

Cortex Innovation Community

St. Louis, Missouri

PROJECT DESCRIPTION

Wexford Science & Technology is the master developer of the Cortex Innovation Community. Josh Parker was the market lead for Wexford and conducted the master planning and development of Phase 1 in Cortex.

The Cortex Innovation Community is a vibrant mixed-use technology district integrated into St. Louis' historic Central West End and Forest Park Southeast residential neighborhoods. Founded to promote tech development, Cortex has been central to the dramatic growth of a bustling regional technology and life science industry, in and around urban St. Louis. Located among nationally ranked universities and medical centers, Cortex is bordered by Washington University in St. Louis, and the campuses of Saint Louis University, University of Missouri-St. Louis and Barnes-Jewish Hospital.

The Cortex master plan is built around the components of a Knowledge Community, providing a lively setting in which to work, live, play, and learn. Cortex is thoughtfully designed as an urban neighborhood full of 18/7 activity. Housing, retail, hotels, open spaces and public amenities are all part of the development to attract young entrepreneurs and small companies in addition to seasoned scientists, large, innovative corporations and local residents. Companies located within Cortex thrive due to their close proximity to other leading science and technology companies, and the growing St. Louis innovation ecosystem

@4240 is a 280,000SF LEED Platinum adaptive re-use of a former AT&T manufacturing facility. Tenants include the first national expansion of Cambridge Innovation Center, Research Headquarters for AB Mauri, Headquarters of Manifest Digital, R&D center for Square, Washington University's office of Technology Transfer and Boeing Ventures. The design of @4240 has been infused with flexible, open, unstructured work areas that support unconventional workplace arrangements, and activated spaces to support events, programming, and networking opportunities. The iconic 'heart' of the Cortex Innovation Community is a public space 'Commons' that affords a place for tenants to congregate and stage key events, and establishes a memorable identity for the research district. ■



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PARTNERS



@4240 offers:

- Co-location with to the Washington University Office of Innovation and Technology Transfer, providing the best collaborative opportunities in the St. Louis market.
- Robust LEED Platinum building infrastructure suitable for laboratories and offices that conduct cutting edge research and growing leading edge companies.
- Proximity to the Washington University School of Medicine and the Main Campus
- Partnership opportunities with the Washington University School of Engineering
- Proximity to the Barnes Jewish Hospital and the St Louis Children's Hospital
- Access to innovation resources - BioGenerator, the Center for Emerging Technologies and CIC St. Louis
- Future Metro Link Station
- Opportunities for expansion and growth within the Cortex campus
- New public infrastructure that includes a greenbelt commons, Duncan and Clayton Avenue Streetscapes and the new MODOT

DEVELOPER

Wexford Science & Technology

ARCHITECT

HOK
ASG Architects

CSP ROLE

Development Advisory
Market Lead (Josh Parker)

PROJECT TYPE

Mixed Use Innovation District
@ 4240 Office, Lab, Retail, Co-working

PROJECT SIZE

280,000 square feet

TOTAL PROJECT COST

\$60 MM

COMPLETION

Phase 1 2014

2400 Boston Street, Suite 404
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