



Prime Cortex Location



4300 DUNCAN
CORTEX INNOVATION COMMUNITY - STL

4300 Duncan Avenue
St. Louis, MO 63110

- Up to 9,438 SF Available Now
 - › Suite 204: 4,144 SF
 - › Suite 205: 5,294 SF
- 36,122 SF Available 5/1/2026
 - › Suite 400: 36,122 SF

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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

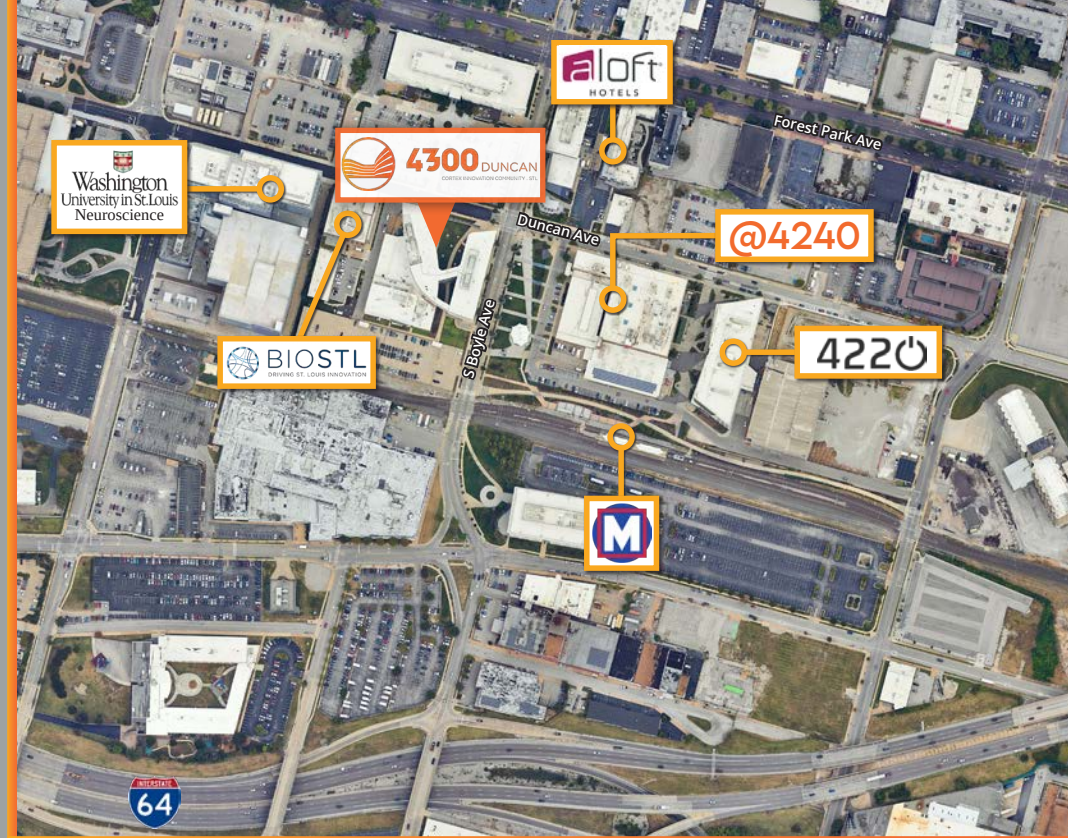
Cortex is a vibrant, 200-acre hub of business, innovation, and technology integrated into St. Louis' historic Central West End and Forest Park Southeast neighborhoods, surrounded by nationally-ranked universities and medical centers and abundant cultural and recreational assets. Cortex is a catalyst 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

