

| St. Louis, Missouri

AT THE CENTER OF DISCOVERY



Q1
26

4140 FOREST PARK AVE, SAINT LOUIS, MO 63108

 **Catalyst**
Powered by WashU

THE ENGINE OF INNOVATION

Catalyst is a historic landmark opportunity located in the heart of St. Louis' Cortex Innovation District. Purpose-built to support discovery, collaboration and scale, this reimagined building is designed to serve as both an incubator for early-stage ventures and a long-term home for established companies.

Set within one of the city's most dynamic districts, Catalyst connects tenants to world-class institutions, local culture and the energy that makes Midtown a sought-after destination for both work and play.

OPPORTUNITY HIGHLIGHTS

- **\$27.00–29.00/SF NNN**
- New six story Class A office and lab space
- 162,866 RSF building
- 80,415 RSF remaining for lease
- Lab-ready infrastructure with flexible configurations
- On-site parking, dining, retail, and community events
- Close to Washington University, BJC Healthcare, and leading research institutions
- Listed on National Register of Historic Places

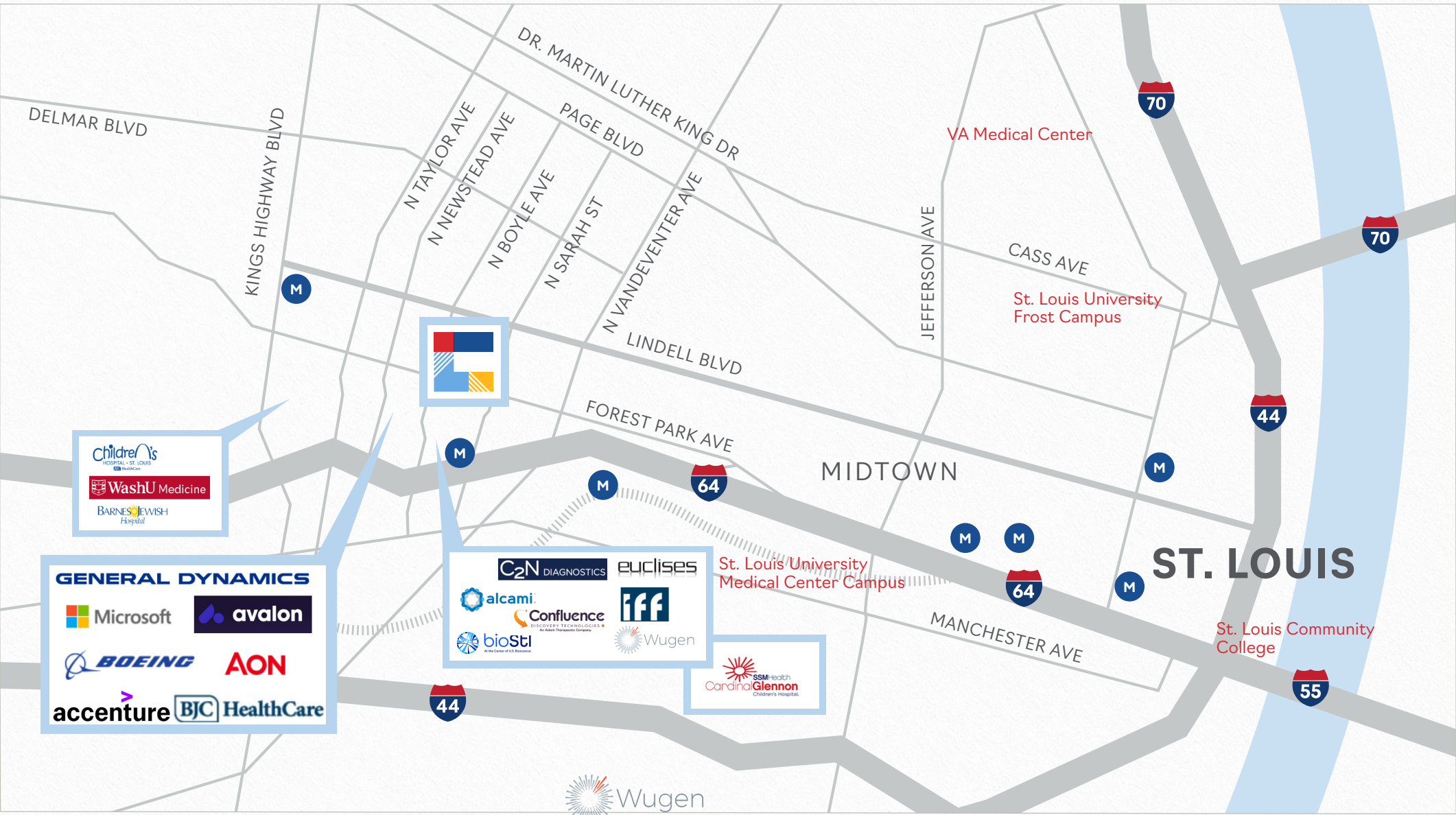
*Connected via
I-64, Metrolink,
Brickline
Greenway and key
surface roads*

