

the **SOUL** of **STL** the **HEART** of **INNOVATION**



1001 Highlands Plaza Dr W
St. Louis, MO 63110

HIGHLANDS

HIGHLANDS ONE @ FOREST PARK

5 STORIES



CLASS A OFFICE BUILDING

WIREScore SILVER CERTIFIED



CEILING HEIGHT 9' TO 15'

144,593 SF

AVERAGE FLOOR SIZE: 29,000 SF

ENERGY STAR CERTIFIED

4/1,000 PARKING RATIO

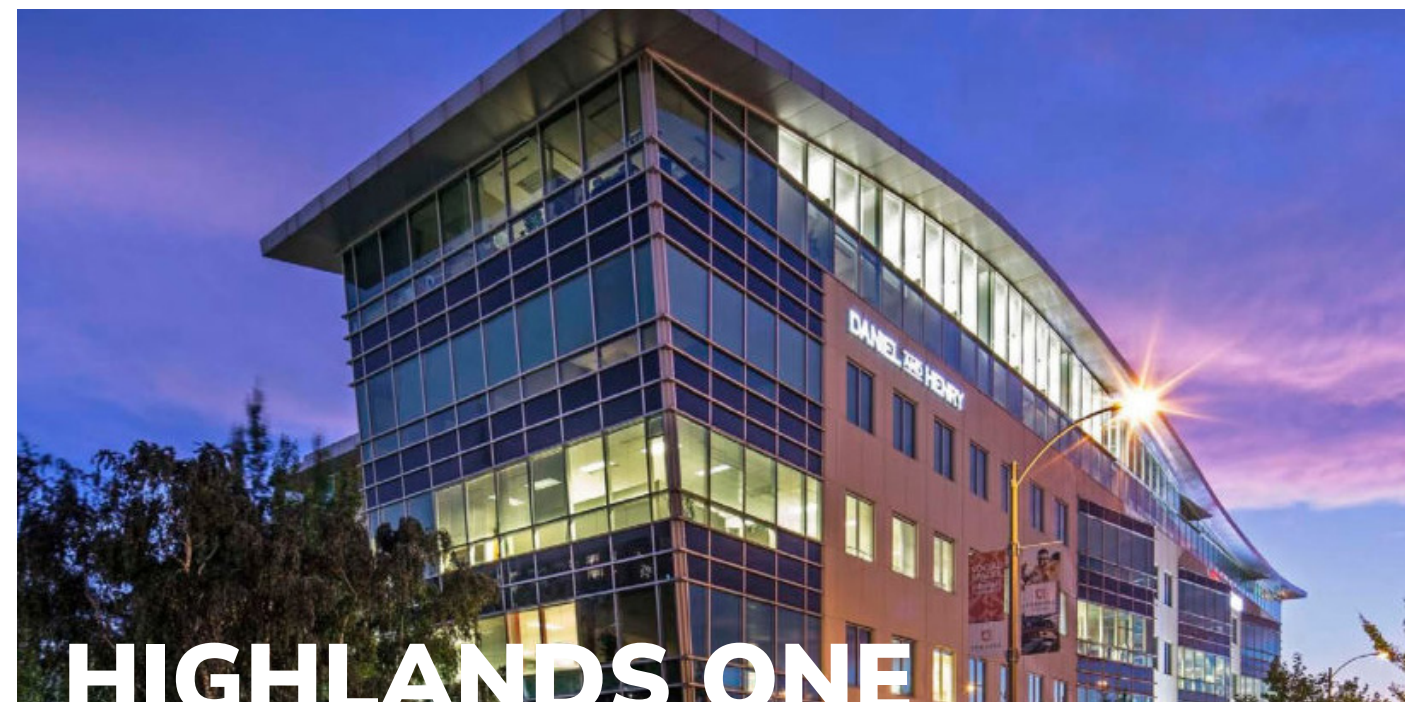


\$28.50/RSF



HIGHWAY PROXIMITY AND VISIBILITY

I-64/40



HIGHLANDS ONE

Adjacency for businesses with partnerships in government, law, life sciences, and/or health tech. With the Cortex an easy less-than-five-minute drive to the east and Clayton a short distance to the west, Highlands tenants can enjoy their own distinct community while being able to easily collaborate with other innovators.





