



Prime Cortex Location



4300 DUNCAN
CORTEX INNOVATION COMMUNITY . STL

4300 Duncan Avenue
St. Louis, MO 63110

- 4,144 SF Available Now
- 36,122 SF Available 5/1/2026

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Value Proposition

Designed for big ideas.

Architecturally striking and built to Fortune 500 standards, 4300 Duncan is a future-forward workplace with technology and collaboration at its core. Infused with equal parts productivity and lifestyle, 4300 Duncan is situated at the center of the Cortex Innovation District; a gravitational hub for top global talent.

Cortex Innovation District

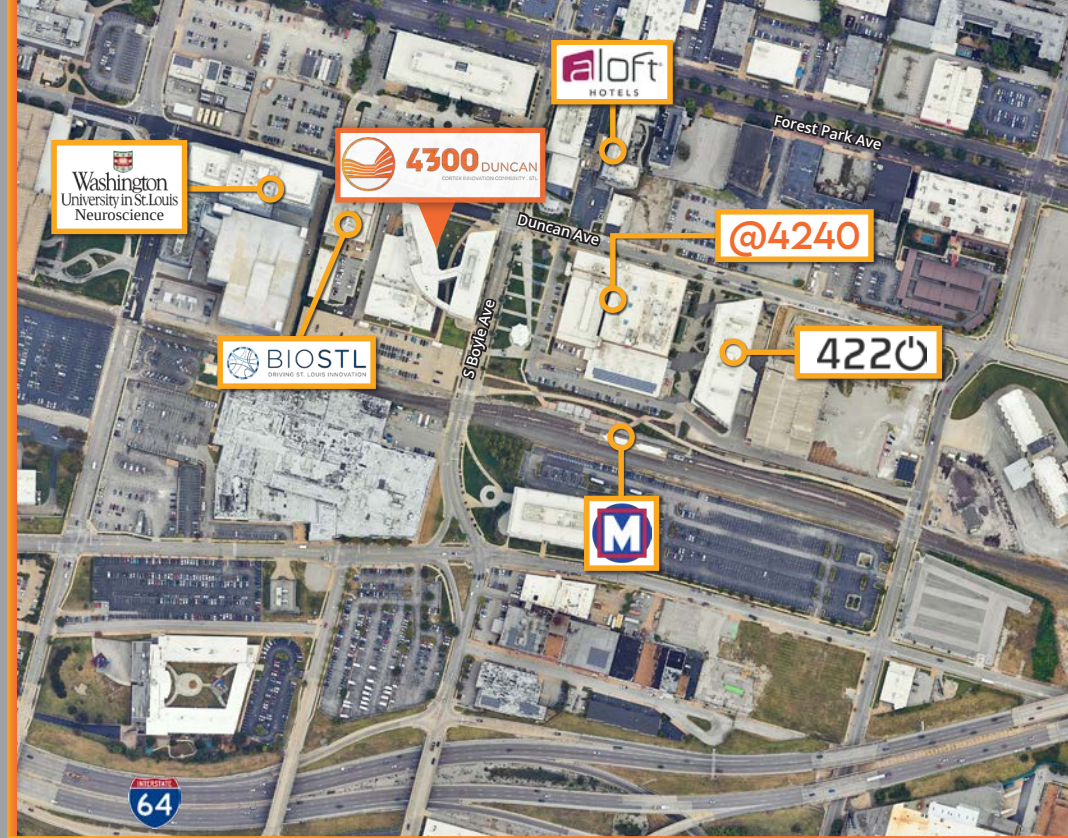
Cortex is a vibrant, 200-acre hub of business, innovation, and technology integrated into St. Louis' historic Central West End and Forest Park Southeast neighborhoods, surrounded by nationally-ranked universities and medical centers and abundant cultural and recreational assets. Cortex is a catalyst for innovation that brings together big-thinking problem solvers with state-of-the-art resources, facilities, and innovative programming to inspire and drive collaboration.

