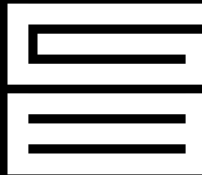


WE HAVE MODERN
HI-TECH OFFICE SPACE



GLOBE BUILDING
BIG SPACE. BIG POWER. BIG FIBER.
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H I L A N D
C O M M E R C I A L



WELCOME TO THE NEW DOWNTOWN NORTH: AN URBAN INSIGHT DISTRICT

A once vintage industrial building, now turned contemporary landmark, the Globe Building has the most technologically-advanced office space in St. Louis. It is the premier location in the area, providing businesses unparalleled technology resources and an abundance of space to grow and thrive into the future.

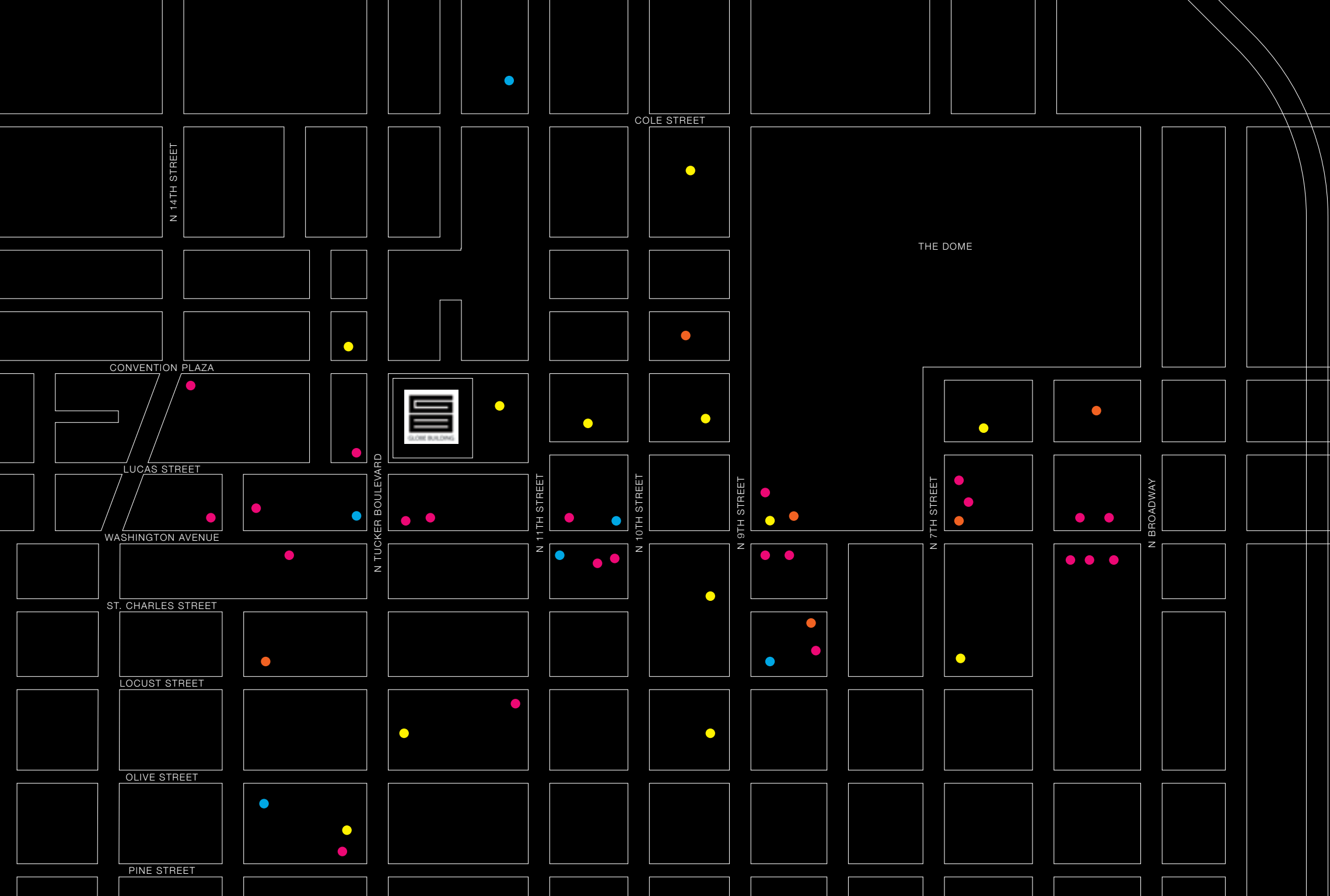
THE GLOBE BUILDING
HI-TECH CASTLE VIDEO



The Globe Building, awarded **DEVELOPMENT OF THE YEAR** by the Mayor and St. Louis Development Corporation

IN THE HEART OF DOWNTOWN ST. LOUIS

The Globe Building is conveniently positioned just one block from Washington Avenue shopping, restaurants, and residential lofts, and 1.4 miles from the new \$1.75 Billion National Geospatial-Intelligence Agency (NGA) facility.





CONVENIENT PROXIMITY TO THE NEXT NGA WEST CAMPUS

The new \$1.75 Billion National Geospatial-Intelligence Agency Headquarters is under construction around the corner from the Globe Building. Proximity to this new facility and the significant development it will support, enables companies to have premier nearby office space with impeccable technology capabilities.

NEXT
NGA
WEST

UNSURPASSED STRUCTURAL INTEGRITY AND UNIQUE HISTORICAL CONNECTION TO NGA

Originally built in the 1920's during significant growth in St. Louis, the Globe Building is an architectural icon. Its hand-built, poured-concrete and steel beam infrastructure has supported the logistics of the Illinois Terminal Railroad, the printing presses of the Globe-Democrat, and the vitally important work of NGA's WWII predecessor, the Aeronautical Chart and Information Center.





