

Cortex Innovation Community: A Model of Anchor Institution Led Innovation

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Cortex Today: A Partial View





Cortex – Key Facts

- Total Economic Impact : Generated \$2.1B in economic output as of 2021
- Next step: Focus on diversity, equity and inclusion
- Create programs and spaces that will help improve economic mobility and inter-generational wealth building

CORTEX
Innovation community

MORE THAN BUILDINGS. BUILDING AN INNOVATION COMMUNITY.
OUR GOALS: NEW JOBS | TAX REVENUE | DIVERSITY & INCLUSION

TODAY

- 200 ACRE HUB OF BUSINESS, INNOVATION & TECHNOLOGY
- 425 COMPANIES
- 6,000 EMPLOYEES
- \$40.7M NET NEW TAXES GENERATED

SINCE INCEPTION, 19 PROJECTS HAVE BEEN DEVELOPED:

- New & rehabilitated offices
- Lab & residential buildings
- A light rail commuter station
- A public park
- Street-level retail
- New public realm street infrastructure
- The first segment of a citywide bike/pedestrian trail

GROWING TO:

- 4M+ SQUARE FEET OF NEW & REHABILITATED FACILITIES
- 15,000 PERMANENT JOBS
- \$2.5B FACILITY INVESTMENT
- 600+ COMPANIES

Cortex Innovation Community: Key Success Factors



1. World Class research base in St Louis
2. Mostly vacant site
3. Strong amenities surrounding the site
4. Investment of sponsoring institutions
5. Support of City of St Louis
6. Strong and deeply involved Board of Directors
7. Strong private sector real estate partner
8. Mixed-use vibrant placemaking