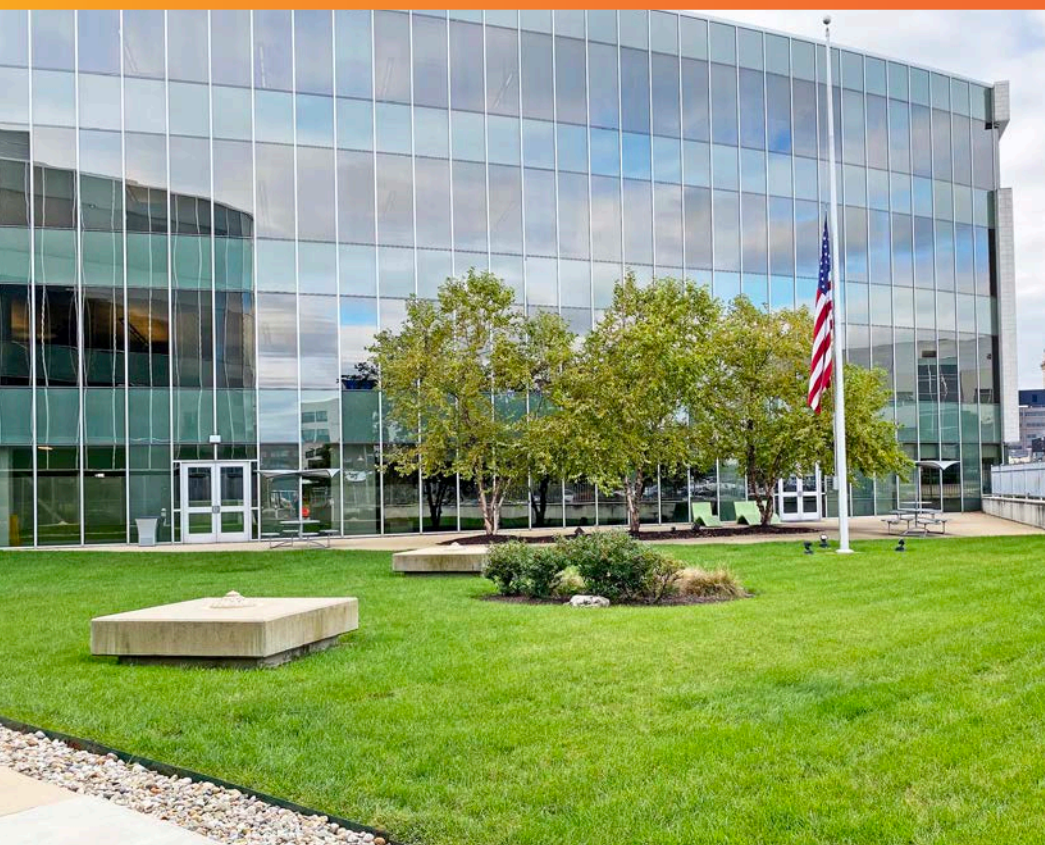
200 425 11

acre hub of
business +
technology

companies

innovation
centers +
activators





Property Highlights

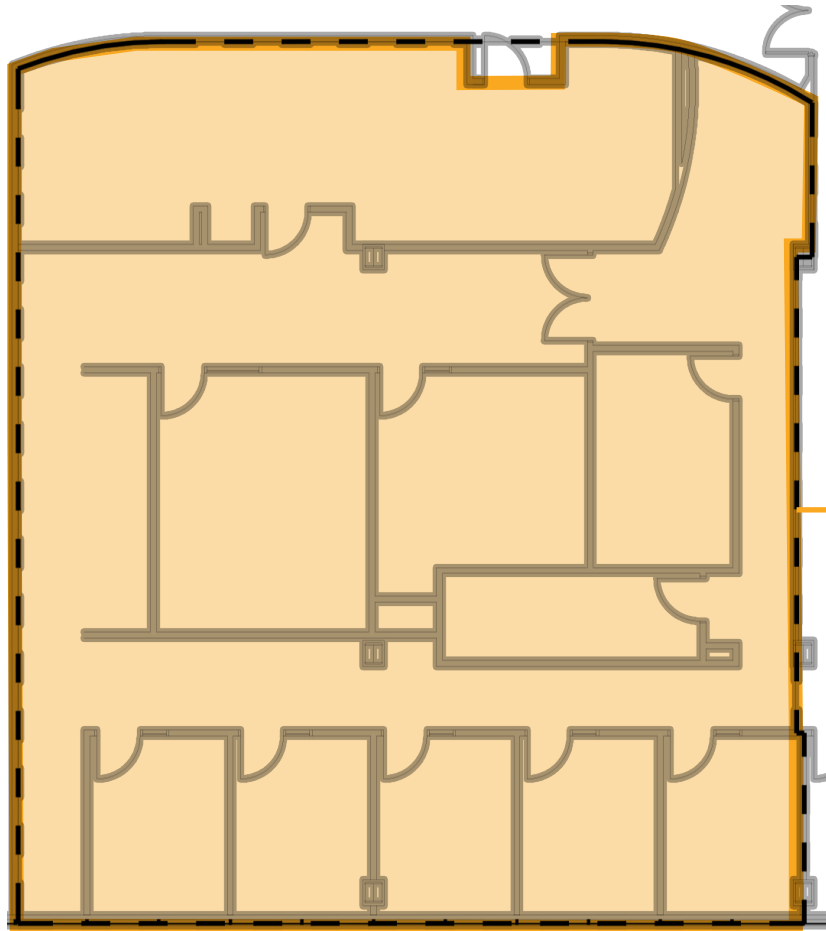
- Building conference and collaboration spaces
- Adjacent garage and surface parking
- Plentiful visitor parking