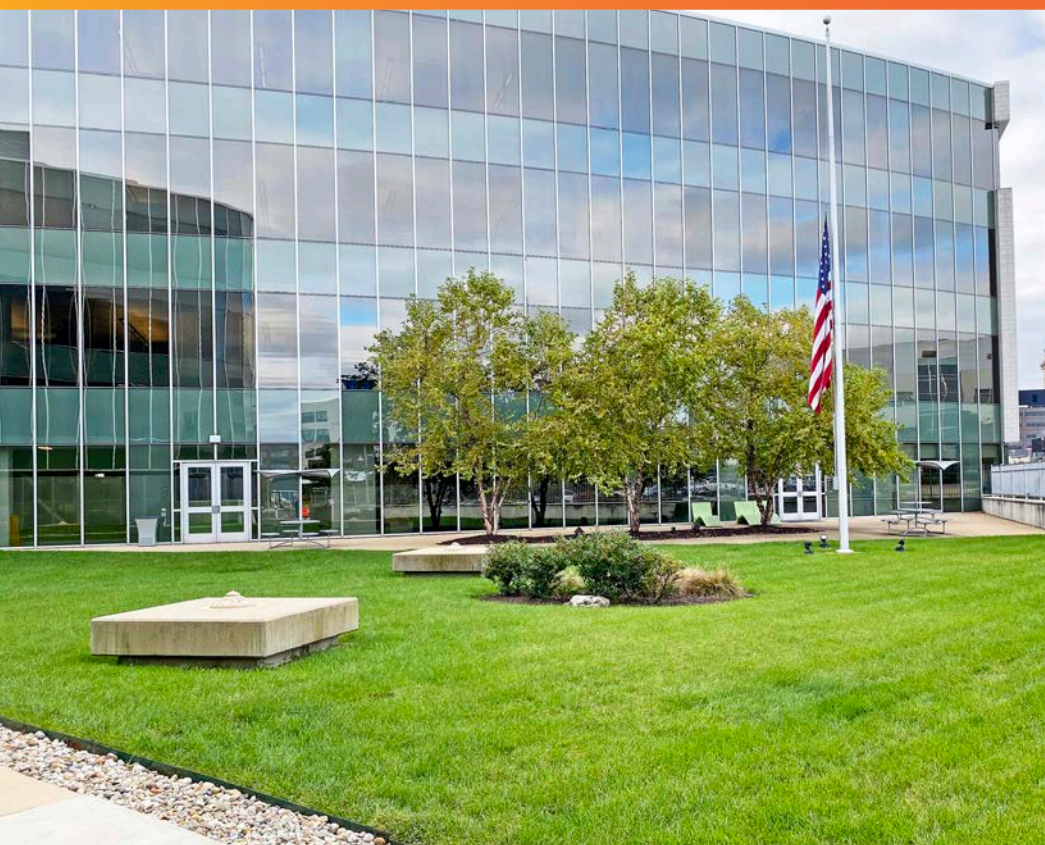
innovation
centers +
activators





Property Highlights

- Outdoor courtyard
- Building conference and collaboration spaces
- Adjacent garage and surface parking
- Plentiful visitor parking
- 24/7 security
- Excellent visibility in the heart of Cortex Innovation District
- LEED Certified

