

**CORTEX INNOVATION DISTRICT**

# Cortex 1

4320 FOREST PARK AVE | ST. LOUIS, MO 63110



**Rebekah Bahn Kingston ESQ., CCIM**

314.852.5134 MOBILE  
rebekah.kingston@colliers.com

**Tony Kennedy CCIM**

314.630.4152 MOBILE  
tony.kennedy@colliers.com



CORTEX 1 / 4320 FOREST PARK AVE

# Property Highlights

- › 36,682 SF Available
  - › Suite 100: 9,634 RSF
  - › Suite 200: 27,048 RSF (will divide)
- › Surrounded by activated public spaces
- › Close proximity to the new Aloft Hotel, Cortex Commons, several restaurants, including Vicia, Park Avenue Café, and additional amenities
- › Adjacent surface parking
- › Building signage opportunity

Cortex is more than just buildings. Cortex is an innovation district that believes, **“Together we can do more!”**

Cortex is a catalyst for innovation by bringing together big-thinking problem solvers with state-of-the-art resources, facilities, and innovative programming to **inspire and drive collaboration.**



Colliers



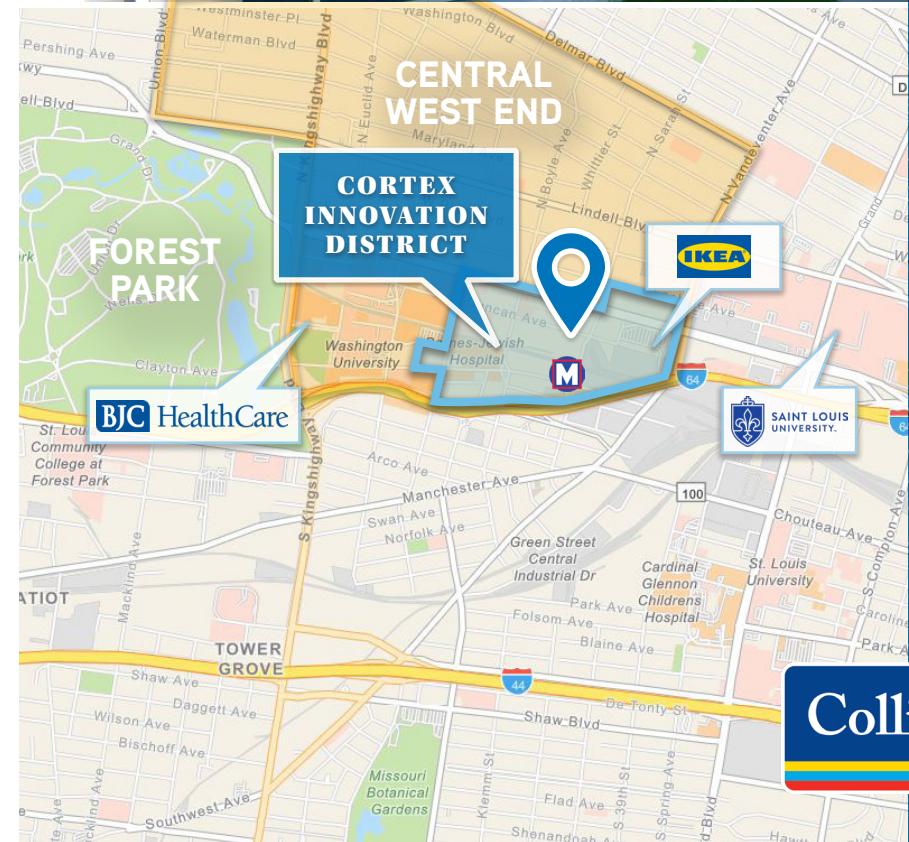
CORTEX 1 / 4320 FOREST PARK AVE

# Location Overview

The Cortex Innovation District is a vibrant, **200-acre hub of business, innovation, and technology** surrounded by nationally ranked universities, abundant cultural and recreational assets where over 425 companies and nearly 6,000 people **live, work, play and innovate.**

