



Life Science Business Incubator at Monsanto Place

*A wet-lab business incubator
at a research university*



Move-in-ready Lease Rates:

Wet Lab Suite	\$2,500/month
Engineering Suite	\$3,500/month
Executive Office	\$1,000/month
Work Station*	\$300/month

Wet labs are 800 sf; engineering suites 1,500 sf; offices 150 sf.

Available space for build out to tenant specifications:

Biomedical wet labs 400 - 2,400 sf.

Engineering suites 750 - 3,000 sf.

Rent includes utilities, access to all shared amenities, and business advisory services by the Missouri Innovation Center.

Long-term leases permitted in certain cases.

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** Dedicated space in an open office environment.*