UNIQUE TECHNOLOGY CAPABILITIES

The Globe Building is a best-in-class urban technology hub. Its newly installed technological upgrades include gigabyte internet speeds from 12 different fiber providers, and a dedicated Ameren Union Electric basement substation with three diverse 13.8 kV utility feeds providing true “A + B” utility power.



BIG FIBER. BIG POWER.

The Globe Building is currently home to five separately owned and operated data centers. Multiple businesses also benefit from seamless access to power and features including redundant fiber entrances, multiple vertical risers, and a Meet Me Room.

INFRASTRUCTURE FEATURES

A SEVEN STORY 725,000 SF BUILDING

135 SF - 45,394 SF AVAILABLE FOR LEASE

LARGE CONTIGUOUS FLOOR PLATES OF UP TO 75,000 SF

FLOOR LOADS OF UP TO 250 LBS/SF, 150 LBS/SF ON THE ROOF

FLOOR-TO-CEILING HEIGHT RANGES FROM 11.5 FT TO 18.5 FT

TWO FULL-HEIGHT PASSENGER ELEVATORS, FOUR FREIGHT ELEVATORS WITH CAPACITY TO 5,000 LBS

SECURE PADS ON SITE FOR DIESEL GENERATORS

AROUND-THE-CLOCK SECURED BUILDING ACCESS

ON-SITE, 24/7, HIGHLY SECURE UNDERGROUND PARKING GARAGE WITH MORE THAN 500 SPACES

MULTIPLE WIDELY SPACED OPEN SHAFTS FOR RUNNING VERTICAL TELECOM INFRASTRUCTURE

EXTREMELY WIDE CORRIDORS THAT ACCOMMODATE FORKLIFTS AND PALLET JACKS



STRUCTURAL INTEGRITY IDEAL FOR A HIGHLY CLASSIFIED SECURE FACILITY

"The Globe Building is a phenomenal facility, unique in the way it has scaled from its industrial roots to supporting world class modern data center operations. With redundant power feeds and fiber from a dozen different broadband providers, this incredible concrete and steel structure supports the operations of leading-edge companies of all types and will readily accommodate multiple highly classified secure facilities. I've never seen anything like it."

