Site A2
Boundaries

Innovation District - B
Building area
5.3 acres

465,000 SF / 7 FLOORS
HIGH SECURITY OFFICE

400,000 SF / 4 FLOORS
STRUCTURED PARKING

NGA HQ

HOMER G. PHILLIPS HOSPITAL

INNOVATION ACCELERATOR

HOTEL

CONSORTIUM CENTER

NGA PUBLIC PARKING

HOMER G. PHILLIPS HOSPITAL

RESEARCH INSTITUTE

OFFICE

STUDENT HOUSING

OFFICE

CASS AVE.
Boundaries

Site C1

Star District
8.4 acres
Northside Regeneration - United State Space Command

St. Louis, Missouri

Boundaries

Site C2

Star District

14.3 acres
Site C2
Boundaries

Star District
14.3 acres

JEFFERSON AVE.
ST. LOUIS AVE.
NGA HQ

465,000 SF / 5 FLOORS
HIGH SECURITY OFFICE

400,000 SF / 3 FLOORS
SURFACE PARKING

250ft
70 ft
50 ft

08/27/2020
St. Louis, Missouri
Northside Regeneration - United State Space Command
Site A-1
Innovation District
5.8 acres
7 Floors
464,000 SF Office
402,000 SF Parking

Site A-2
Innovation District
5.3 acres
7 Floors
464,000 SF Office
402,000 SF Parking

Site C-1
Star District
8.4 acres
5 Floors
464,000 SF Office
402,000 SF Parking

Site C-2
Star District
14.3 acres
5 Floors
464,000 SF Office
402,000 SF Parking
Innovation District
Site A1, A2

Legend
- Site Access
- District Boundaries
- Fire Station
- Police Station

St. Louis, Missouri
08/27/2020
INNOVATION ACCELERATOR

GARAGE

ACADEMIC CENTER

STUDENT HOUSING

SPORTS MED + PERFORMANCE

HOTEL

CONF. CENTER

OFFICE

OFFICE

OFFICE

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STUDENT HOUSING

SPORTS MED + PERFORMANCE

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Overview

Site plan

Master plan

GEOINT Village
890,000 gsf

HealthWorks Village
835,000 gsf

Total
1,725M gsf
Carpenters Center

- Ground: 94,000 gsf
- Second: 91,500 gsf
- Carpenter: 185,500 gsf
- (Atrium): 2,500 gsf
- Third (Lease): 55,000 gsf
- Grand Total: 240,500 gsf
- Parking: 200 spaces
### Master Plan

**Carpenters Center**

<table>
<thead>
<tr>
<th>Level</th>
<th>Square Feet (gsf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>94,000 gsf</td>
</tr>
<tr>
<td>Second</td>
<td>91,500 gsf</td>
</tr>
<tr>
<td>Carpenter</td>
<td>185,500 gsf</td>
</tr>
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</tr>
</tbody>
</table>

**Parking** 200 spaces
Ground 94,000 gsf
Second 91,500 gsf
Carpenter (Atrium) 185,500 gsf
Third (Lease) 55,000 gsf
Grand Total 240,500 gsf

Parking 200 spaces

3 dumpsters: materials, trash, recycling

LOADING DOCK + 2 recycling bays

LOADING DOCK

MAIN ENTRANCE
Northside Regeneration - United State Space Command

St. Louis, Missouri

08/27/2020

Star District Boundaries

Legend

FA1/FA2/FA3 = 450,000 gsf/26.8 ac
FB1/FC1/BD1/FE1 = 447,000 gsf/26.8 ac
W1/W2/W3/W4/W5 = 209,000 gsf/14.7 ac
G1/G2 = 28,500 gsf/1.7 ac
OF1/OF2 = 52,000 gsf/4.3 ac
CO1/CO2/CO3 = 40,750 gsf/3.7 ac

Total
1,227,250 gsf/78 ac