Space Highlights

- 4,144 SF - Features include:
 - Second floor vacancy
 - Excellent existing conditions
 - Two common conference rooms and breakroom
 - Available now
- 36,122 SF - Features include:
 - Top floor vacancy
 - Full floor opportunity
 - Excellent existing conditions
 - 31 private offices and an IT room
 - Building signage opportunity
 - Available 5/1/2026

Second Floor

4,144 SF Available

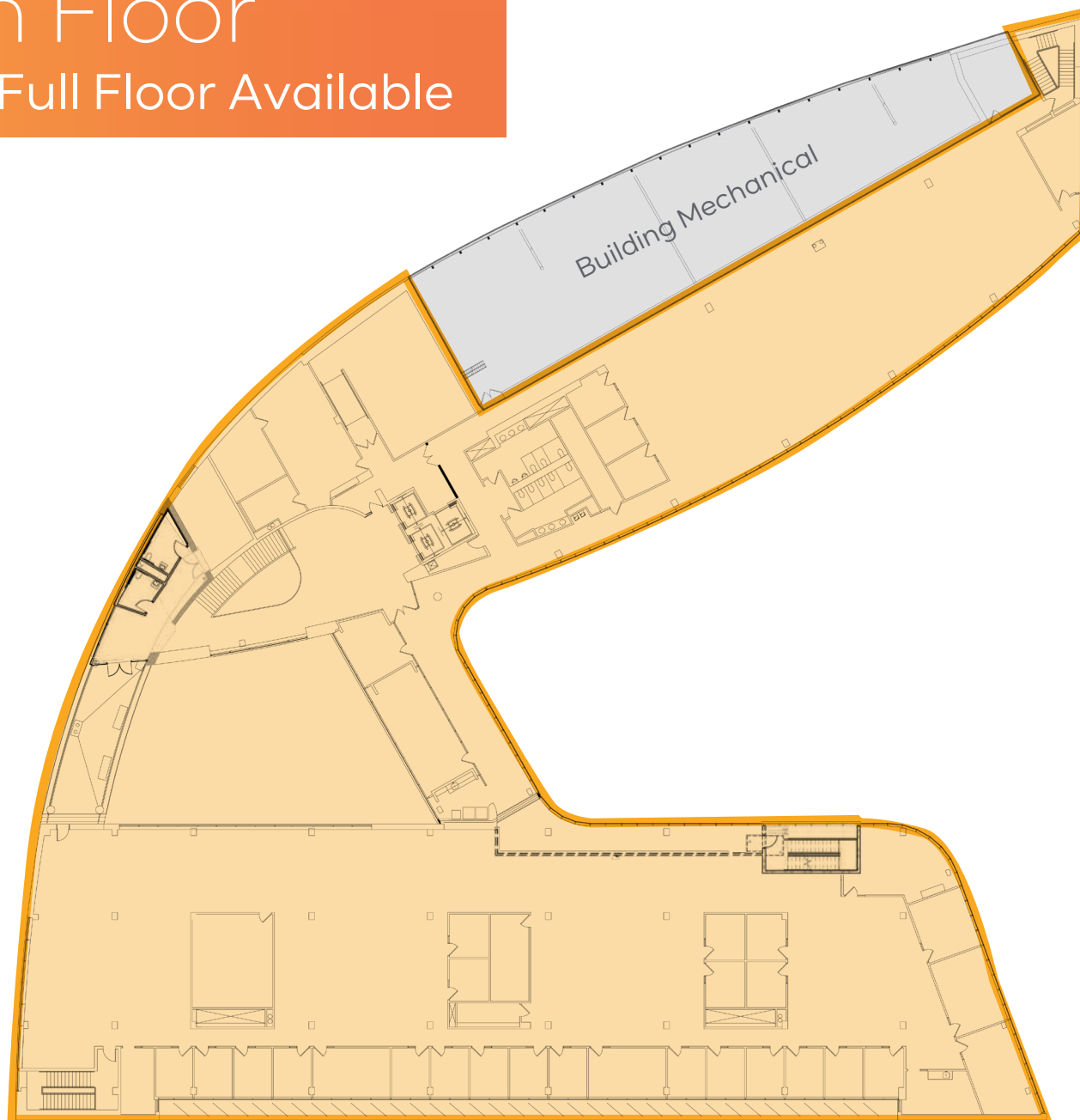