Keith Masback, Geospatial Intelligence Advisor





NEW GEOSPATIAL INTELLIGENCE TENANTS

The energy being generated as a result of the new NGA facility in North St. Louis is infectious, and the Globe Building is proud that it has been and continues to be integral to that effort—historically, currently, and in the future. Recently four leading geospatial intelligence companies, Maxar, T-Kartor USA, Ball Aerospace and General Dynamics moved their operations into the Globe Building.

HOME TO ADVANCED TECHNOLOGY & SOFTWARE TENANTS

The Globe Buildings vision of modern and innovative work spaces, along with its unparalleled cybersecurity, attracts a rich variety of advanced technology and software companies. Stereotaxis, the global leader in innovative surgical robotics, recently moved its global headquarters to the Globe Building, and MoreAble, the region's leading sales acceleration and business analytics platform provider, selected the Globe Building as its home.



STEREO TAXIS GLOBAL
HEADQUARTERS @
THE GLOBE VIDEO



WIDE OPEN SPACES WITH A VIBRANT, FUTURISTIC AESTHETIC

With seven floors and floor plates that can accommodate up to 1,000 to 75,000 square feet, tenants of the Globe Building enjoy the flexibility to scale-up occupancy as business grows.

The building's wide open modern spaces receive a wealth of natural light and provide an inspiring work environment, with up to 14' clear ceilings, large efficient floor plates, and diamond ground and polished concrete floors.

SECURE UNDERGROUND PARKING

Tenants of the Globe Building can also enjoy spacious, secure, and climate-controlled underground parking with high-impact LED lighting, high-speed garage doors, and 24/7 monitored security access.





