



Prime Cortex Location



4300 DUNCAN
CORTEX INNOVATION COMMUNITY . STL

4300 Duncan Avenue
St. Louis, MO 63110

- 42,956 SF
 - › Suite 200: 21,478 SF
 - › Suite 300: 21,478 SF
- Easily divisible
- Available now

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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 Community; 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.

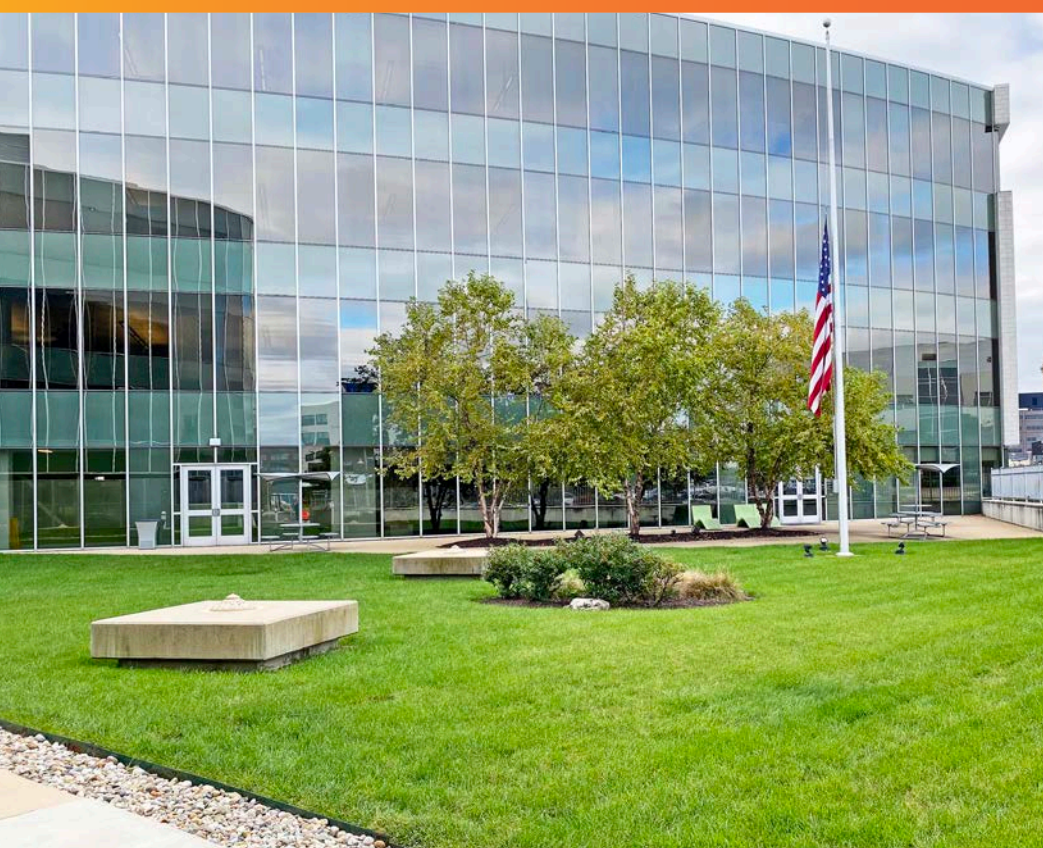
200 425 11

acre hub of
business +
technology

companies

innovation
centers +
activators





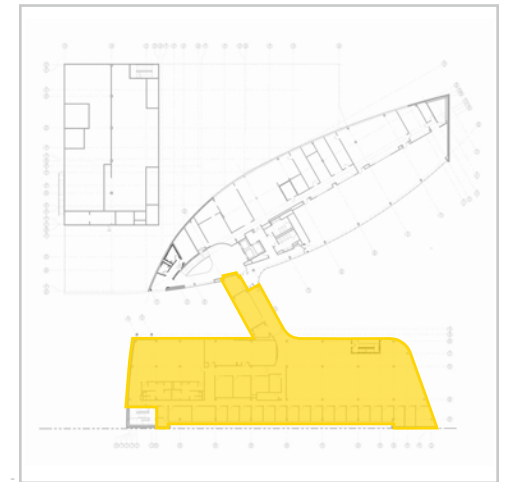
Property Highlights

- 42,956 SF - Features include:
 - Excellent existing conditions
 - Building signage opportunities
 - Easily divisible
- Extensive renovations and new amenities underway
- Outdoor courtyard
- Building conference and collaboration spaces
- Adjacent garage and surface parking
- Plentiful visitor parking
- 24/7 security
- Building and monument signage available
- Excellent visibility in the heart of Cortex Innovation District
- LEED Certified

