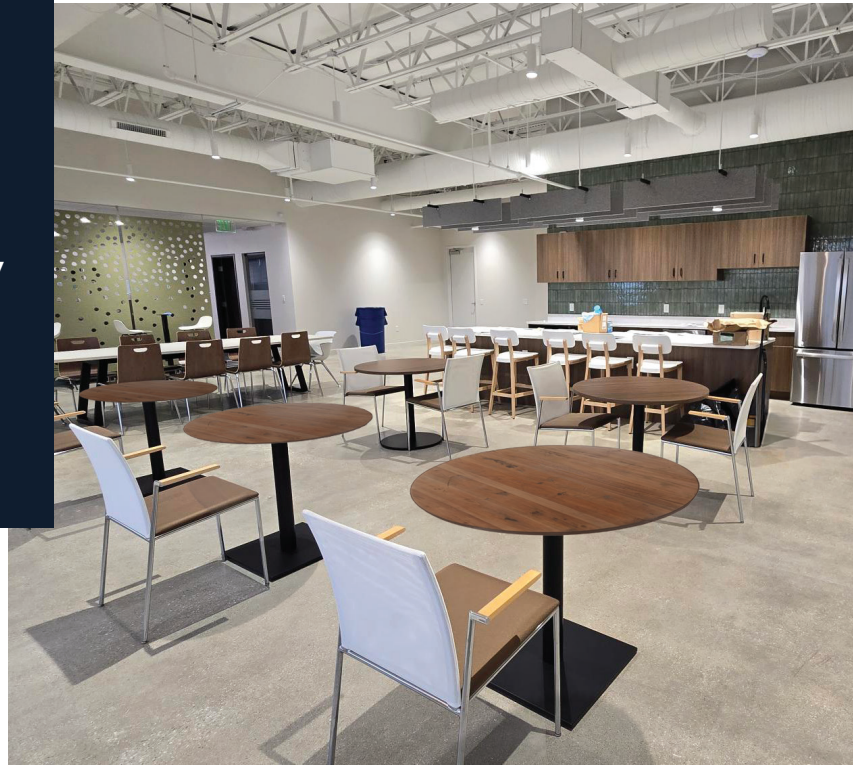


Creative Headquarters

Solution for a Growing Company

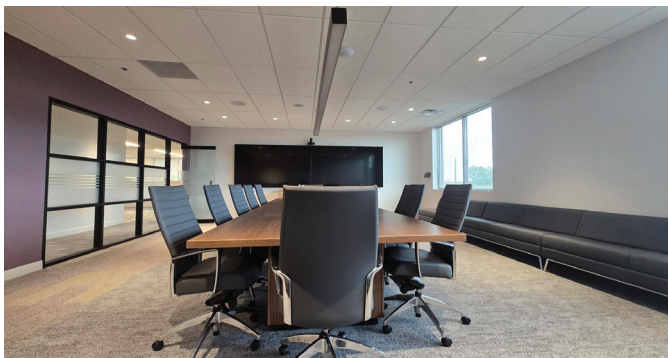
CASE STUDY



THE CHALLENGE

Gateway Fiber was seeking a new headquarters location but faced limited options in the submarket that matched their size and vision. At the same time, the landlord at 2342 Technology Drive had two vacancies, a first-floor suite with prime lobby exposure and a homogenous second-floor space recently vacated by another tenant.

The challenge was to reimagine these two spaces into a cohesive office environment that would reflect Gateway Fiber's brand, provide a dynamic client-facing presence, and efficiently connect production areas for staff. Complicating matters, the project also faced material delays, requiring careful management to keep the timeline intact.



ADDRESS | 2342 Technology Drive
Suites 103 & 201
O'Fallon, MO 63368



PROJECT TYPE | Office



SQUARE FOOTAGE | ±16,000 SF



ARCHITECT | Oakline Studio



BROKERAGE | Intelica



PROPERTY MANAGEMENT | Intelica



CONTRACTOR | Tru North

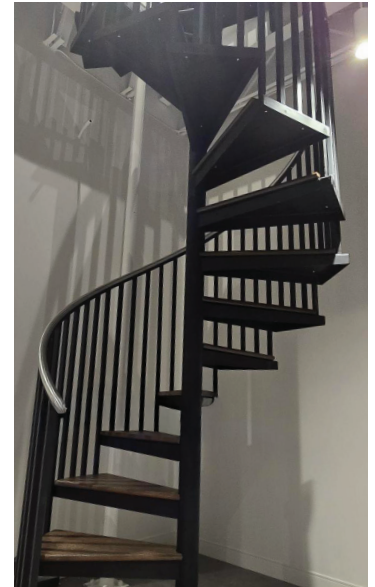
THE INTELICA SOLUTION

Intelica leveraged its long-standing relationship with the landlord, spanning more than 100 transactions, to align the needs of both tenant and owner. By combining brokerage, project management, design, and construction expertise, the team delivered a headquarters solution that exceeded expectations:

Brokerage Services: Intelica's Principal, Joel Meyer, represented the landlord and structured the deal to position Gateway Fiber for long-term success in a highly visible, functional space.

Design Services: Oakline Studio provided architectural and interior design services, including furniture coordination. The design emphasized openness, natural light, and modern finishes.

Construction Execution: Tru North managed the buildout, including installation of an internal spiral staircase to seamlessly connect the first and second floors.
Project Management: Intelica oversaw the project to address material delays and ensure delivery as expected.



RESULTS

Delivered as expected, Gateway Fiber's new ±16,000 SF headquarters is a showcase of creativity, functionality, and collaboration. The space balances an elevated client experience with efficient, connected staff areas, supporting the company's growth and culture.

This project exemplifies Intelica's ability to pair brokerage insight with design and construction partnerships to transform challenges into distinctive, high-performing solutions.

