

# CORTEX K.

OFFICE SPACES FOR THE MODERN WORKSTYLE  
A KDG DEVELOPMENT AVAILABLE Q1 2022





KDG IS DEVELOPING A SIGNATURE MIXED-USE DEVELOPMENT  
WELCOMING YOUR CUSTOMERS TO CORTEX.

SHARED  
PARKING

NOW LEASING  
120,000 SF MULTITENANT  
TECH OFFICE

2020 GROUNDBREAKING  
160 APARTMENTS

115,000 VEHICLES  
PER DAY ON I-64

3.5 MILES TO  
DOWNTOWN

2 BLOCKS SOUTH ON SARAH ST:  
**CHROMA**  
19,000 SF DINING/RETAIL  
346 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 KDG'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-ORIENTED, 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 Q1 2022.



120K

RENTABLE  
SQUARE FEET

30K

SQUARE-FOOT  
AVERAGE FLOORPLATES

4

FLOORS

3

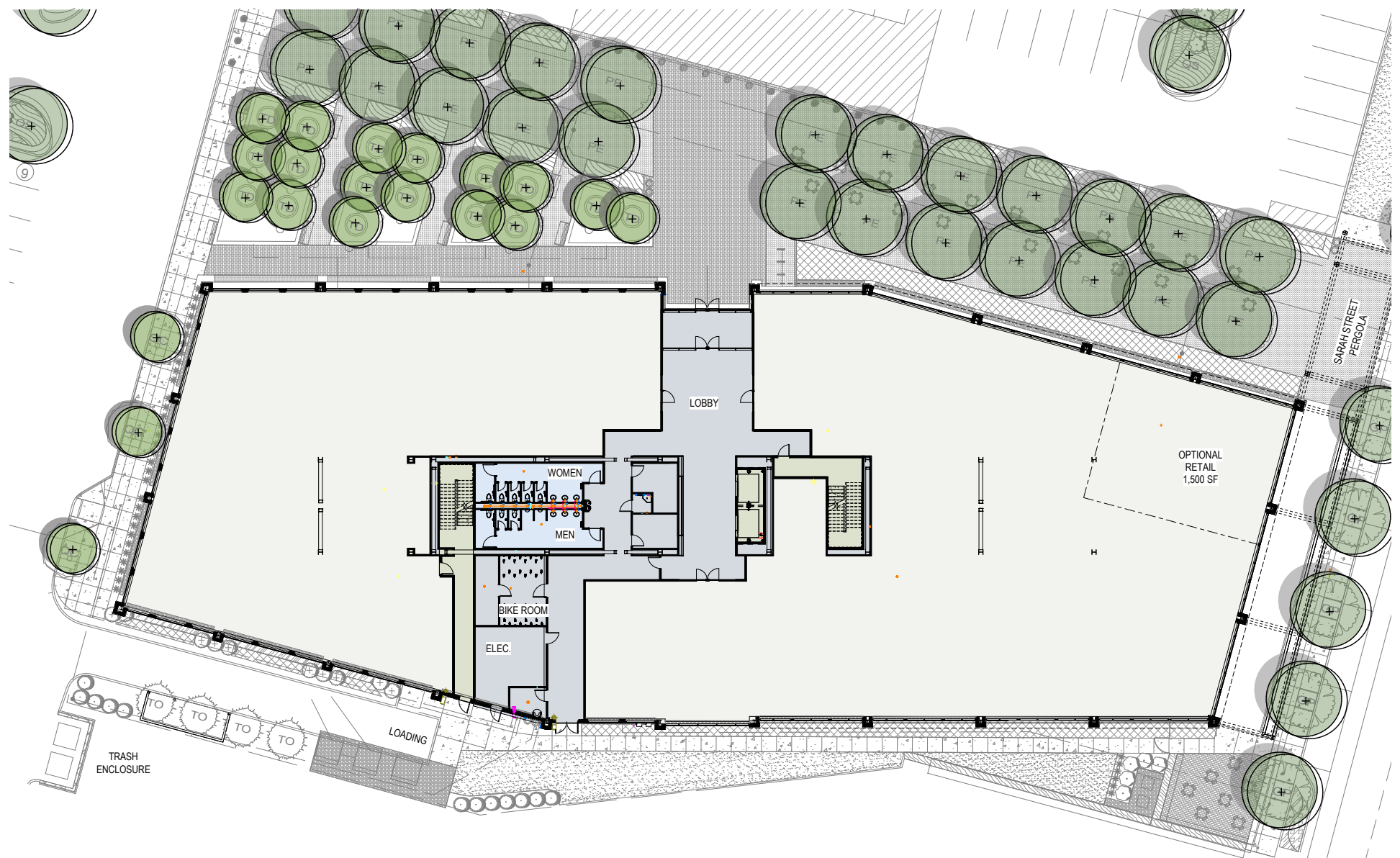
PARKING SPACES  
PER 1,000 SQ FT

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



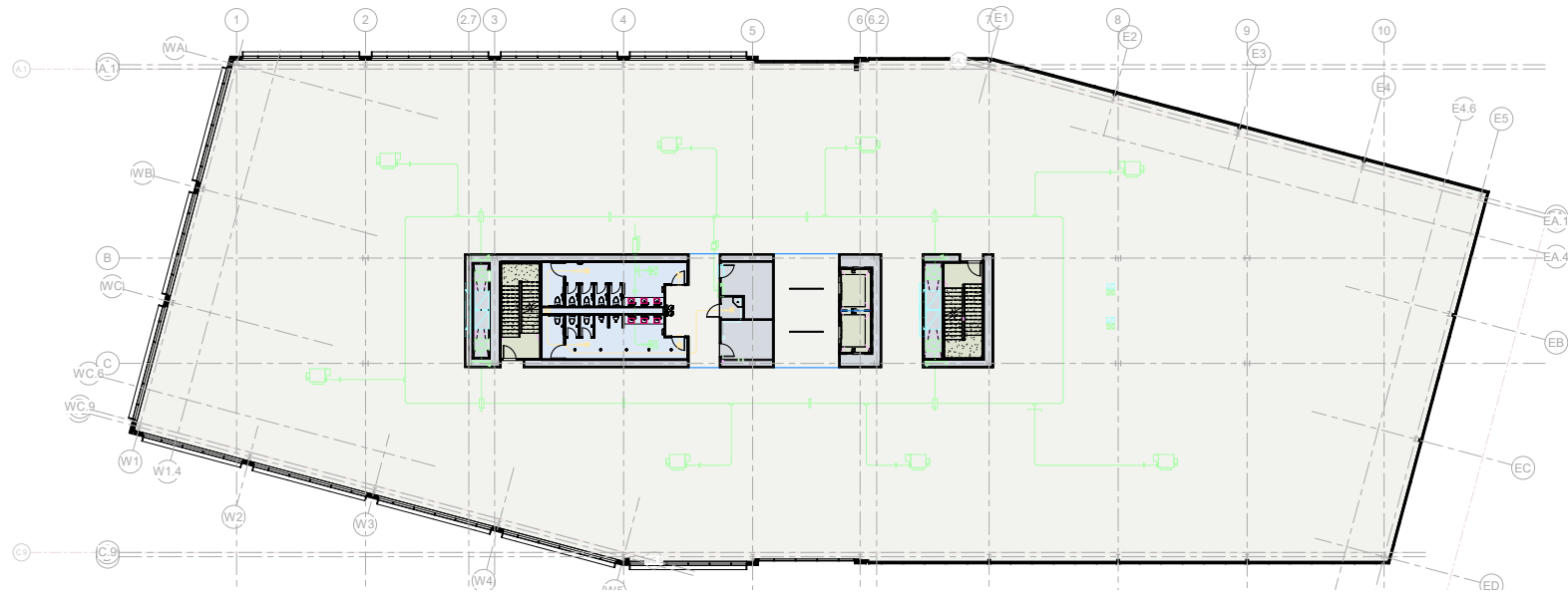


### 1ST FLOOR PLAN

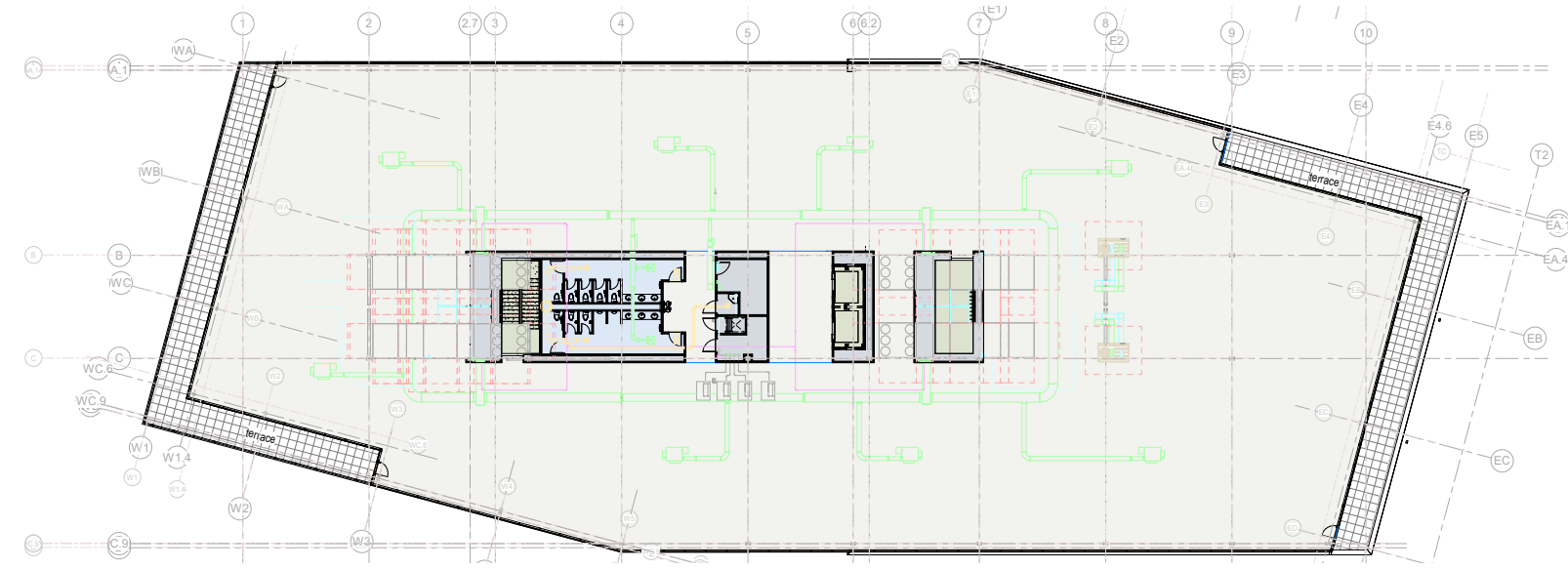




### 2ND - 3RD FLOOR PLAN



### 4TH FLOOR PLAN



### NORTH ELEVATION



### SOUTH ELEVATION



### EAST ELEVATION



### WEST ELEVATION





■ KDG/Partner Development    
 ■ Existing Development    
 ■ Planned Development



# GROWING THE DISTRICT

The Cortex Innovation Community is a 200-acre innovation hub and technology district integrated into St. Louis' historic Central West End, The Grove and Forest Park Southeast neighborhoods, surrounded by nationally ranked universities, research institutions and medical centers, as well as abundant cultural and recreational assets. Partnerships and initiatives within the Central Corridor are collaboratively rebuilding the city's reputation and driving over \$8 billion in development.

Complementing these efforts, KDG's three-phase mixed use development in Cortex is 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. Our efforts require the support of corporate leaders to ultimately capitalize on market momentum building in St. Louis and propel our tech district into an even more vibrant, urban, livable and diverse asset for our region.