Second Floor

21,478 SF Available

Click to view
360°
virtual tour



- 1 Grand Staircase
- 2 Common Lobby Area
- 3 Suite Entrance
- 4 Entry Hallway
- 5 Kitchenette
- 6 Entry Work Area
- 7 Stairwell
- 8 Open Office
- 9 Office Office
- 10 Back Hallway
- 11 Back Conference Room
- 12 Fitness Center
- 13 Locker room
- 14 Training Room

Click on dots to view 360 photos

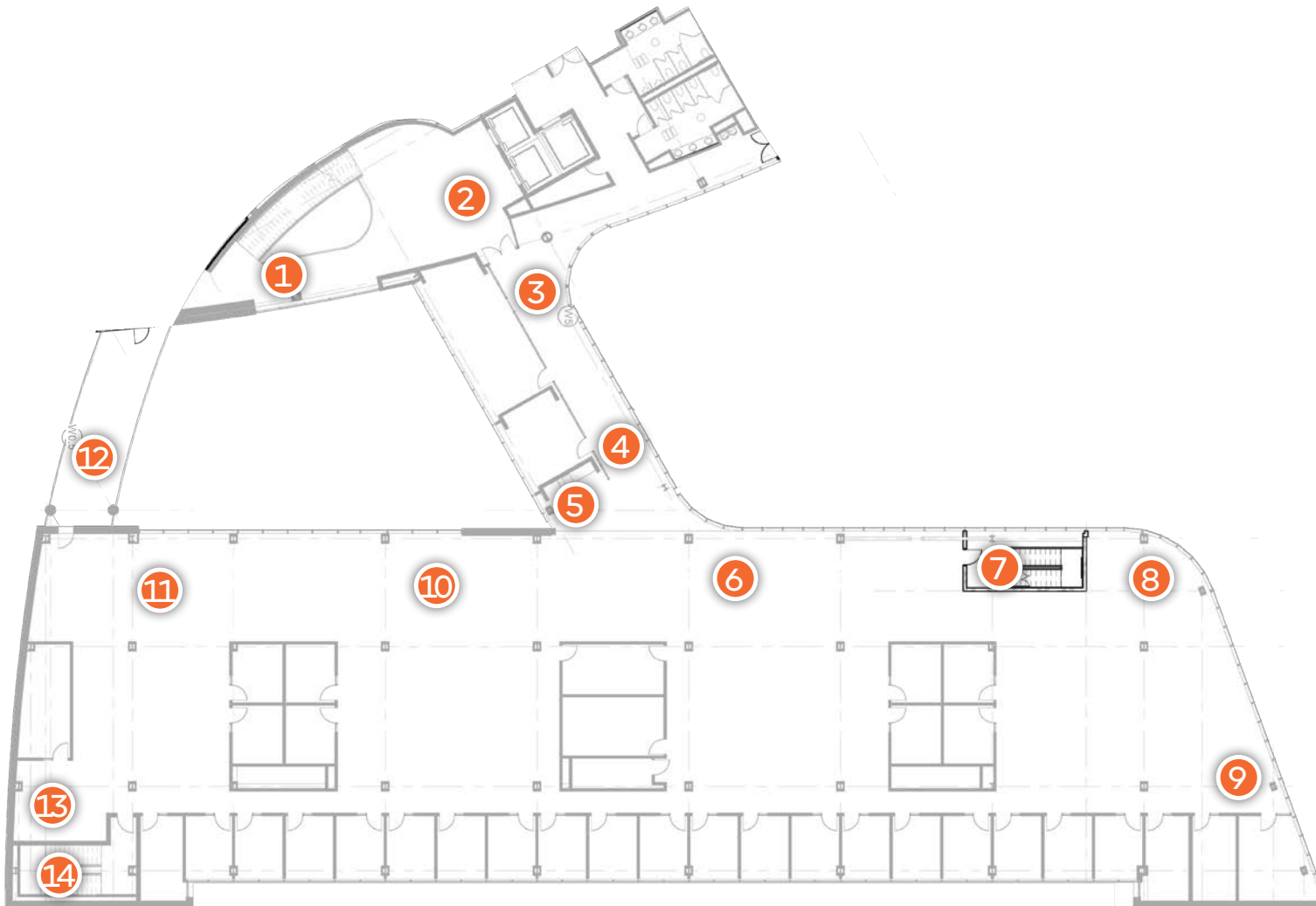
Third Floor

21,478 SF Available

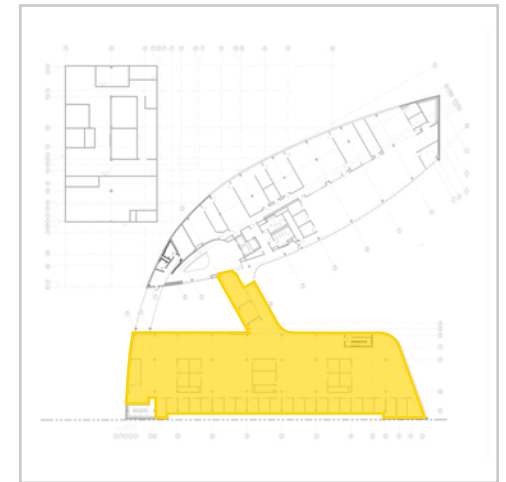
Click to view



virtual tour



Click on dots to view 360 photos



- 1 Grand Staircase
- 2 Common Lobby Area
- 3 Suite Entrance
- 4 Entry Hallway
- 5 Kitchenette
- 6 Entry Work Area
- 7 Stairwell
- 8 Open Office
- 9 Open Office
- 10 Middle Work Area
- 11 Back Work Area
- 12 Balcony
- 13 Back Area
- 14 Back Stairwell