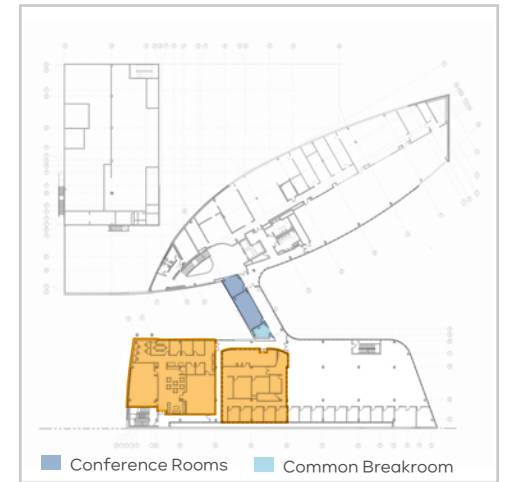


Space Highlights

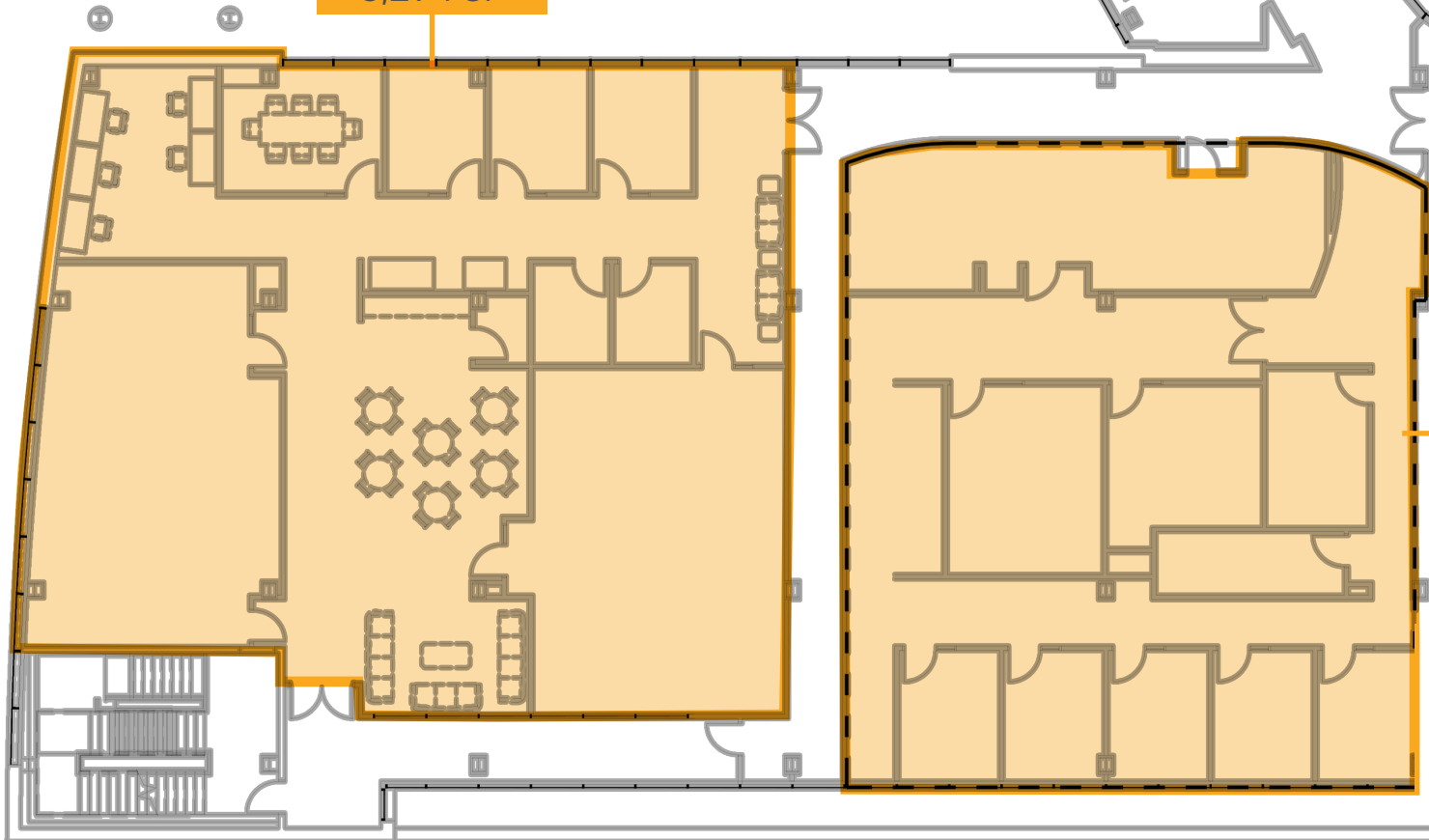
- Up to 9,438 SF - Features include:
 - Second floor vacancy
 - Excellent existing conditions
 - Two common conference rooms and breakroom
 - Available now
- 36,122 SF - Features include:
 - Top floor vacancy
 - Full floor opportunity
 - Excellent existing conditions
 - 31 private offices and an IT room
 - Building signage opportunity
 - Available 5/1/2026

