

CORTEX INNOVATION DISTRICT

Cortex 1

4320 FOREST PARK AVE | ST. LOUIS, MO 63110



CLASS A OFFICE/LAB FOR LEASE

Rebekah Bahn Kingston ESQ., CCIM
314.852.5134 MOBILE
rebekah.kingston@colliers.com

Tony Kennedy ccm
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)
- › Located in the heart of Cortex
- › 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.**



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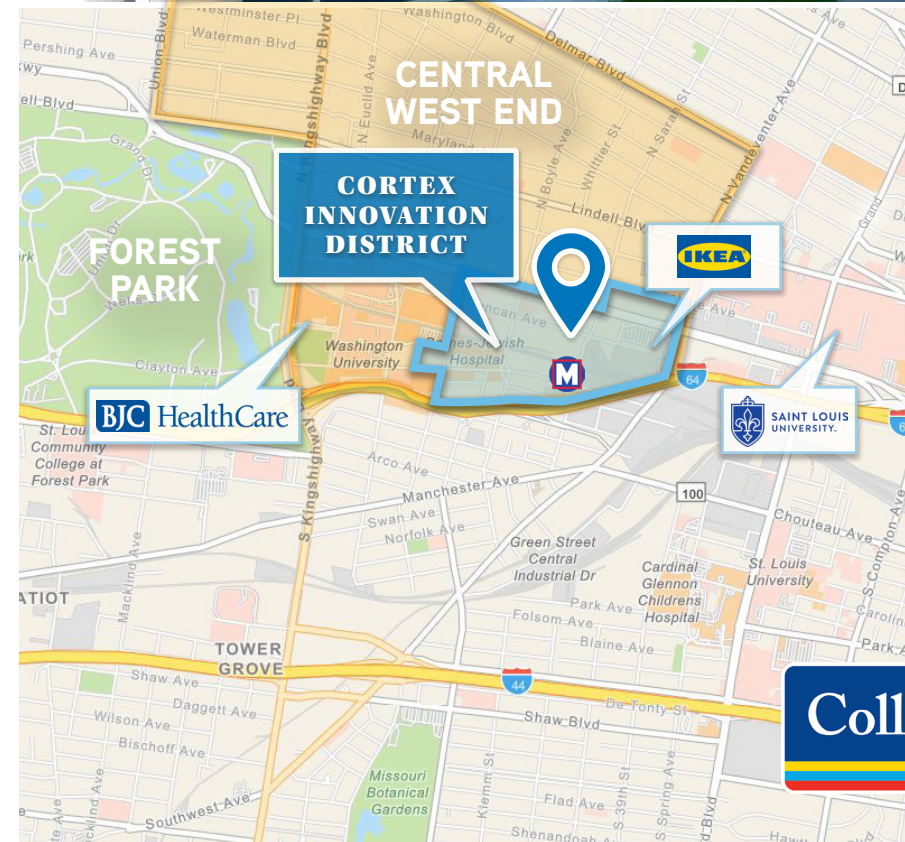
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Location Overview

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



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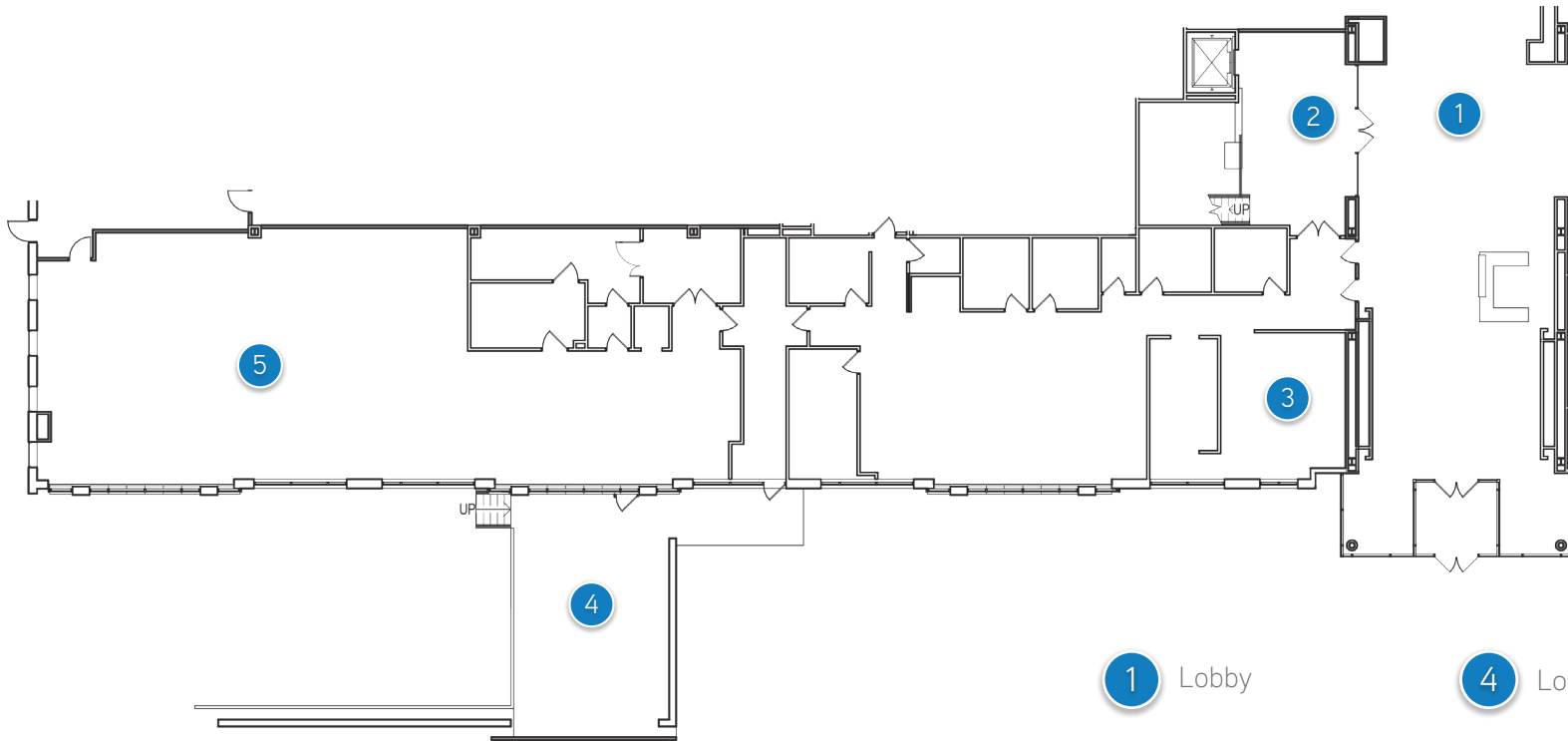
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Building Lobby



Suite 100

[!\[\]\(e78f798d4ea5c530c9db49e7d26e6b95_img.jpg\) CLICK HERE TO VIEW 360 TOUR](#)



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

SUITE 100: 9,634 RSF



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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

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FOR MORE INFORMATION

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Colliers

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

314.863.4447 DIRECT

colliers.com/stlouis

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