

# CORTEX K.

OFFICE SPACES FOR THE MODERN WORKSTYLE  
A KOMAN DEVELOPMENT AVAILABLE 2021



**CORTEX**  
innovation community







THE KOMAN GROUP IS DEVELOPING A SIGNATURE MIXED-USE DEVELOPMENT WELCOMING YOUR CUSTOMERS TO CORTEX.

**CHROMA**  
19,000 SF DINING/RETAIL  
340 APARTMENTS

NOW LEASING  
**120,000 SF MULTITENANT  
TECH OFFICE**

FUTURE PHASE  
**BUILD TO SUIT**

2020 GROUNDBREAKING  
**145 APARTMENTS**

# CORTEX K.

As the major **gateway** to the Cortex Innovation District, Cortex K. offers a diversity of uses within a campus that **connects** the technology hub with the Grove’s strong cultural district. The mixed-use development fuses live/work/play with **dynamic spaces, shared amenities** and **synergies**—both within the buildings and among the surrounding communities—that are currently unmatched within Cortex and will create a true 18-hour environment.

The multitenant office building offers the **most prominent highway signage in Cortex** and is carefully planned with 28,500 to 31,200 GSF floorplates configured to optimize views and daylighting, **enhancing the workplace environment** for all tenants. Ten-foot-clear heights and floor-to-ceiling windows within column-free 45-foot spans extend interior spaces to the greater Cortex and Grove neighborhoods. Shaped to conform to the land, the building’s architecture is unique in its expression as a **signature development** of Koman’s Cortex K.



# MIXED USE CAMPUS FOR A MODERN **WORKSTYLE**

Workstyle is more than a workplace; it is an experience. Cortex K. delivers a lifestyle work environment that pushes for innovation in all it offers tenants, from modern, tech-forward design elements to fitness/wellness features and creative indoor/outdoor spaces.

Full **glass curtain walls** on the east, west and south exposures of the building bring abundant light to interior spaces and incorporate shading elements to **minimize heat gain**. Southern shade fins provide a **dynamic expression of movement** on the exterior surface, creating unique branding opportunities along well-traveled I-64. The north elevation integrates a faceted concrete wall with large punched window openings, providing a **unique texture** and appearance that blends in to the materials and architecture of the district's existing infrastructure.

The ground floor and exterior landscaped spaces all **focus on engagement** of the pedestrian and each person's experience as they approach and enter the building. Retail space along Sarah Street provides an **urban sidewalk café** that will bring energy and density to the block. The entry courtyard and pathways flourish with landscaping and art/sculpture, reaching into an inviting lobby and transitioning to **an enhanced workplace environment** that makes each person 'feel' the care being incorporated into the building.

As a special amenity, **usable outdoor terraces** on the building's fourth floor offer ample sunlight and amazing views in all directions. Office terraces have become critical and desired amenities to many progressive companies as they address the **attraction and retention of talent** in the evolving workforce.





# SIGNATURE DEVELOPMENT



**Unmatched branding** and recognition opportunities with **highway visibility** to the south and the core of Cortex to the northeast.

**Highly amenitized** with fitness, café, shared conference rooms, rooftop, balcony and terrace elements.

Designed to be **innovative, flexible** office space with the latest in building technology and infrastructure.





# TECH, SHARED & CREATIVE OFFICE SPACES

As a high-tech and collaborative workspace, Cortex K. Office provides gathering spaces for work, creativity, relaxation and play.

The building fuses culture and setting through its modern amenities, contemporary art and architecture, thoughtful plaza design, and location steps away from the new MetroLink station and among the buzz of our city's innovation hub.

Now leasing, office spaces will be available in Summer 2021.



120k

RENTABLE  
SQUARE FEET

30k

SQUARE-FOOT  
AVERAGE FLOORPLATES

4

FLOORS

3

PARKING SPACES  
PER 1,000 SQ FT



A workstyle environment that fosters community, engagement, and productivity.