INTERIOR FEATURES

24/7 OPERATING BUILDING

32 ON-SITE CAMERAS

MAIN LOBBY SECURITY

AFTER HOURS FOB ACCESS

ON-SITE STAFF SUPPORT

FULLY RENOVATED LOBBY

NEW RESTROOMS

NEW PASSENGER AND GARAGE ELEVATORS

SPACIOUS COMMON AREAS

3 MODERN SHARED KITCHEN / SOCIAL SPACES

SHARED WORK LOUNGE

SEVEN BUILDING CONFERENCE ROOMS

TWO MICRO MARKETS WITH GRAB-N-GO FOOD/BEVERAGE OPTIONS

FITNESS CENTER WITH SHOWERS/LOCKER ROOMS



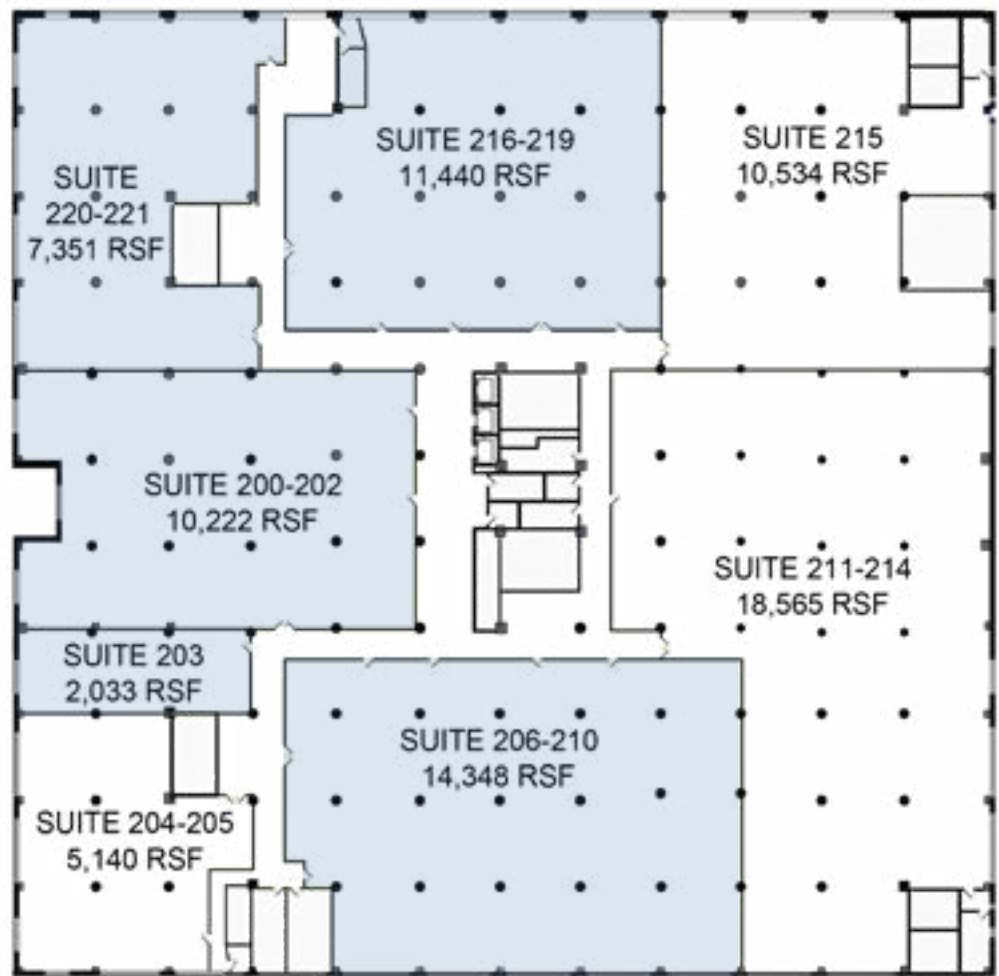
FIRST FLOOR

8,205 SF



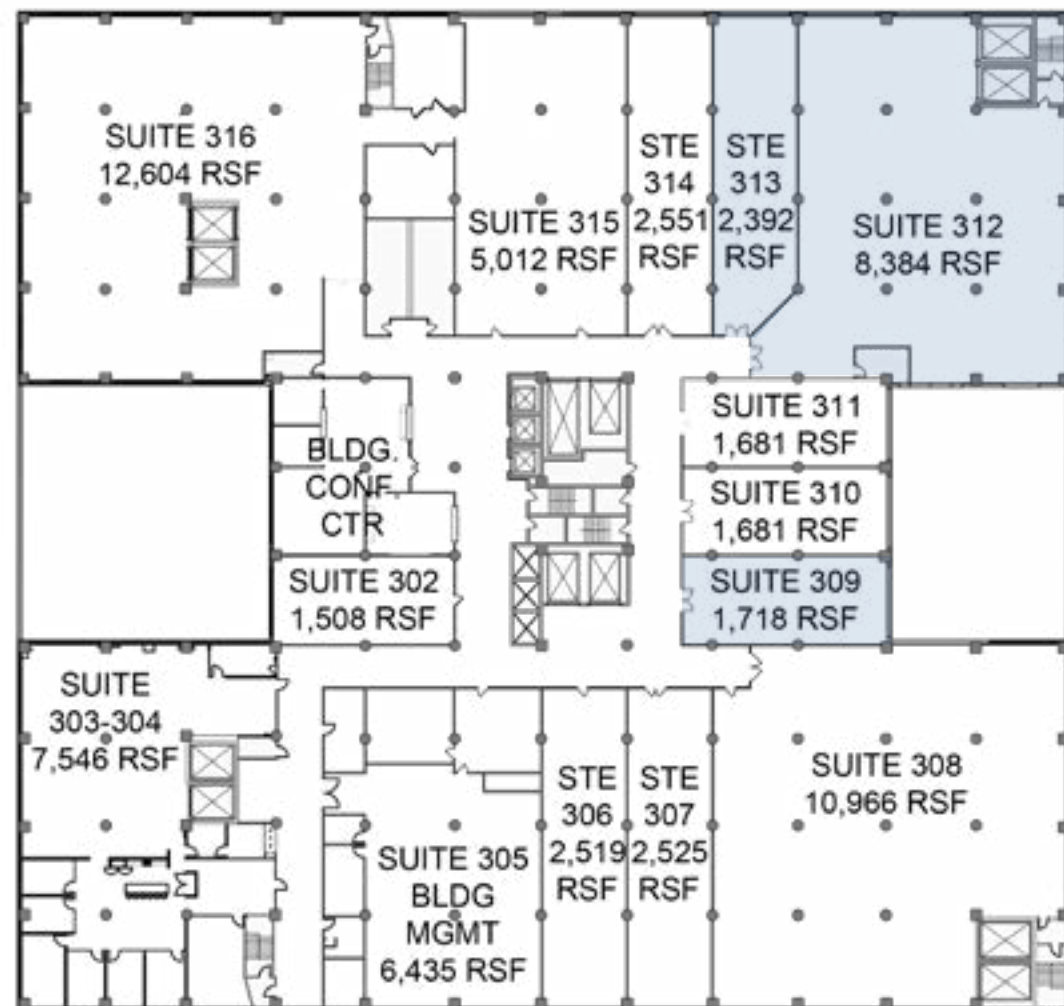
SECOND FLOOR

2,033 SF - 45,394 SF



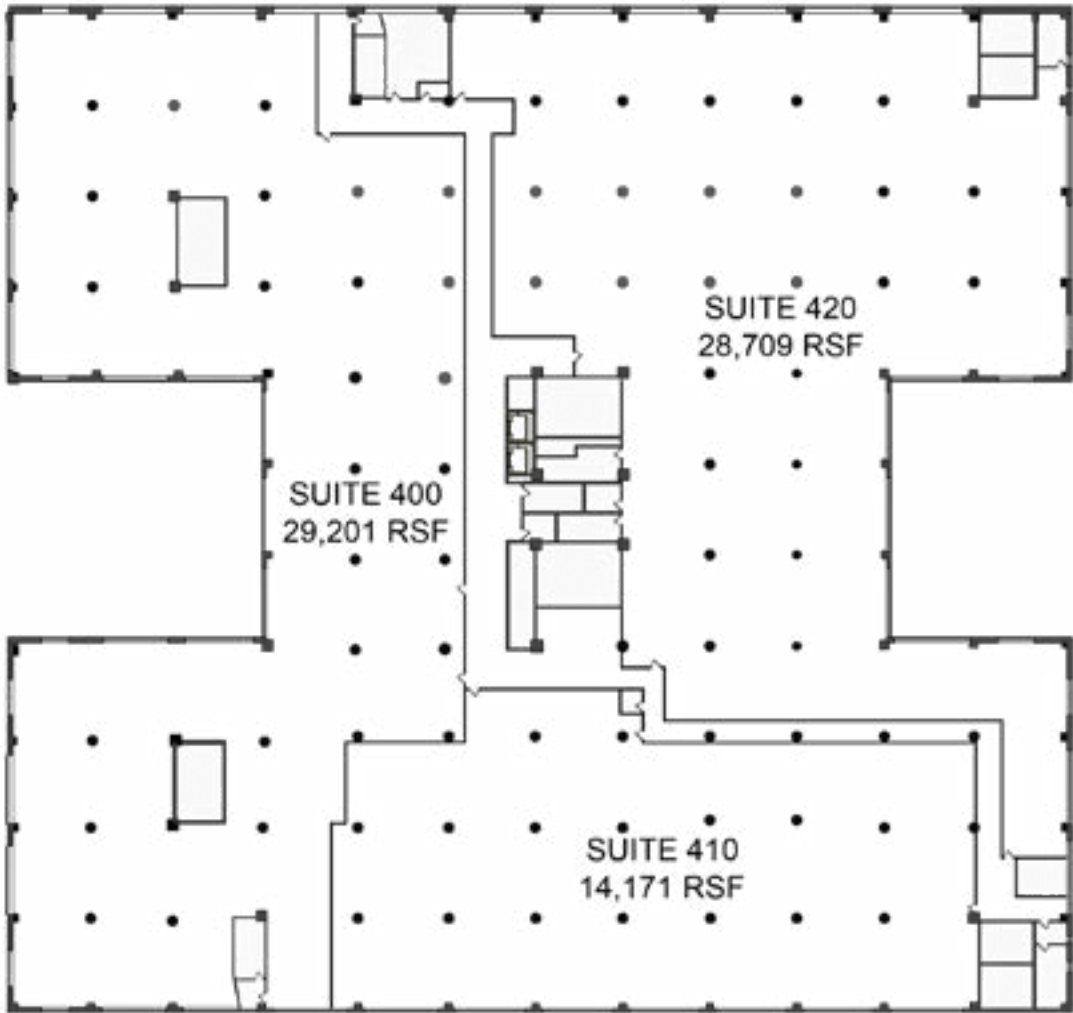