Property Photos

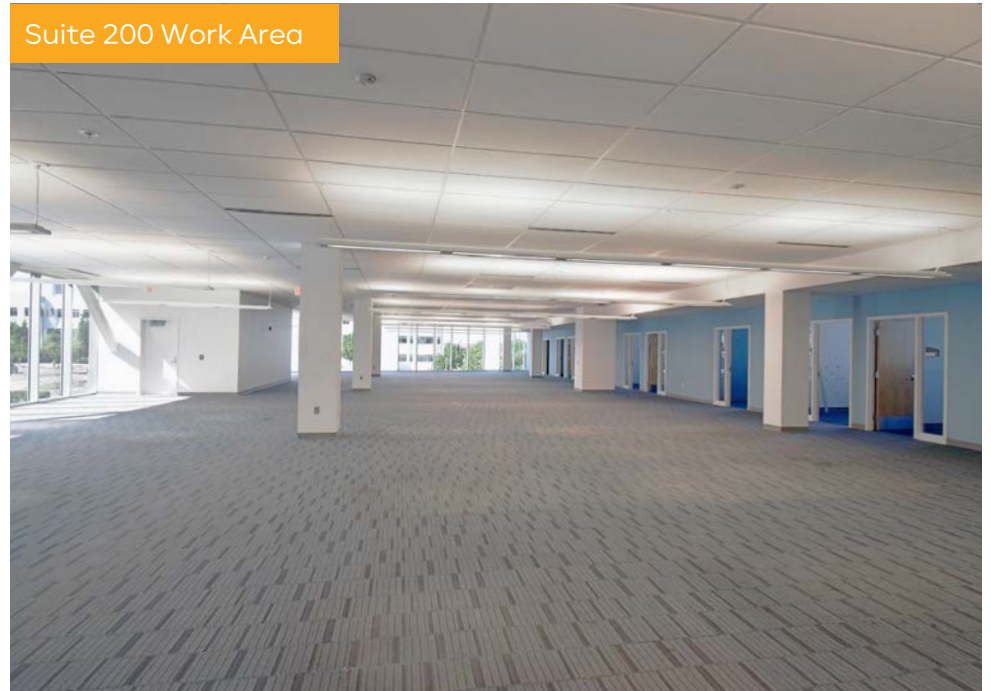
Master Stairwell



Suite 300 Window Line



Suite 200 Work Area

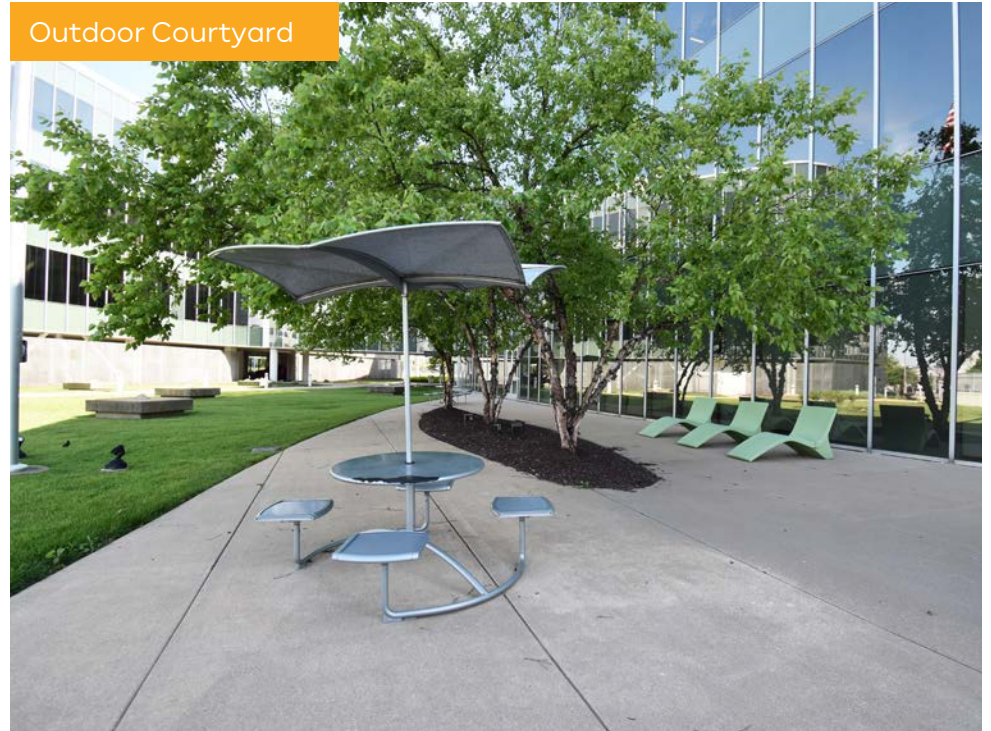