Second Floor

Up to 9,438 SF Available



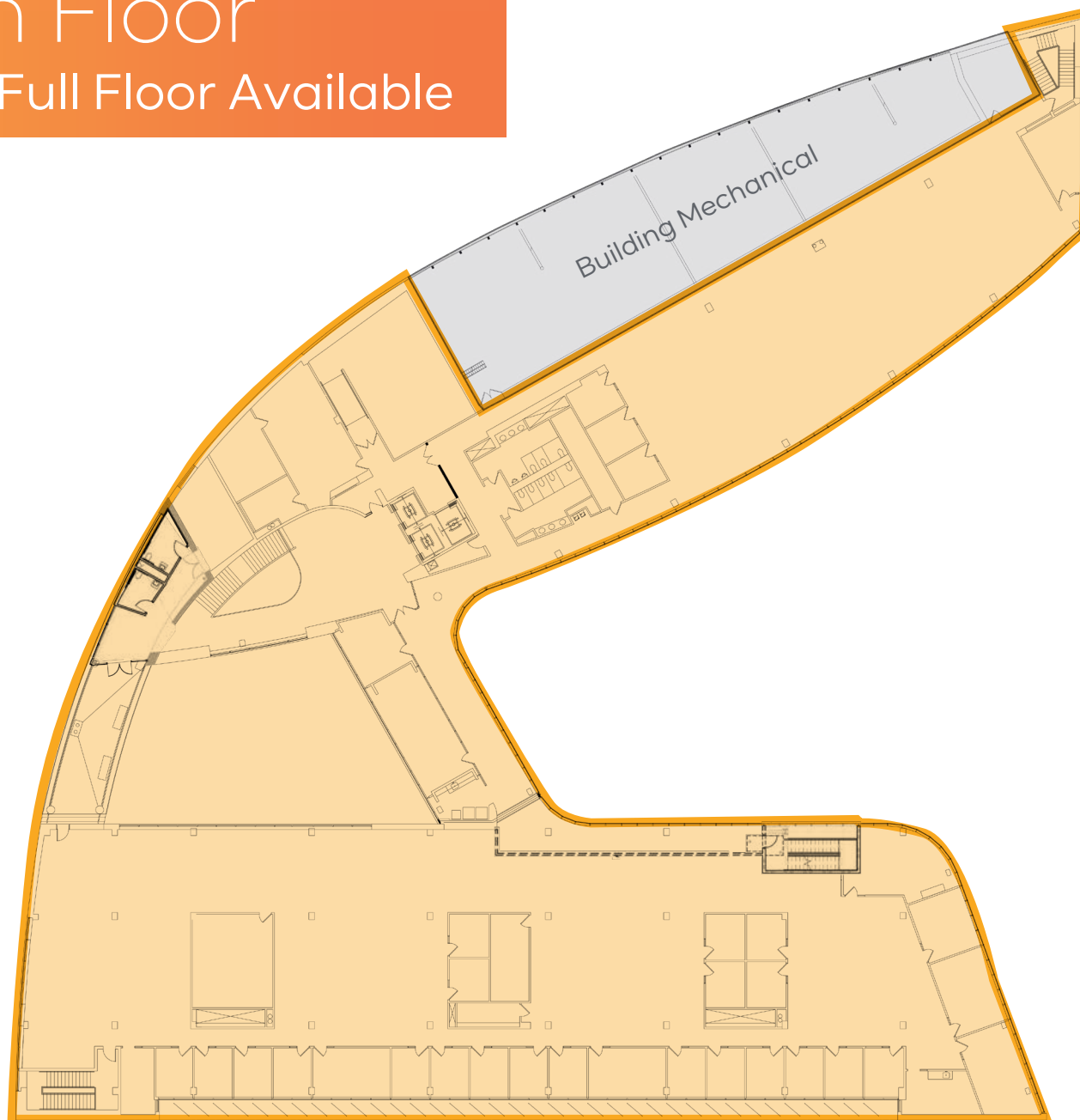
Suite 205
5,294 SF



Suite 204
4,144 SF

Fourth Floor

36,122 SF Full Floor Available