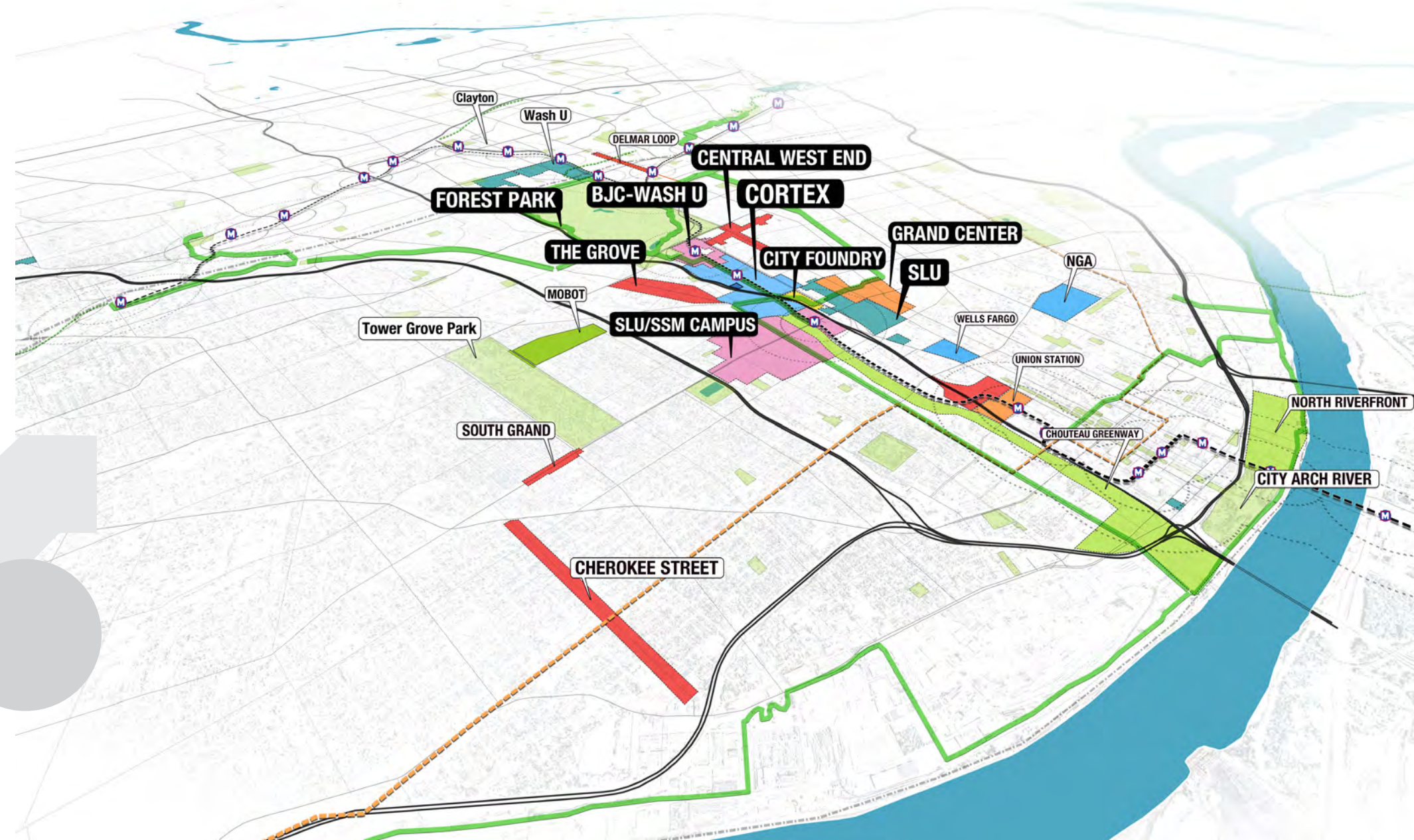


THE ELEMENTS FOR CATALYZING ST. LOUIS VIA ACTIVATION OF ITS URBAN CORE ARE MORE PRESENT NOW THAN THEY HAVE BEEN OVER THE LAST 50 YEARS.