Property Photos

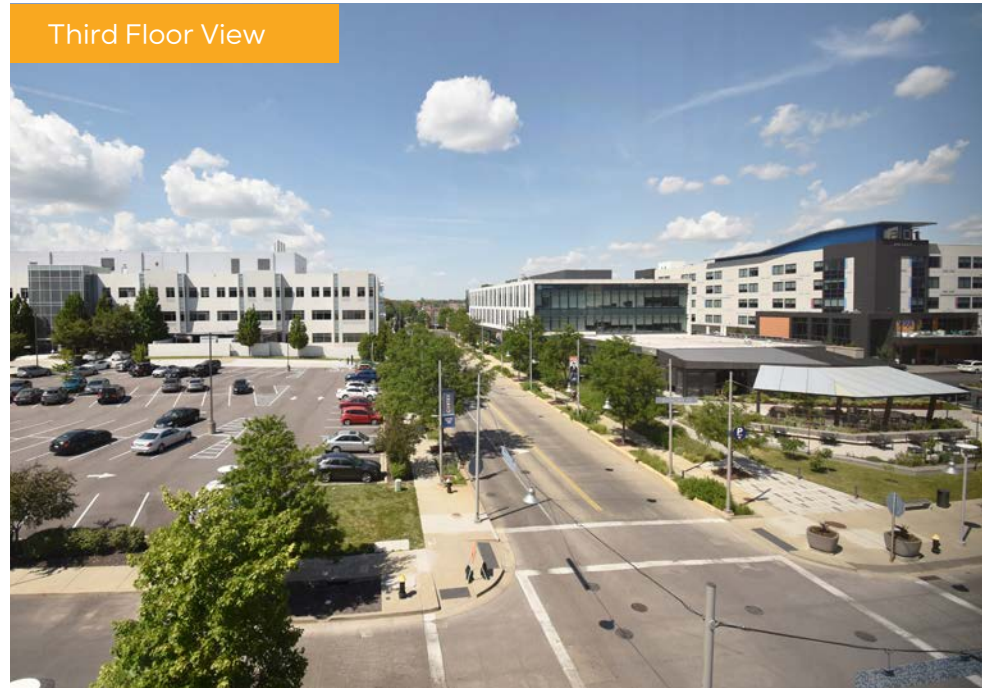
Secure Parking Garage



Outdoor Courtyard

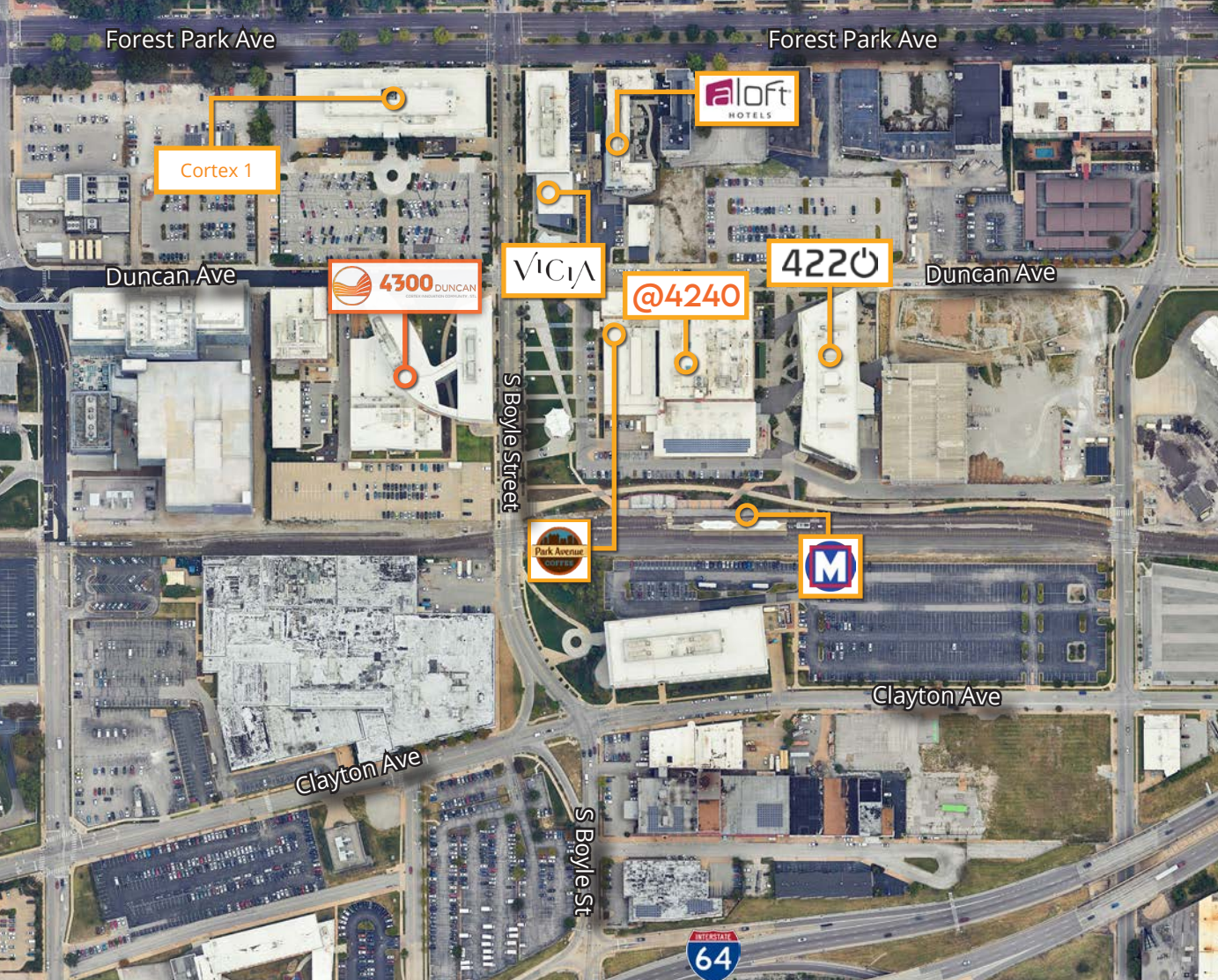


Third Floor View



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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