PURPOSE-BUILT FOR DISCOVERY

Catalyst provides flexible office and lab space tailored for modern teams at all stages of growth. As one of the few lab-ready options available in the St. Louis market, this newly remodeled building combines purpose-built infrastructure with thoughtful design, including a 3D-printed terracotta installation in the lobby created in partnership with Washington University.

TYPICAL FLOOR PLAN





GROUND ZERO FOR BREAKTHROUGHS

The Cortex Innovation District is a globally recognized hub for research, entrepreneurship and cross-sector collaboration. Spanning 200 acres, this dynamic neighborhood brings together scientists, engineers, technologists, students and creators in one connected ecosystem.

Home to world-class universities, medical centers and corporate leaders, Cortex connects academic discovery with industry expertise to accelerate innovation. Catalyst's partnership with Washington University further strengthens these ties, aligning purpose-built space with an academic community that fuels real-world impact.

CORTEX AT A GLANCE

200 ACRES
42 BUILDINGS
574 COMPANIES
5,700 EMPLOYEES

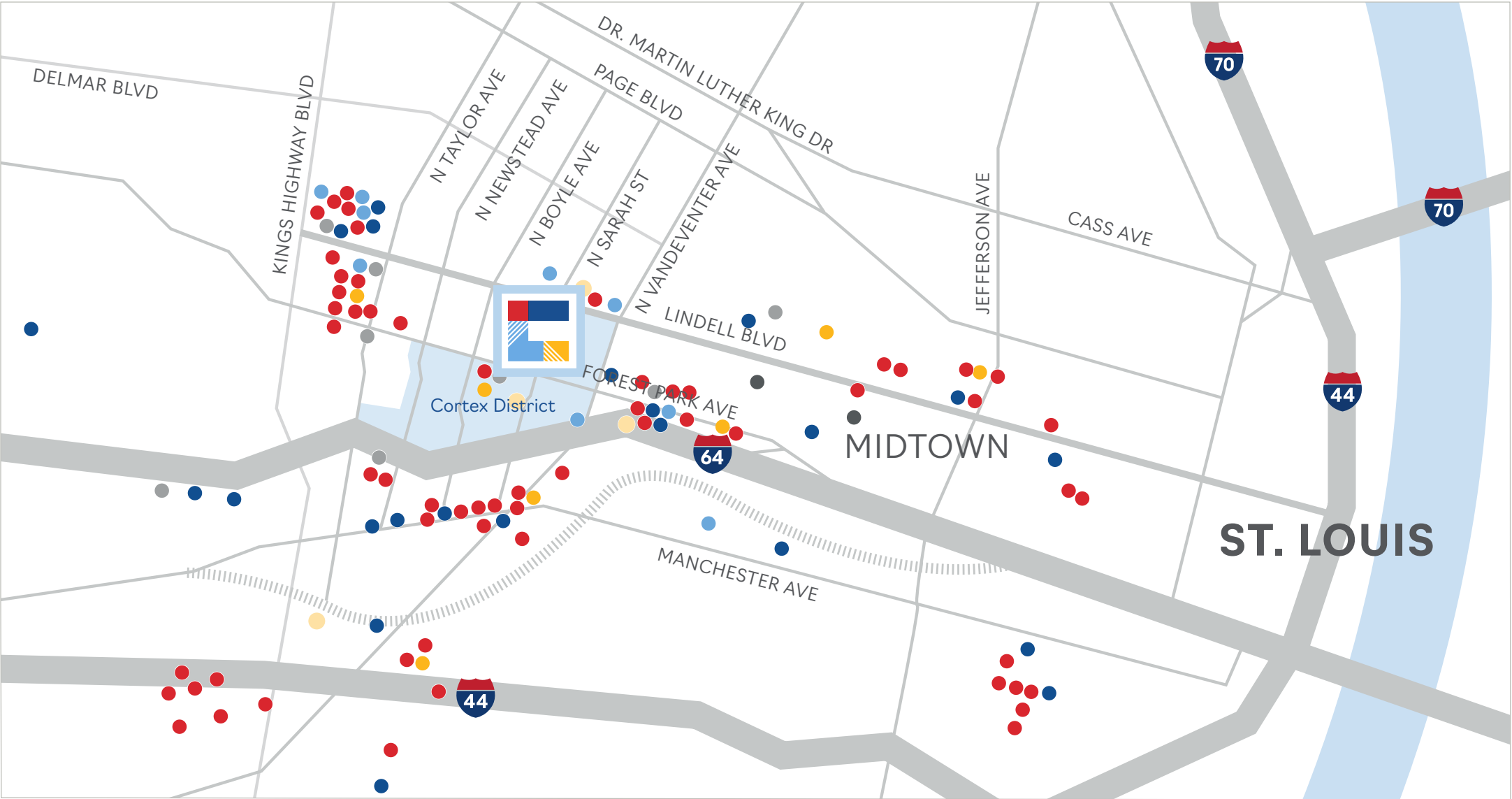
AREA WORKFORCE

3 MILES	82,191
5 MILES	182,981

WORK + LIFE IN MOTION

Within Cortex Innovation District, collaboration thrives both inside and outside the office. Campus events spark new ideas, while fitness studios, green space and on-site conveniences put everyday balance within reach.

Set in St. Louis' dynamic Midtown neighborhood, Catalyst also gives tenants walkable access to restaurants, galleries and cultural destinations. Whether you're grabbing happy hour, catching a gallery opening or dining with clients, you're never far from the action.



EVERY HOUR INSPIRED BY CORTEX

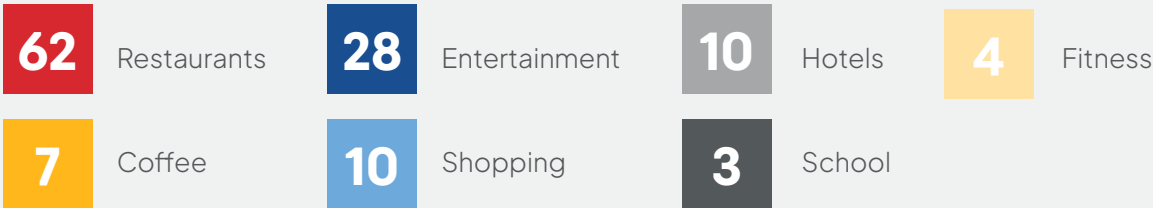
7:30 AM Start your day strong with a workout class at Move by BJC.