We are a city of dynamic communities buzzing with culinary, creative, entertainment, and entrepreneurial activity. Our city has become collaborative, connected, and most importantly desirable to the generations of today and tomorrow.

RESEARCH  
TECH  
INNOVATION  
CULTURE  
CHANGE

## ST. LOUIS' CENTRAL CORRIDOR **THE CONNECTION**

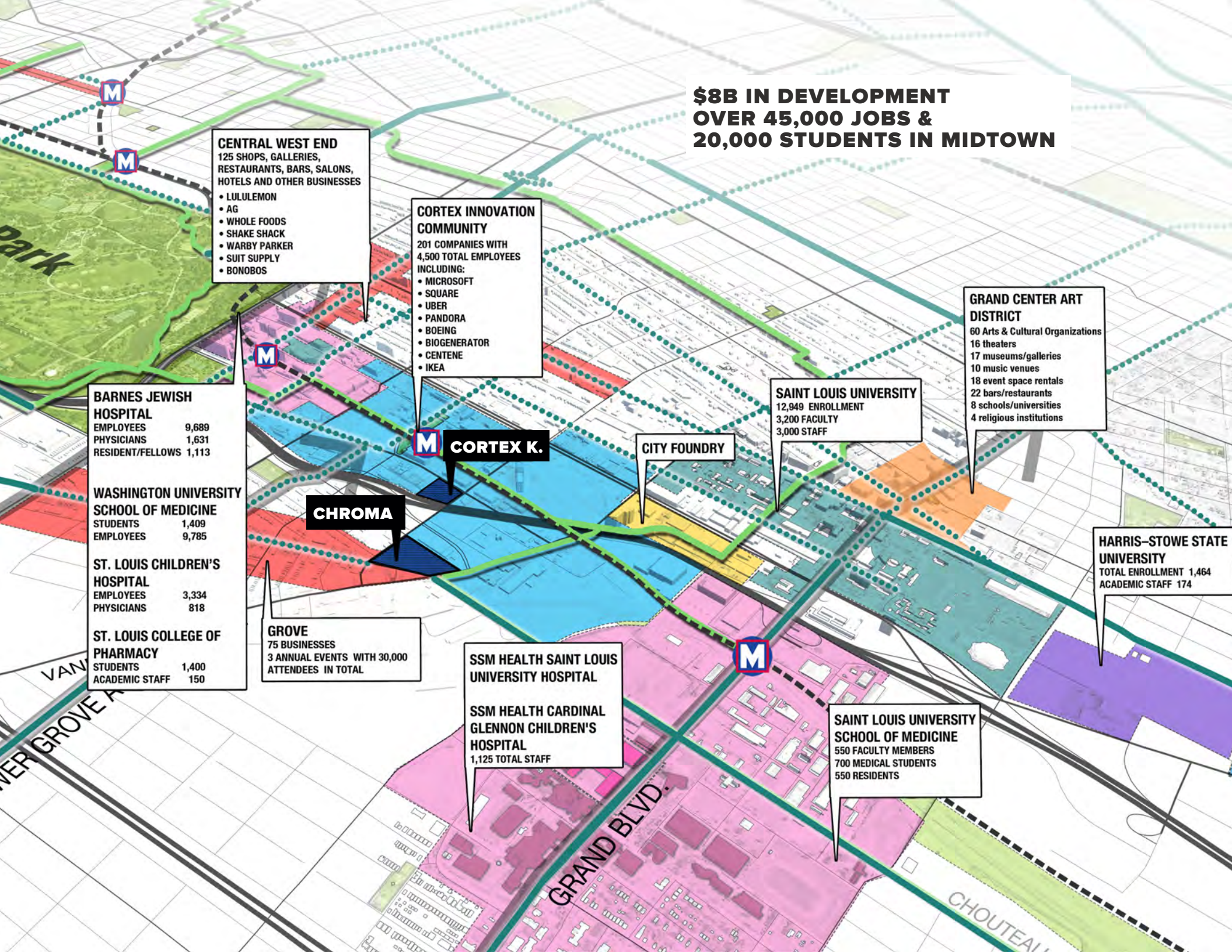


### KOMAN VISION

Talent is driving growth in cities. Talent follows energy. Energy is created in dynamic mixed use environments, which are not typically built until after the firms arrive in the first place. The St. Louis city fabric varies significantly in scale, character, vibrancy and uses. Our opportunity lies in building more contiguous, more concentrated areas where millennials and urbanites desire live, work and play.

