

4220

Duncan Avenue | St. Louis, MO 63110

Colliers



CLASS A OFFICE SPACE AVAILABLE IN THE HUB OF THE
CORTEX INNOVATION DISTRICT

PROPERTY HIGHLIGHTS

4220 Duncan is an expanded venue for innovation and entrepreneurship for small and large companies seeking to locate in the hub of the St. Louis life science and technology marketplace.

Building Overview

- 182,000 SF Class A Office/Lab Building
- 5 Stories
- Built in 2018
- 37,000 SF Floor Plates
- Gold LEED Rating
- Situated within the Cortex Innovation District

Major Tenants



CURRENT AVAILABILITY

SUITE 403

- 11,391 SF Office Space Available
- Plug and Play Condition
- Move-in Ready
- New Furniture Included
- Prime Elevator Lobby Entrance
- Contact Brokers for Lease Rate

***Click Here to View
Virtual Tour***

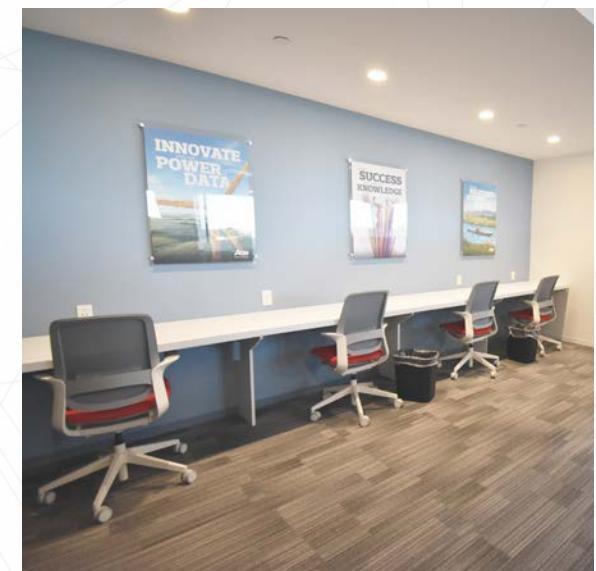
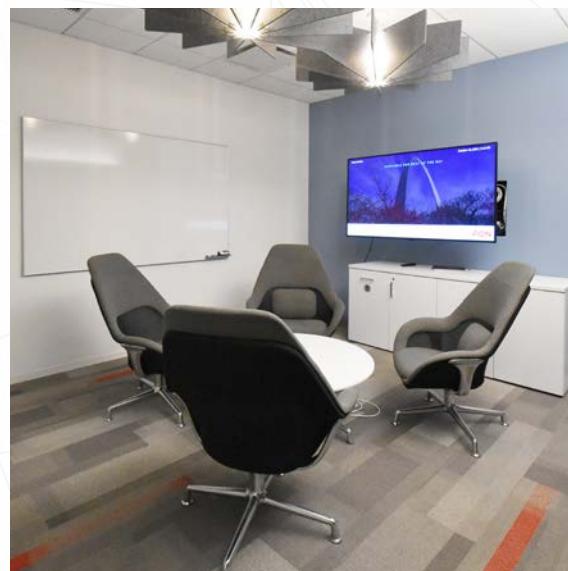


Current Layout With Furniture



Layout With No Furniture

SUITE PHOTOS



CORTEX INNOVATION DISTRICT

Cortex is a 200-acre innovation district in St. Louis, strategically located near leading universities, medical centers, and cultural institutions. It serves as a catalyst for collaboration, offering advanced facilities and programming to support research, entrepreneurship, and technology commercialization.

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



4220

4220 Duncan Avenue, St. Louis, MO

4220

Duncan Avenue | St. Louis, MO 63110

For further information, please contact:

Rebekah Bahn Kingston, Esq., CCIM

Senior Vice President

+1 314 852 5134

rebekah.kingston@colliers.com

Tony Kennedy, CCIM

Senior Vice President

+1 314 630 4152

tony.kennedy@colliers.com

This document/email 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. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers
101 South Hanley Road
Suite 1400
St. Louis, MO 63105
+1 314 863 4447
colliers.com/stlouis