AMENITIES



Tenant exclusive break room with 24/7 grab-n-go market



Complimentary bicycle fleet for exploring the surrounding area



Outdoor courtyard with water feature, fire pits, dining, and collaborative seating



Freshen up with on-site locker rooms and shower facilities



Free surface and automated access garage parking



Transit-oriented with on-site public transportation options



Panoramic skyline views of St. Louis city and county



Located within a half mile from Forest Park

FOREST PARK IS ST. LOUIS' CROWN JEWEL AND A BUILT-IN TENANT AMENITY AT HIGHLANDS ONE.

Attracting over 13 million visitors each year, Forest Park has established itself as a cultural icon and an all-season civic treasure. Easily reachable on a Highlands One complimentary bike, the park offers an oasis away from the office. Employees can unwind and reconnect with nature while surrounded by 1,300 acres of scenic landscapes and waterways, or become immersed in arts, education, and entertainment at historic venues scattered throughout the park.

VOTED THE #1 CITY PARK IN THE U.S. BY USA TODAY

HOST OF THE 1904 WORLD'S FAIR

NEARLY 30 MILES OF TRAILS

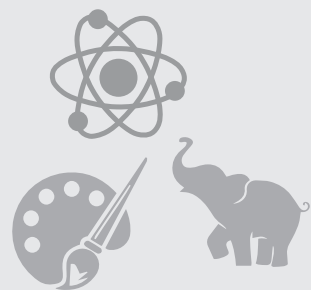
HOME TO POPULAR FESTIVALS AND EVENTS THROUGHOUT THE YEAR

OUTDOOR ACTIVITIES SUCH AS GOLF, BASEBALL, TENNIS, AND SO MUCH MORE



FOREST PARK IS HOME TO FIVE CULTURAL INSTITUTIONS:

- ST. LOUIS SCIENCE CENTER
- THE MUNY
- ST. LOUIS ZOO
- MISSOURI HISTORY MUSEUM
- ST. LOUIS ART MUSEUM



THE SOUL OF STL

Highlands One is nestled between two of St. Louis' major thoroughfares that continue to see revitalization and investment from both local businesses and national chains. Recent retail, dining, and living experience updates along nearby Hampton Avenue and Kingshighway Boulevard include preferred food choices like Chipotle and Starbucks, new enterprises, renovated convenience stores, and full service car washes.



**CLAYTON
CBD**
3.8 MILES



**LAMBERT
AIRPORT**
12.7 MILES



**DOWNTOWN
ST. LOUIS**
6.2 MILES



Eat

1. Michael's Bar & Grill
2. Sunny's Cantina
3. Pan D'Olive
4. Hi-Pointe Drive-In
5. Basso
6. Par Lounge
7. Louie Barrio
8. Ruthie's Bar & Grill
9. Panorama Restaurant
10. Lakeside Cafe
11. The Pat Connolly Tavern
12. Hogtown Smokehouse
13. Nomad
14. Bartilino's Osteria
15. Antonio's Taverna
16. Courtney Diner

17. Love 'N Light Cuisine
18. Imo's Pizza
19. Jimmy John's
20. Mac's Local Eats
21. Boathouse
22. Forest Perk Cafe
23. Cafe St. Louis
24. Ocean Frill
25. West End Bistro
26. Keagan's Restaurant
27. Modern Brewery & The King's Oak
28. Applebee's Bar & Grill
29. Shake Shack
30. The Tenderloin Room
31. Yellowbelly
32. El Burro Loco

Explore

1. The Cascades
2. Missouri History Museum
3. Art Hill
4. St. Louis Art Museum
5. Saint Louis Zoo
6. World's Fair Pavilion
7. The Muny
8. Jewel Box
9. Turtle Playground
10. St. Louis Science Center

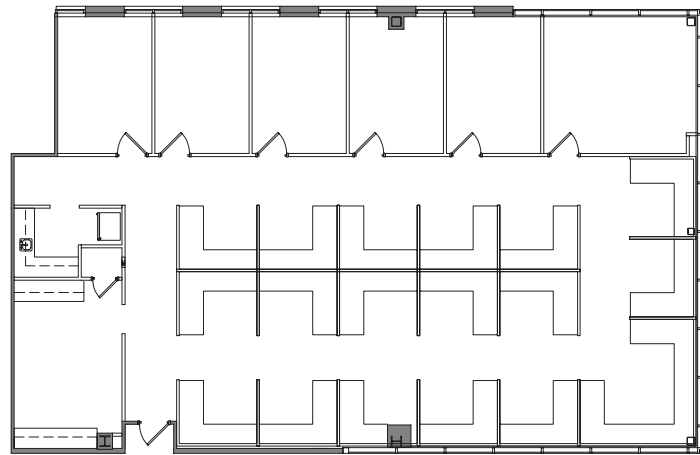
Sleep

1. The Cheshire
2. Hampton Inn & Suites
3. Clifton Heights Inn
4. Drury Inn & Suites
5. Red Roof PLUS
6. Forest Park Hotel
7. Home2 Suites by Hilton
8. DoubleTree by Hilton
9. Holiday Inn Express
10. AC Hotel by Marriott
11. The Royal Sonesta
12. Aloft