The \$8 billion of development from the Arch to Washington University demonstrates a shared vision for urban density. Complementing these efforts, Koman's mixed use developments in Cortex and The Grove are an accelerator for the live/work/play environment desired by millennials and a catalyst for the most critical north-south connection along the Great Rivers Greenway. Cortex K. office is a transformative opportunity for market-leading employers to recruit diverse talent from across the country, while simultaneously institutionalizing their brands next to some of the finest research institutions and forward-thinking companies in the world.





# DRIVING RESEARCH, TECH & INNOVATION

## CORTEX

The Cortex Innovation Community is a 200-acre innovation hub and technology district integrated into St. Louis' historic Central West End and Forest Park Southeast neighborhoods, surrounded by nationally ranked universities, research institutions and medical centers, as well as abundant cultural and recreational assets.

The Cortex development follows Koman's Chroma project in the Grove, a quarter-mile south at the prominent corner of Sarah Street and Manchester Avenue. The Grove is a quickly rising gem known as St. Louis' most creative business district, featuring everything from fine dining and casual restaurants to tattoo parlors, architecture firms, nightlife, breweries and eclectic shops.

Along the Central Corridor are three Metro stops uniting Grand Center, Cortex and the Central West End. Nowhere else in the region matches the Central Corridor's connectivity, diversity and growth across all asset classes.