THIRD FLOOR

1,508 SF - 10,776 SF



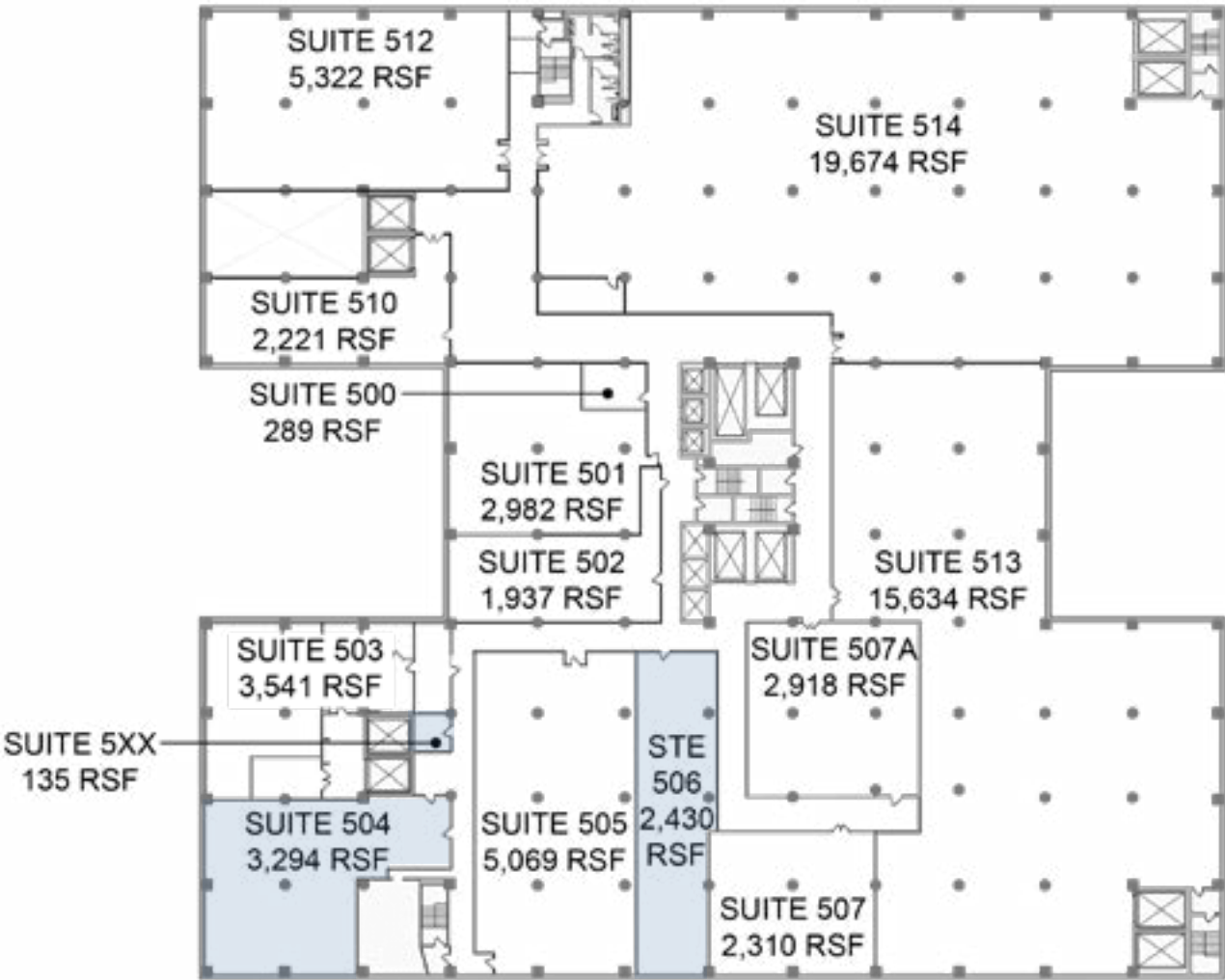
FOURTH FLOOR

100% LEASED



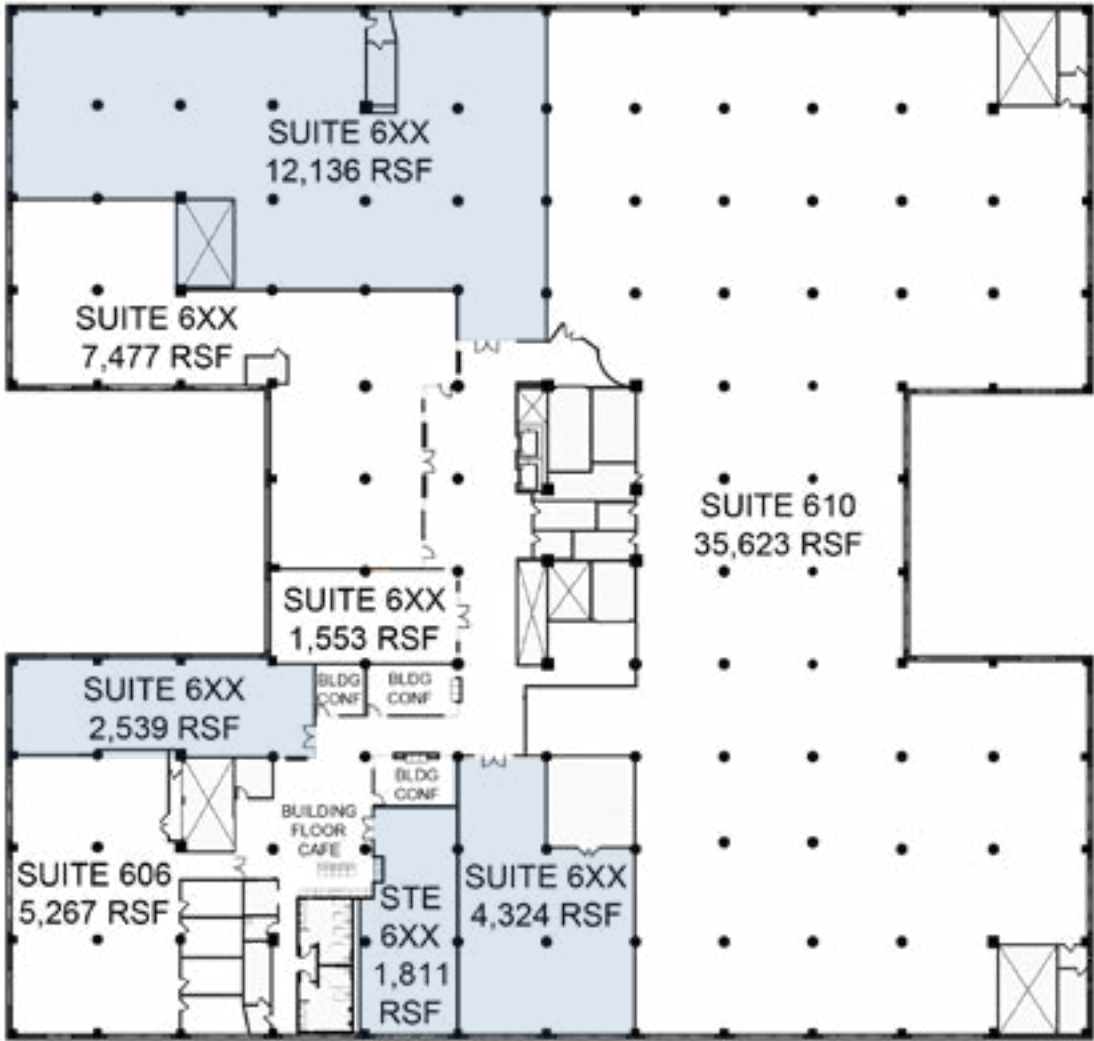
FIFTH FLOOR

135 SF - 15,634 SF



