



NORTH PARK



LOCATION



TECHNOLOGY



PARTNERSHIP

WELCOME TO NORTH PARK



AN UNPRECEDENTED PARTNERSHIP OF BUSINESS LEADERS, STRENGTHENED BY EXTRAORDINARY INTERGOVERNMENTAL SUPPORT, UNITING TO IMPROVE OUR COMMUNITY ...



PROOF POSITIVE THAT POWERFUL, FORWARD-THINKING COLLABORATION CAN MAKE THINGS HAPPEN IN THE ST. LOUIS REGION ...



AN AMBITIOUS TRANSFORMATION THAT WILL FUEL THE AREA'S ECONOMY, POSITIVELY IMPACTING RESIDENTS, BUSINESS OWNERS AND CIVIC LEADERS ALIKE ...



LOCATION

NorthPark's 550 acres of office, retail and industrial space offer a unique mix of urban accessibility and suburban amenities, perfectly designed for dynamic, growing companies looking for a Midwestern development that will build to suit their unique needs.

Urban Accessibility

- Just one-half mile east of Lambert St. Louis International Airport and northeast of the I-70/I-170 intersection.
- Easy access to major regional transportation paths, business centers and educational facilities.
- Two MetroLink stations, one located on the development property.

Economic Impact

- \$400 million project will greatly enhance life in North County and the entire St. Louis region.
- Anticipated to create 12,000 jobs and generate an estimated \$7 billion in regional economic impact upon completion.
- Will include public infrastructure improvements including:
 - ◆ Creation of civic facilities in Berkeley and Kinloch.
 - ◆ Redevelopment of Suburban Avenue and creation of a greenway in Ferguson.
 - ◆ Building of a new MetroLink station on the development.
- Will involve 25 percent minority-owned business and five percent women-owned businesses.

Suburban Amenities

- The five million square feet of office, retail and light industrial space spanning 550 acres will include "daily-life" amenities that could include such services as a dry-cleaner, a gym, a day care and health clubs.
- Green space and walking trails created by Great Rivers Greenway.
- Retail stores, restaurants and cultural activities/experiences for tenants, area residents and visitors.

TECHNOLOGY

The NorthPark location offers an unparalleled technology infrastructure. Dark fiber (unused fiber optic cable) exists in the area, largely due to the presence of the MetroLink system but also due to the proximity of the University and the airport. This will provide more readily available technology than in any other St. Louis area business park.



PARTNERSHIP

In Spring 2005, NorthPark Partners were awarded this historic project. Officials cited NorthPark's plan to lure 12,000 jobs and build a new MetroLink station, plus a decade of property management and real estate development experience in North County, as deciding factors. The deal was heralded as "the greatest reinvestment project in the history of St. Louis County" by St. Louis County Executive Charlie Dooley.





CHRISTOPHER P. MCKEE
MCEAGLE PROPERTIES
1001 BOARDWALK SPRINGS PLACE
O'FALLON, MISSOURI 63368
(636) 561-9300

LAWRENCE R. CHAPMAN
CLAYCO
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
(314) 429-5100