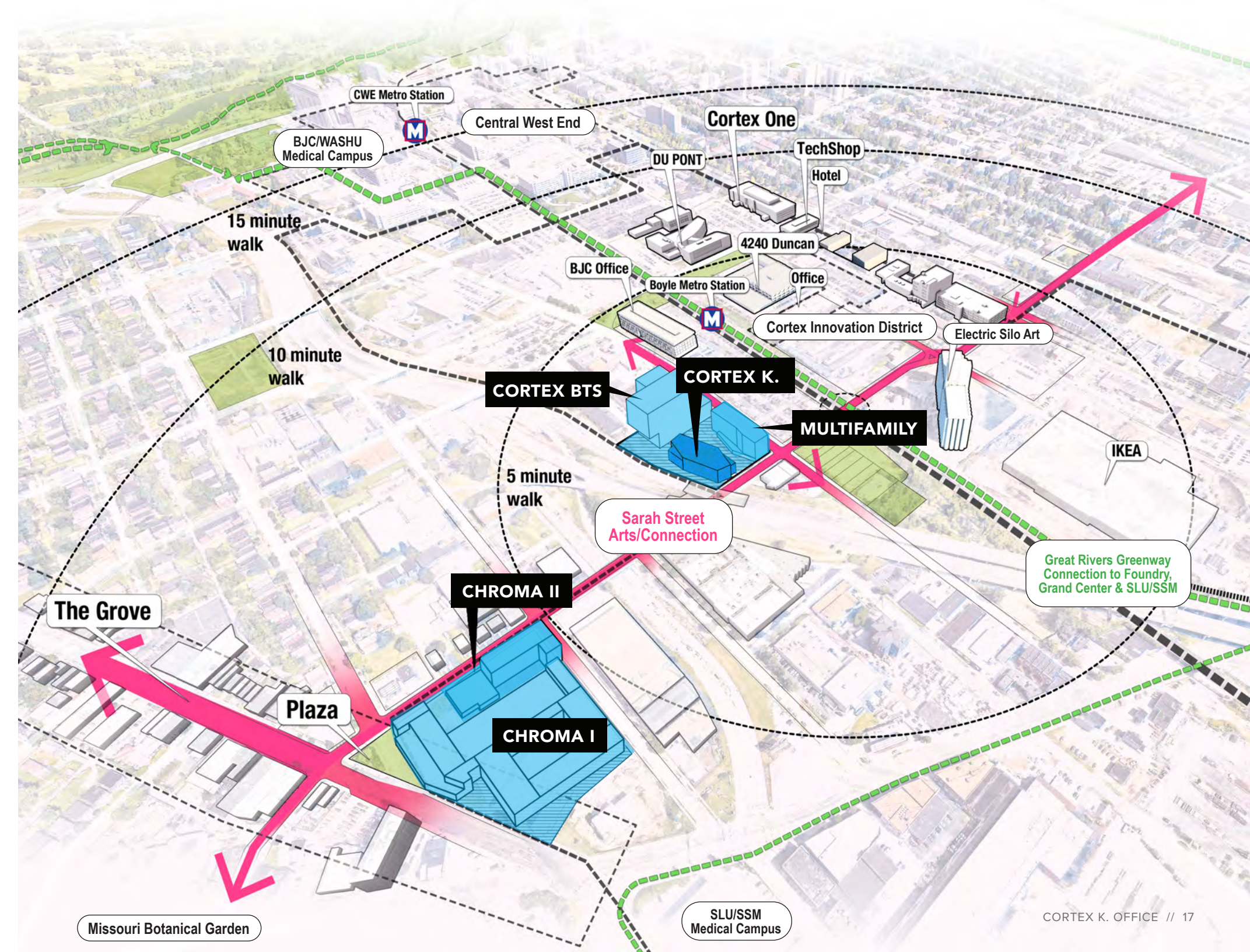
# CONNECTING CORTEX & THE GROVE

## SARAH STREET



Accompanying developments of BJC, Washington University, Wexford and KDG 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.



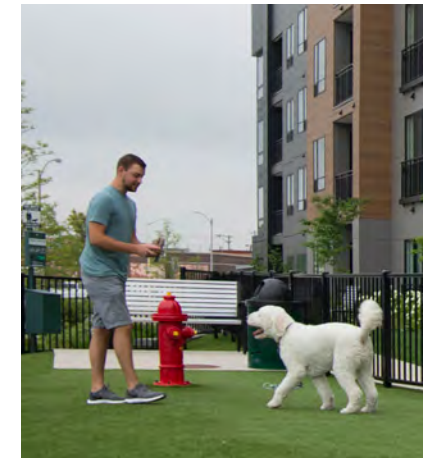




# RESIDENTIAL & RETAIL OFFERINGS

## LIFESTYLE

The Cortex and Chroma projects together provide over **500 apartments** and **22,000 square feet of restaurants, bars and shops** that cater to the young professional and technology workforce looking to call the rapidly growing Cortex district “home.” Dynamic and amenitized housing is essential to fostering a **24/7 live/work/play environment**, and in particular, to support long-term retail and restaurant activity, which in turn grows and sustains office environments.



A mix of luxuries and conveniences within walking or biking distance.







## // WHO WE ARE

KDG is a merger of Koman Group and Keeley Development Group, one firm dedicated to your firm's real estate investment needs. Blending Koman's legacy of real estate ingenuity, Keeley's world-class culture & resources, and our joint passion for investment with intent—KDG accelerates growth and opportunity for our people, our partners, and our region.

## // WHAT WE DO

Launched in 2019, KDG has a proven track record of more than \$1 billion in real estate initiatives within more than 6.5 million square feet of commercial and residential space in the greater St. Louis region. Our portfolio includes build-to-suit class A corporate campuses and multitenant office spaces, infill developments, mixed use environments, and multifamily and student housing.

## // HOW WE DO IT

As a fully integrated developer and owner, KDG manages all aspects of real estate investment from inception to disposition. Our team brings over ten years of experience working together with expertise in leasing, property management, incentives/specialty financing, construction management and legal services. Our developments marry great locations with forward-thinking office and residential tenant-clients to activate the communities in which we live and work. By aligning resources and collaborating with strategic industry partners, we are trusted leaders in best-in-class real estate investment, development and asset management.



## // CONTACT

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