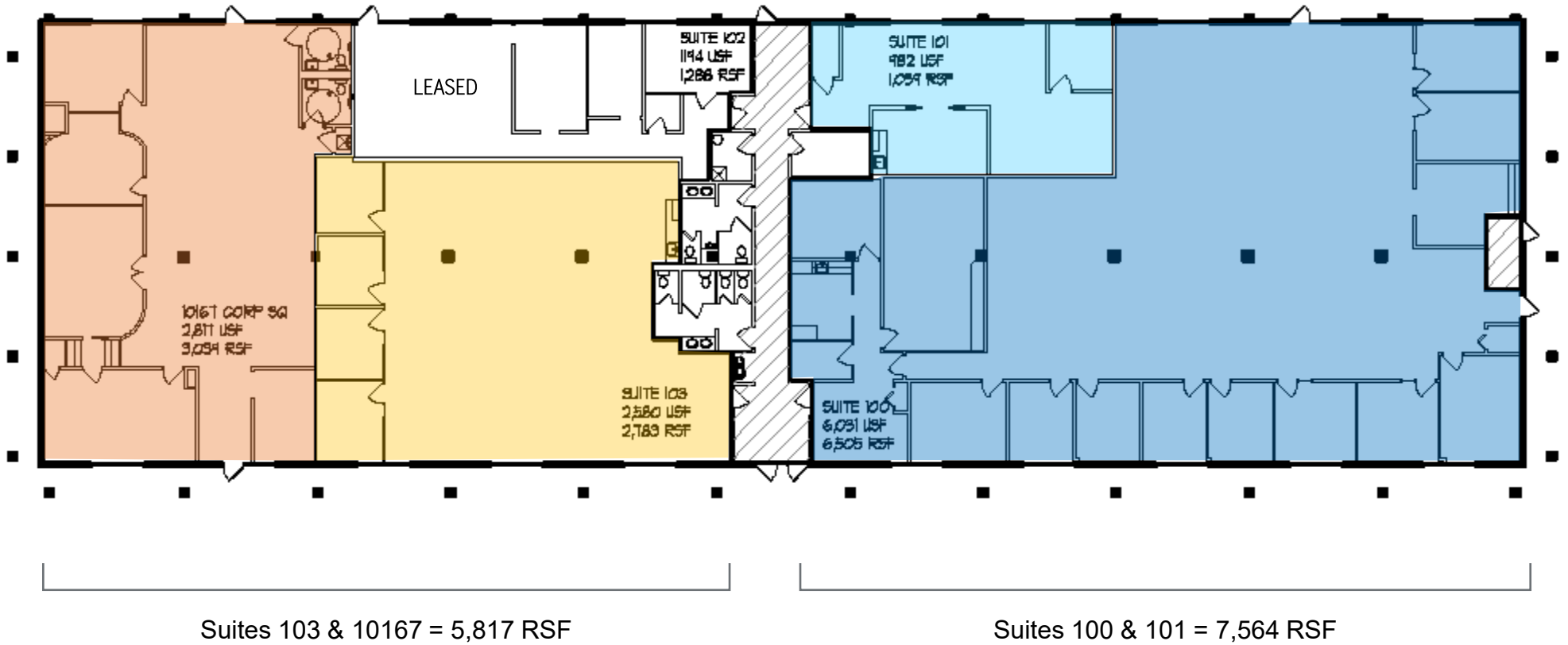
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# Corporate Square Office Park BioTech Synergy





- » A Recognized Hub for Plant Sciences
- » Major Anchors
- » Proximity to Other Institutions
- » Quality of Life
- » Access to a Skilled & Educated Workforce

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**15,000**

Regional Plant Science Employees<sup>1</sup>

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**7th**

Most Affordable Metropolitan Area in the U.S.<sup>2</sup>

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**\$75B**

Global Impact from Regional Agriculture<sup>1</sup>

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**400**

Regional Plant Science Ventures<sup>1</sup>

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*Located within 39 North District, Corporate Square Office Park is an ideal home for bio science and ag tech businesses.*

LIKE SILICON VALLEY, 39 NORTH IS A PHYSICAL PLACE, AND A DISTINCT IDEA.