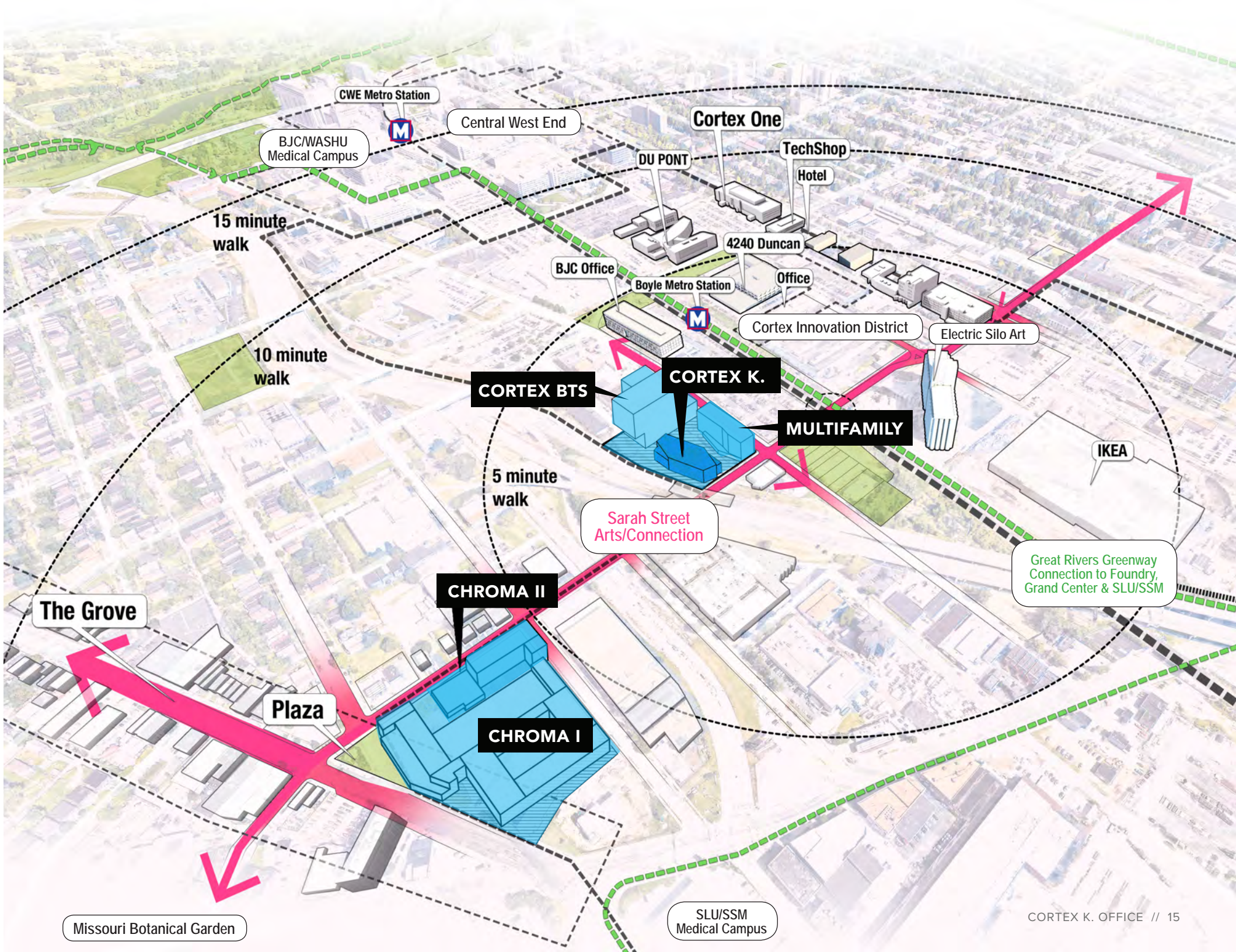
CONNECTING CORTEX & THE GROVE

# SARAH STREET



Accompanying developments of BJC, Washington University, Wexford and Koman is a \$10+ million initiative designed to activate and create connectivity between Cortex, Grove and Great Rivers Greenway projects along the Sarah Street corridor through art, programming, and open space. The overall real estate and streetscape investments are branded using an “&” to signify the important relationship between innovation and culture.

The project intends to marry the 4,500+ employee job base of Cortex with the sought-after arts and activities of the Grove to Grand Center and surrounding districts. This short connection along Sarah Street – as well as the pending Great Rivers Greenway connection to the Foundry project – provide convenient and timely means to bring the neighborhoods together.







# KOMAN GROUP

## // WHO WE ARE

Over the last 30 years, Koman has cultivated a legacy of real estate ingenuity by constantly reimagining the built landscape with creativity and resolve. The Koman project is the one that creates, that engages, that moves the needle. We understand that great real estate environments are more than design and function. They don't just respond; they anticipate and propel trends forward. They uncover demand not readily apparent and help great communities become greater — more livable, more enjoyable, more attractive, more productive.

## // WHAT WE DO

Koman invests in world-class facilities with an eye toward integrated, diverse environments. Our portfolio includes build-to-suit class A corporate campuses and multitenant office spaces, mixed use communities, infill developments, and has featured data centers, entertainment complexes and student housing. We have delivered more than \$1.2 billion in real estate initiatives within more than 7 million square feet of commercial and residential space.

## // HOW WE DO IT

As a fully integrated developer and owner, Koman manages all aspects of real estate investment from inception to disposition. We provide leasing, property management, incentives/specialty financing, construction management and legal services for partners and tenants. Our team sees opportunities around every corner, always balancing disciplined investing with the determination that comes with improving our communities. By aligning resources and collaborating with connected industry partners, we've become a trusted leader in best-in-class real estate investment, development and asset management.



## // CONTACT

211 North Broadway, Ste. 2900  
St. Louis, MO 63102  
+1 314 338 2080  
[jll.com/st-louis](http://jll.com/st-louis)

**David Steinbach**  
**Managing Director**  
+1 314 261 7369  
[david.steinbach@am.jll.com](mailto:david.steinbach@am.jll.com)

**David Biales**  
**Managing Director**  
+1 314 261 7368  
[david.biales@am.jll.com](mailto:david.biales@am.jll.com)



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