

# 4220

Duncan Avenue | St. Louis, MO 63110



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



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4220 Duncan Avenue, St. Louis, MO

# 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](#)



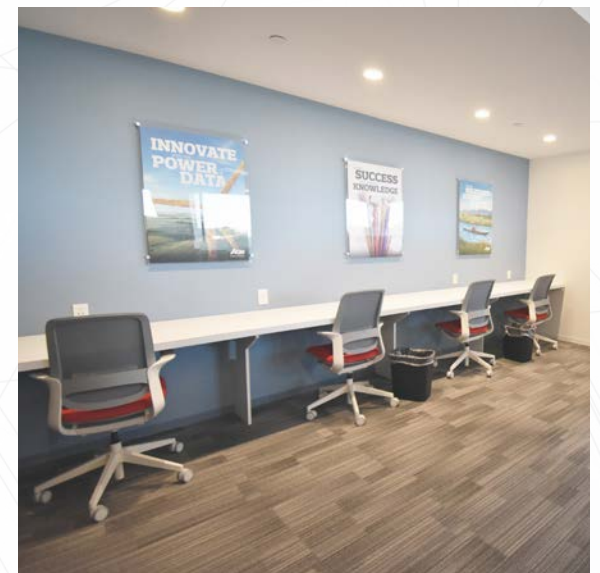
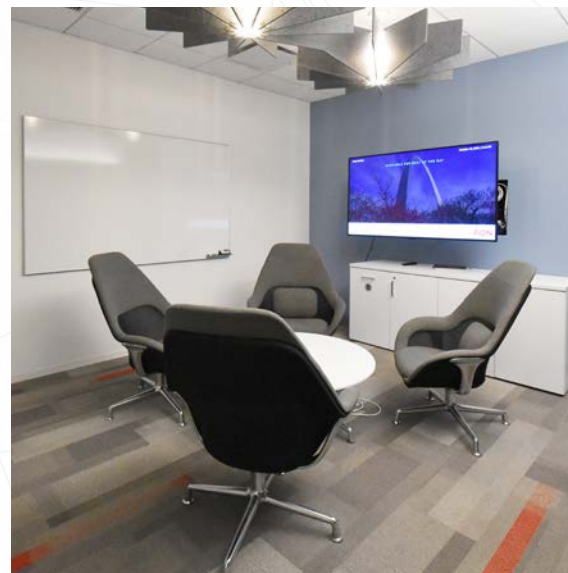
*Current Layout With Furniture*



*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





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