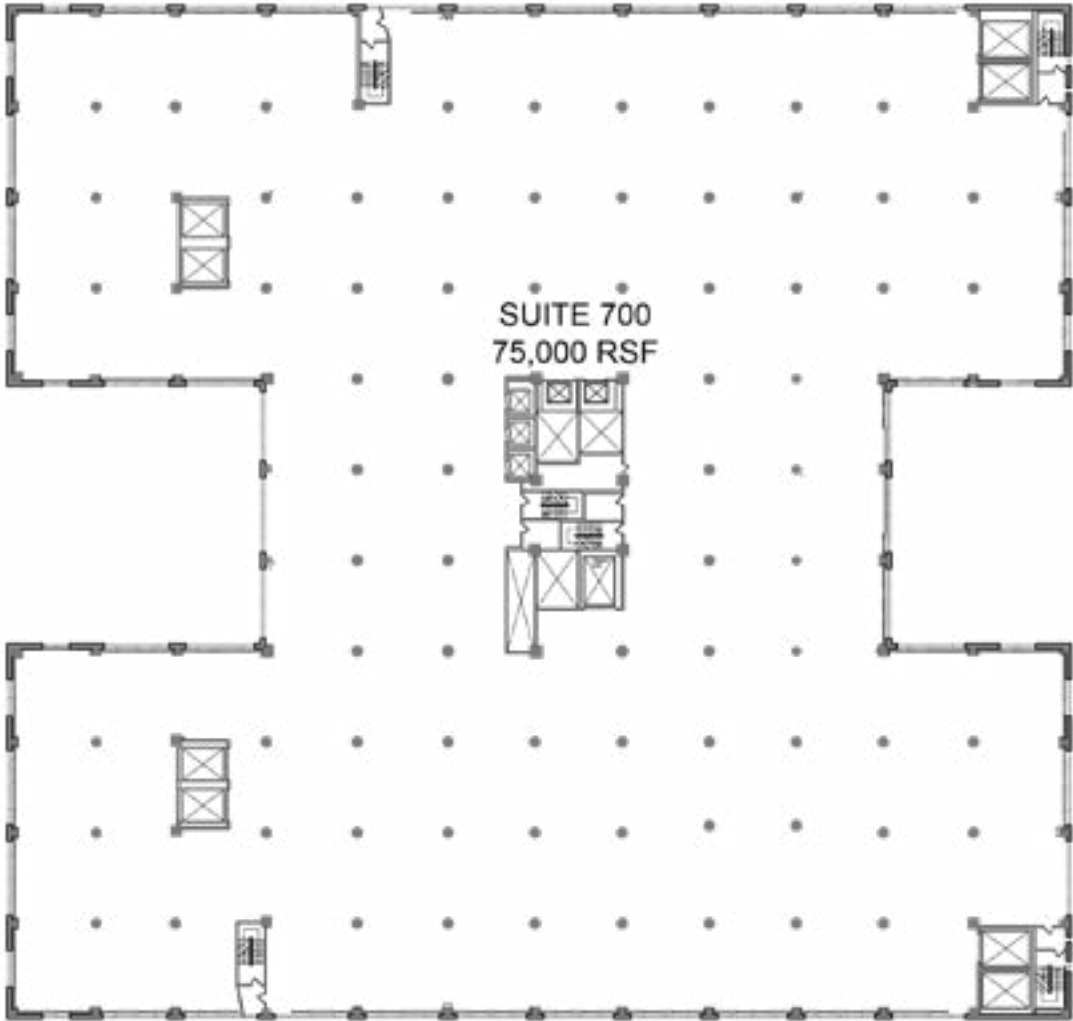
SIXTH FLOOR

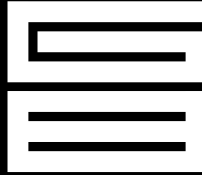
1,553 SF - 28,972 SF



SEVENTH FLOOR

100% LEASED





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