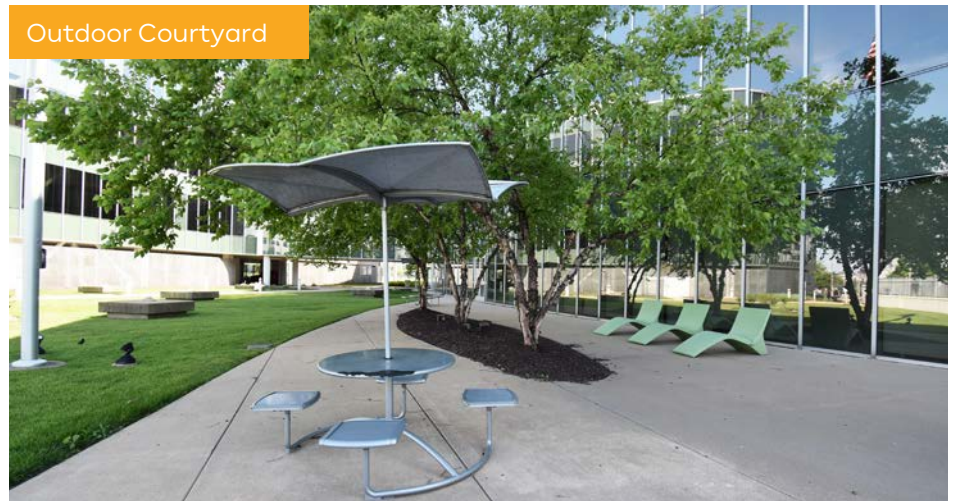


Property Photos

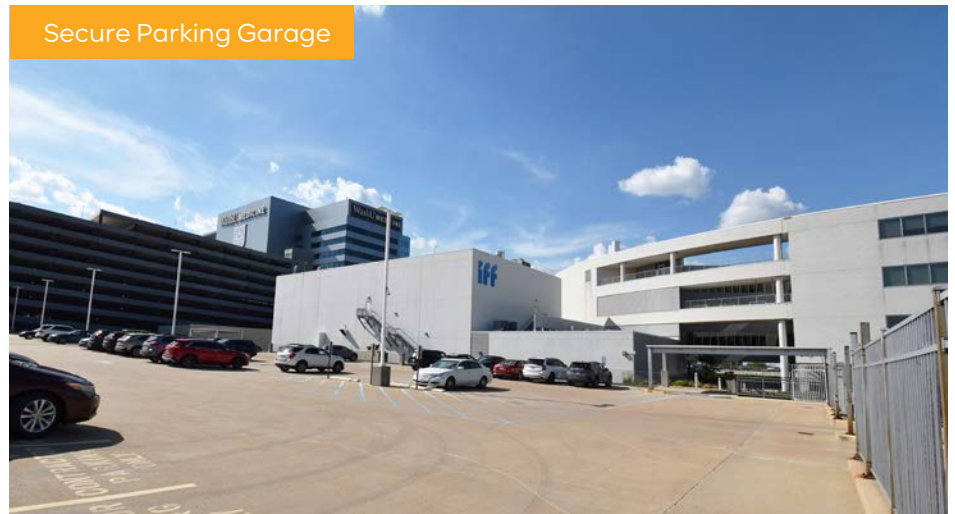
Master Stairwell



Outdoor Courtyard

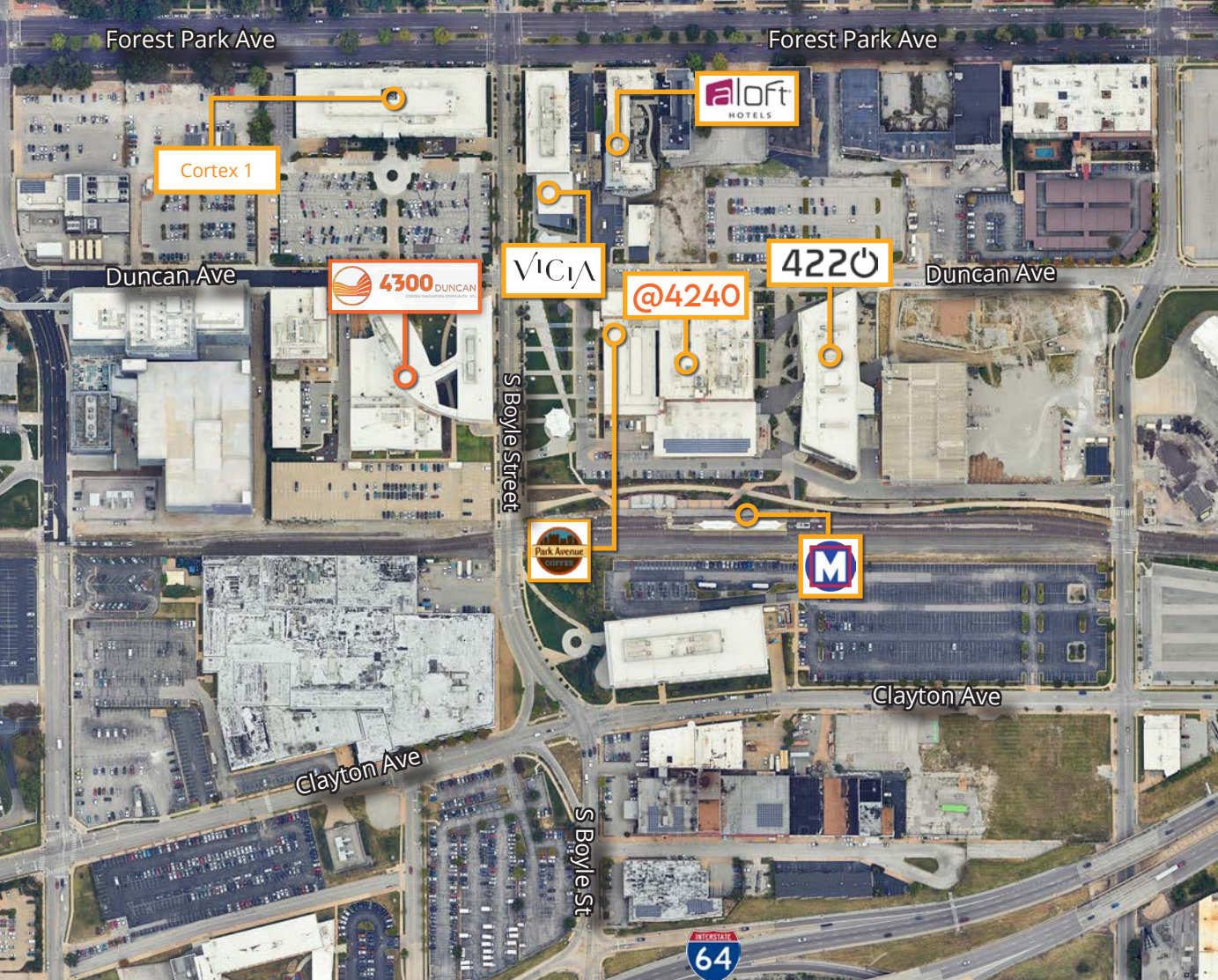


Secure Parking Garage



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

Contact:



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