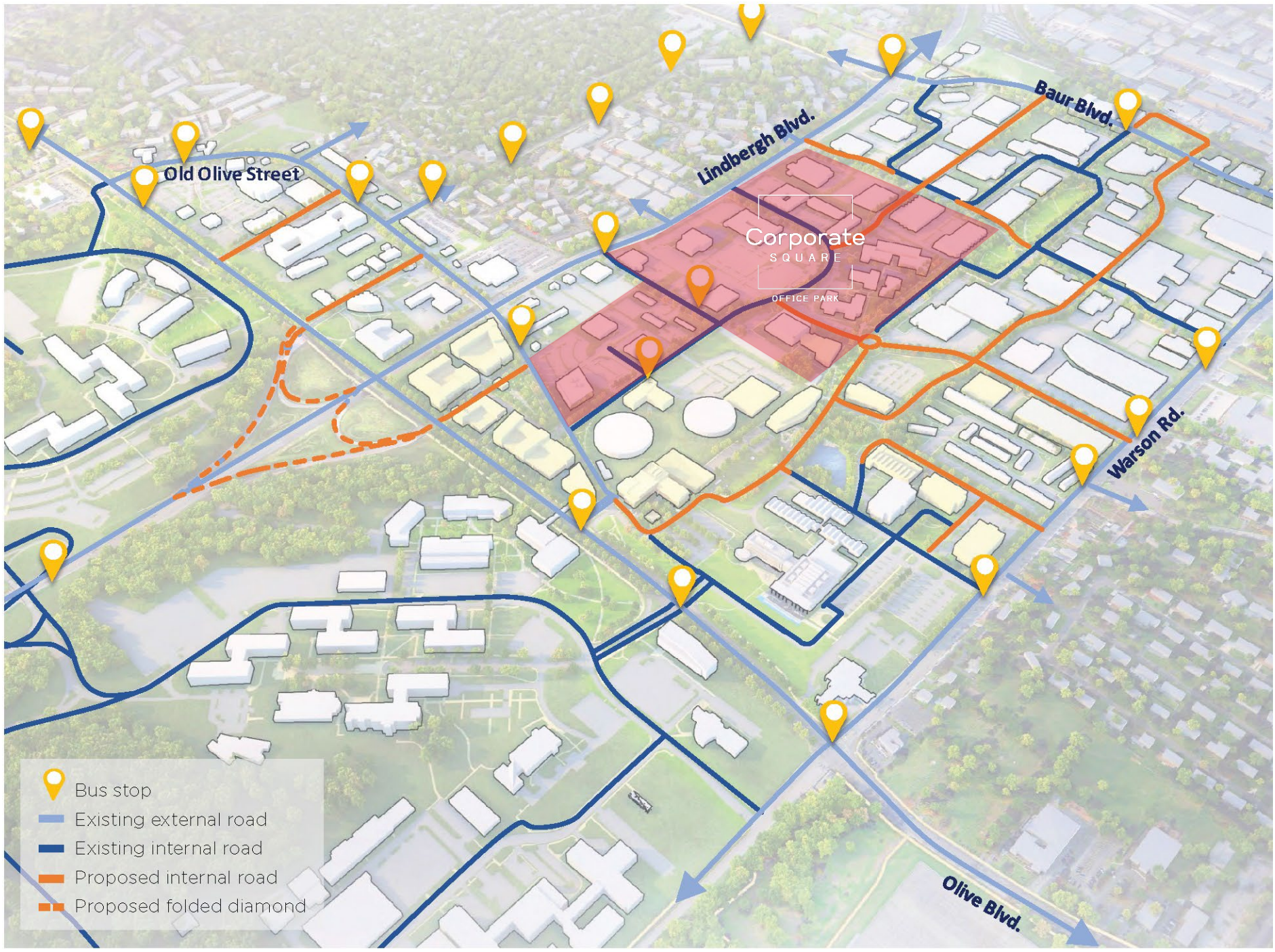
39 North is 600-acre innovation district in St. Louis, MO anchored by the Donald Danforth Plant Science Center, BRDG Park, the Helix Incubator, Bayer Crop Science, and the Yield Lab. At 39 North, we're building and championing a place and an idea that, hundreds of years from now, history will celebrate as changing the world and forever improving the human condition. Both in St. Louis, and around the world.






A place that is dense, walkable, bikable and vibrant. Where common space enables and encourages collision and collaboration. An expansive place of mind and spirit that feels urban and alive, yet embraces the openness and green space synonymous with ag tech and plant science. 39 North is a place where scientists, start-ups, students, innovators, investors, companies and the community want to be.

A place where people from all over the world move to because they want to be part of something that matters, that's enduring and bigger than themselves. It's that energy, that sharing of ideas, that's at the very heart of 39 North – and that ultimately stimulates breakthrough innovation.

Source: [39northstl.org/](http://39northstl.org/)





-  Bus stop
-  Existing external road
-  Existing internal road
-  Proposed internal road
-  Proposed folded diamond

The logo for Corporate Square Office Park features the text "Corporate" in a large, white, serif font, with "S Q U A R E" in a smaller, white, sans-serif font below it. The text is centered within a white rectangular border. Below the border, the words "OFFICE PARK" are written in a white, sans-serif font.

Corporate  
S Q U A R E  
OFFICE PARK

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