## Area Amenities

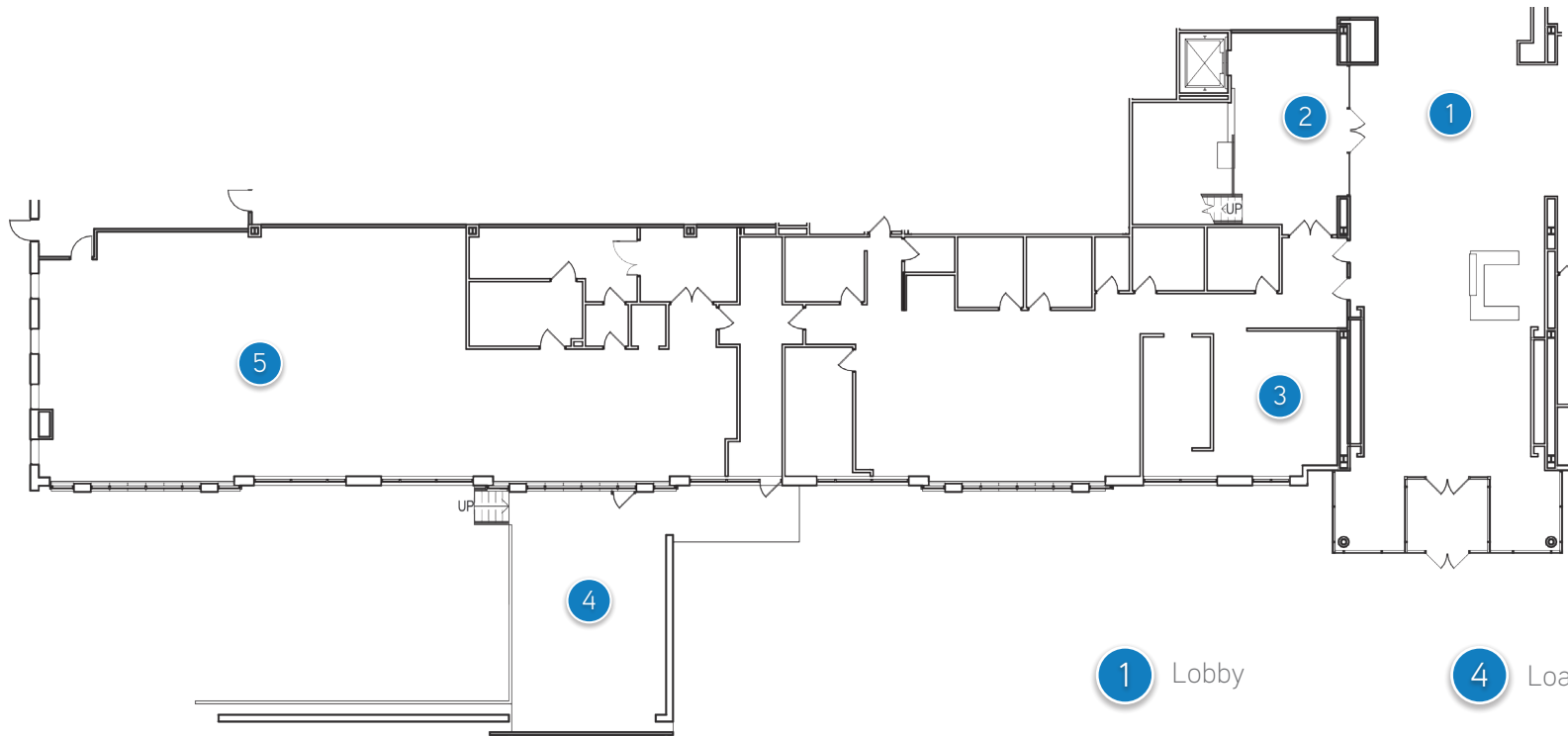
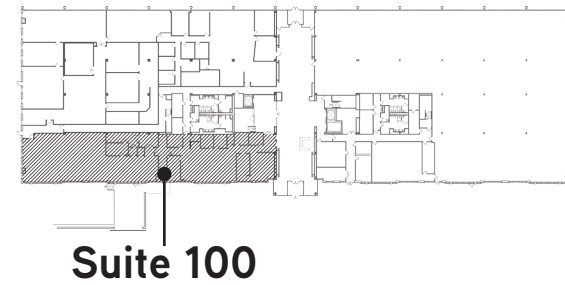
- › Great nearby restaurants including Vicia and Park Avenue Café
- › Aloft Hotel
- › Cortex Commons (*events, programming, food trucks*)
- › Conference and event space
- › Innovation Plaza with outdoor seating (*located between @4240 and 4220 Duncan*)
- › Move by BJC - 24/7 fitness center (*at 4220 Duncan*)
- › CIC – Conference Rooms, Café, WiFi, etc. Memberships available through the CIC (*next door at 4220 Duncan*)
- › Common area soft seating collaboration areas
- › Access to the future Greater Rivers Greenway walking/riding trails
- › Cortex MetroLink just steps away



CORTEX 1 / 4320 FOREST PARK AVE

# Building Lobby

[!\[\]\(2bdfe261b986065ee0ac76460d6528c9\_img.jpg\) CLICK HERE TO VIEW 360 TOUR](#)



- 1 Lobby
- 2 Reception
- 3 Lab Space
- 4 Loading Dock
- 5 Production Area

**SUITE 100: 9,634 RSF**

**Colliers**

CORTEX 1 / 4320 FOREST PARK AVE

# Second Floor



[360°](#) **CLICK HERE TO VIEW 360 TOUR**



- 1 Reception
- 2 Gathering Space
- 3 Work Area (Right)
- 4 Work Area (Center)
- 5 Work Area (Left)

**SUITE 200: 27,048 RSF**

**Colliers**

**CORTEX INNOVATION DISTRICT**

# Cortex 1

4320 FOREST PARK AVE | ST. LOUIS, MO 63110

CLASS A OFFICE/LAB FOR LEASE

## FOR MORE INFORMATION

**Rebekah Bahn Kingston** ESQ., CCIM

314.852.5134 MOBILE

[rebekah.kingston@colliers.com](mailto:rebekah.kingston@colliers.com)

**Tony Kennedy** CCIM

314.630.4152 MOBILE

[tony.kennedy@colliers.com](mailto:tony.kennedy@colliers.com)



**Colliers**

101 S Hanley Rd, Ste 1400 | St. Louis, MO 63105

314.863.4447 DIRECT

[colliers.com/stlouis](https://colliers.com/stlouis)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved.

**Colliers**