Suite 204
4,144 SF



Fourth Floor

36,122 SF Full Floor Available

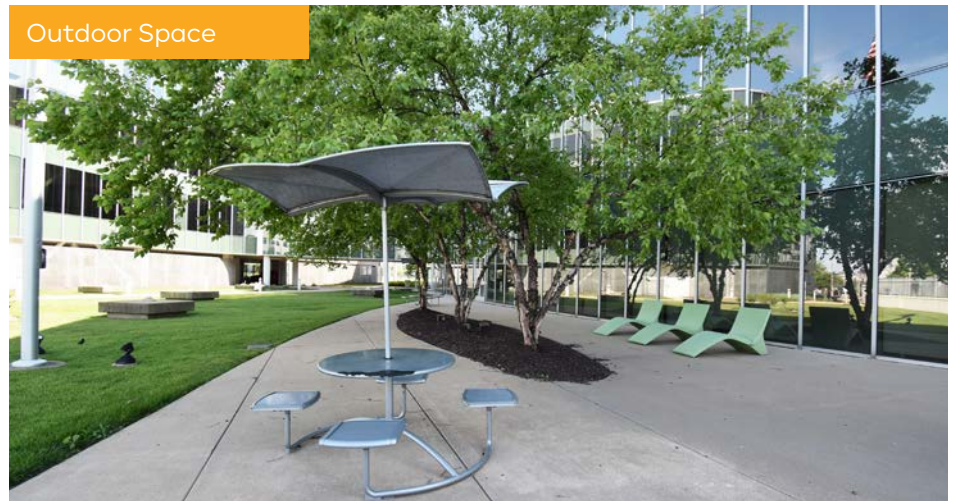


Property Photos

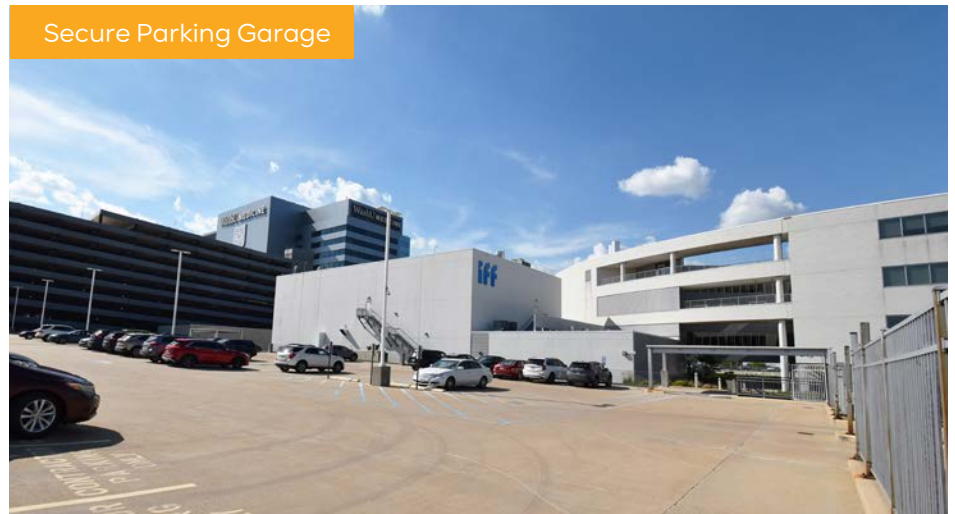
Master Stairwell



Outdoor Space

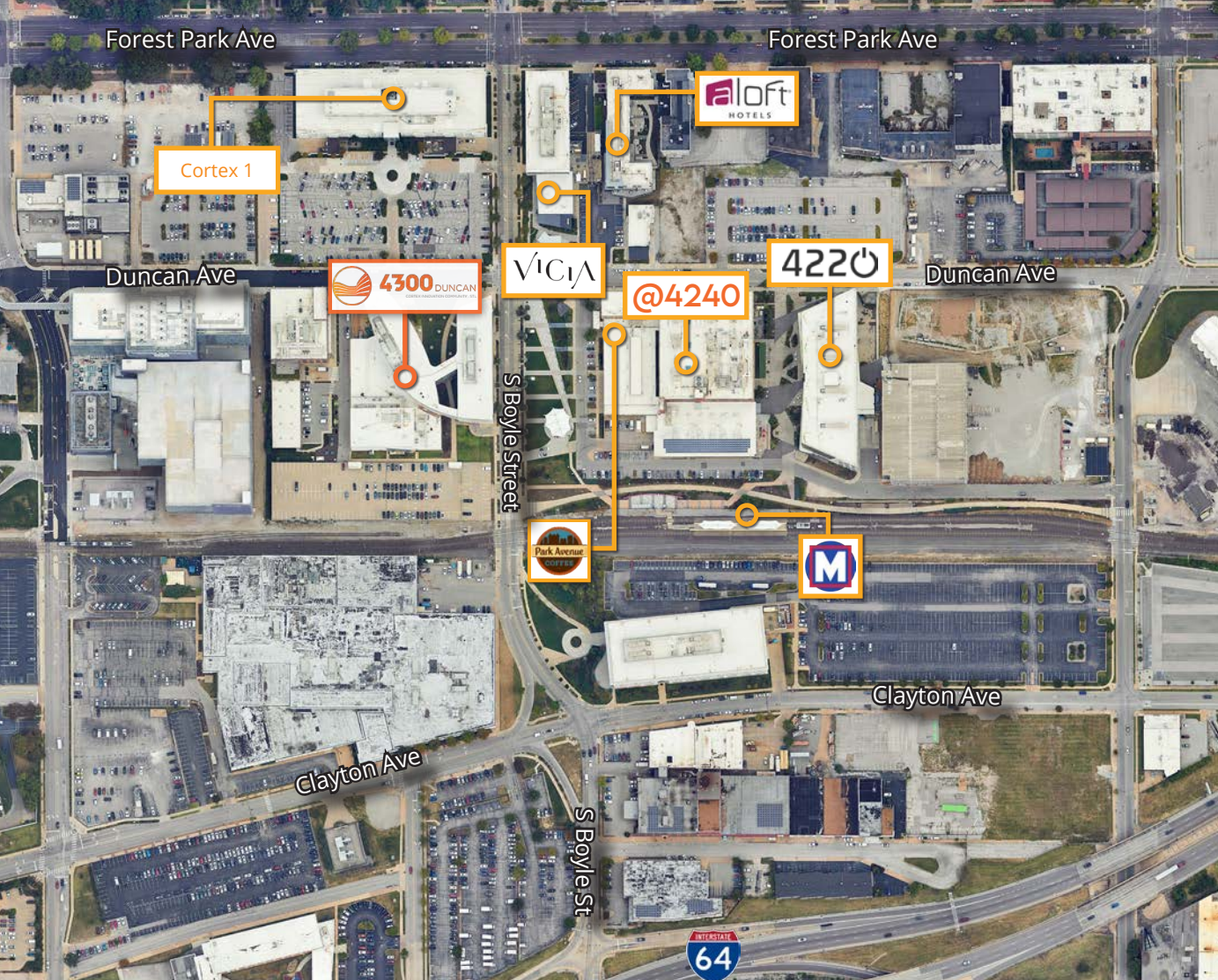


Secure Parking Garage



Tenant Balcony





Area Amenities

- Numerous restaurants nearby including Vicia and Park Avenue Cafe
- Aloft Hotel and WXYZ Bar
- Cortex Commons (events, programming, food trucks)
- Innovation Plaza with outdoor seating (between @4240 and 4220 Duncan)
- Move by BJC - 24/7 fitness center (4220 Duncan)
- CIC - Conference Rooms, Cafe, WiFi, etc.
- Common area soft seating collaboration areas
- Cortex MetroLink just steps away
- Just minutes from nearby Central West End and Midtown shops, restaurants and hotels

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