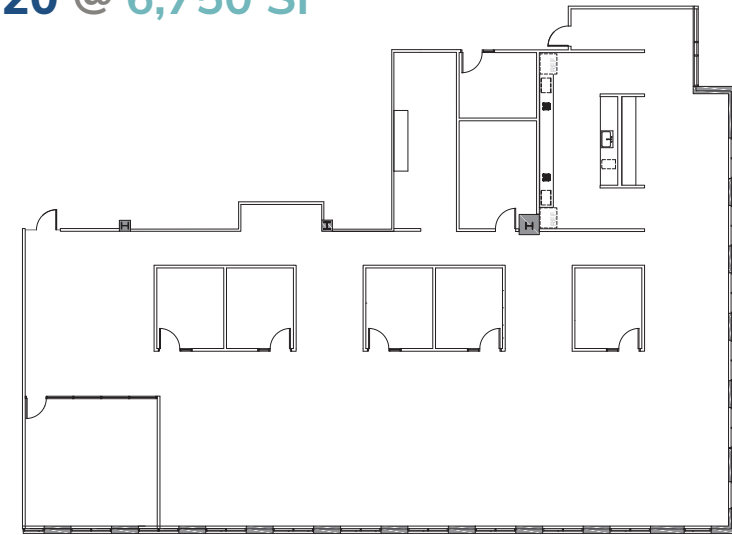
FOCUSED FOR INNOVATION

Committed to collaboration and providing flexible workspace layouts, Highlands One is geared for your growth with up to 50,355 SF Class A office space available.

SUITE 160 @ 3,367 SF



SUITE 320 @ 6,750 SF



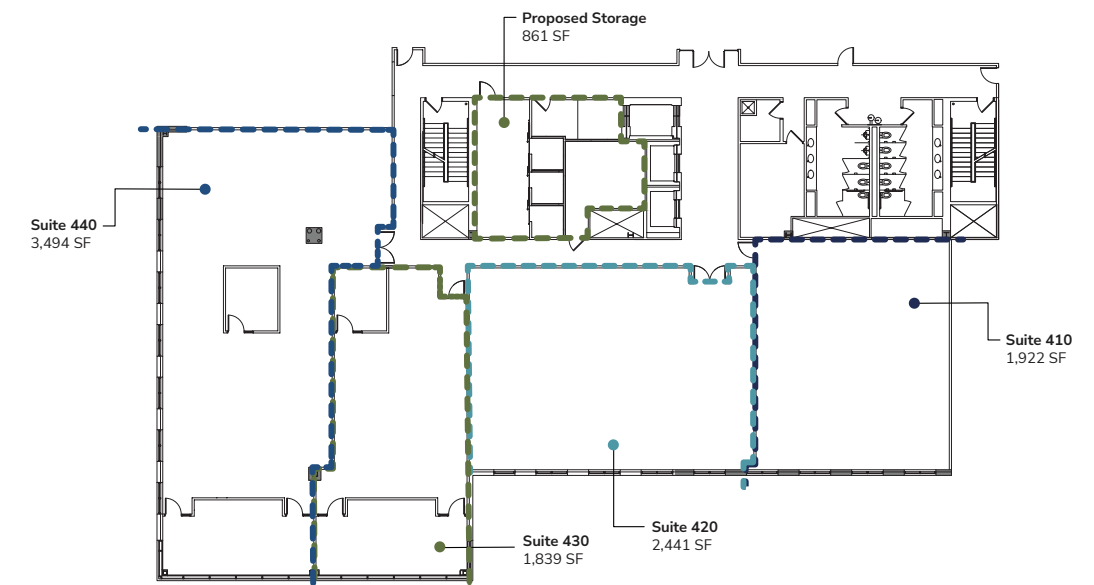
SUITE 450 @ 10,557 SF



SUITES 200 & 250 @ 29,681 SF



SUITE 450 Demising Plan





HIGHLANDS

HIGHLANDS ONE @ FOREST PARK

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