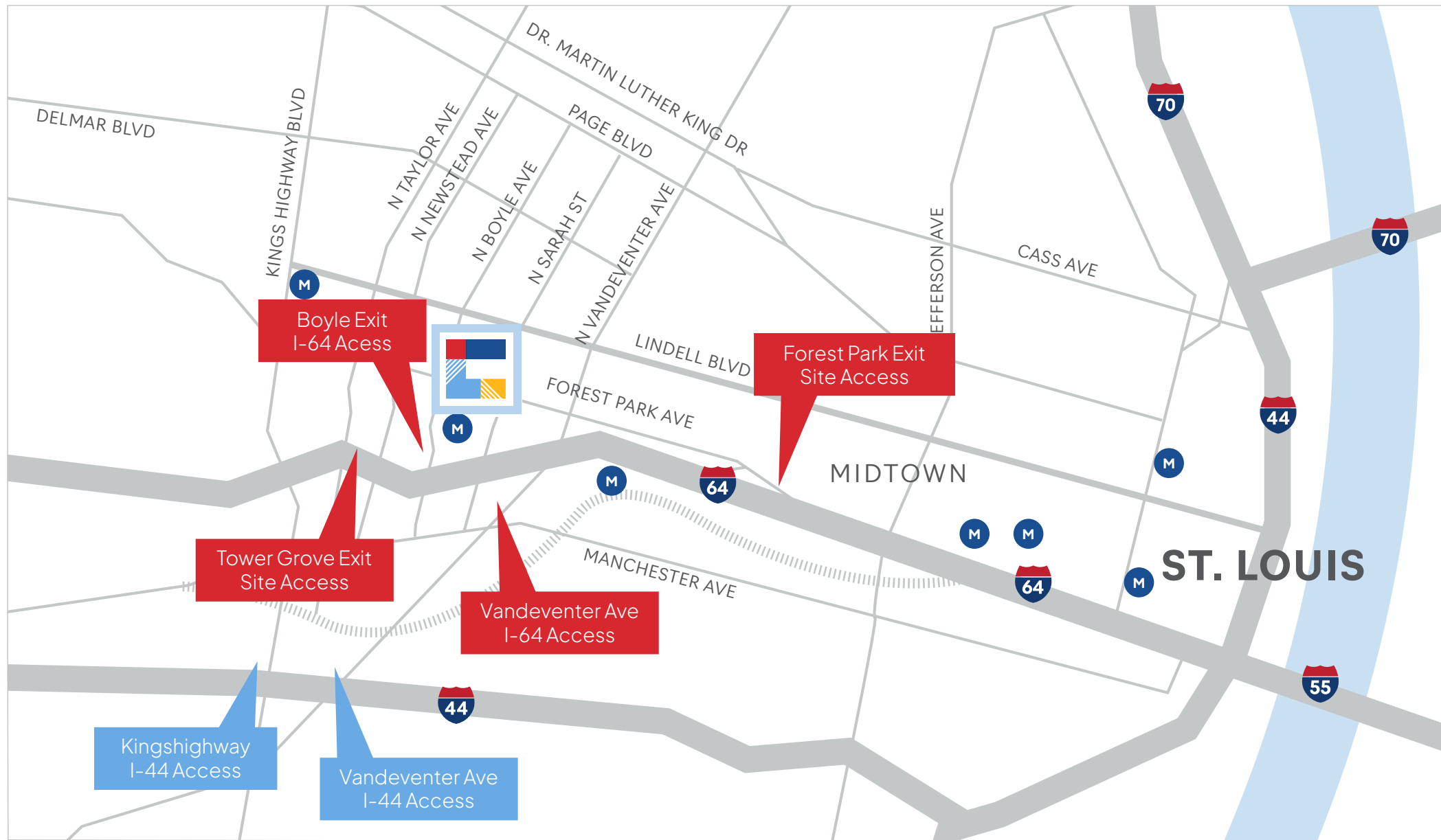
12:00 PM Step outside for Food Truck Tuesdays and enjoy flavors from some of St. Louis' favorite local vendors.

2:00 PM Take a break with a walk through the two-acre park and recharge in the fresh air.

5:30 PM Unwind with happy hour and a cheeseboard at Black Mountain Wine House STL.

7:00 PM Wrap up your day with a little retail therapy at Ikea, right in the district.





CONNECTED AT EVERY TURN

Positioned off I-64, Catalyst keeps every route within reach. The Cortex MetroLink Station sits just steps from the Cortex Commons, while the Brickline Greenway extends through the district and beyond, giving cyclists and pedestrians a direct link to the city. With bike repair stations, regional highways and on-site parking, every commute is as efficient as the workday ahead.

Brickline Greenway extends through the district and beyond, giving cyclists and pedestrians a direct link to the city.

DRIVE TIMES

IN MINUTES

4

I-64

6

FOREST PARK

7

CONTEMPORARY
ART MUSEUM

8

I-44

8

I-55

10

I-70

18

ST. LOUIS LAMBERT
INTERNATIONAL AIRPORT

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