



S U B L E A S E  
4 2 6 0  
F O R E S T P A R K A V E

S T . L O U I S

# 4260 FOREST PARK AVE

## DETAILS

- RARE OPPORTUNITY IN THE CORTEX DISTRICT
- PREMIUM CLASS A OFFICE & LAB SPACE
- ACCESS TO COMMUNAL MEETING ROOMS & OPEN OFFICE AREA
- ADJACENT TO VICIA RESTAURANT & ALOFT HOTEL
- NEAR THE CENTRAL WEST END NEIGHBORHOOD WITH IMMEDIATE PROXIMITY TO I-64 & FOREST PARK PARKWAY
- INNOVATIVE SPACE AND TENANT MIX



### NICK HARTIG

314.408.7400 (Office)  
314.805.9779 (Mobile)  
Nick@LCGCap.com

### JOSH JENKINS

314.408.7400 (Office)  
636.328.4828 (Mobile)  
Josh@LCGCap.com

# 4260 FOREST PARK AVE

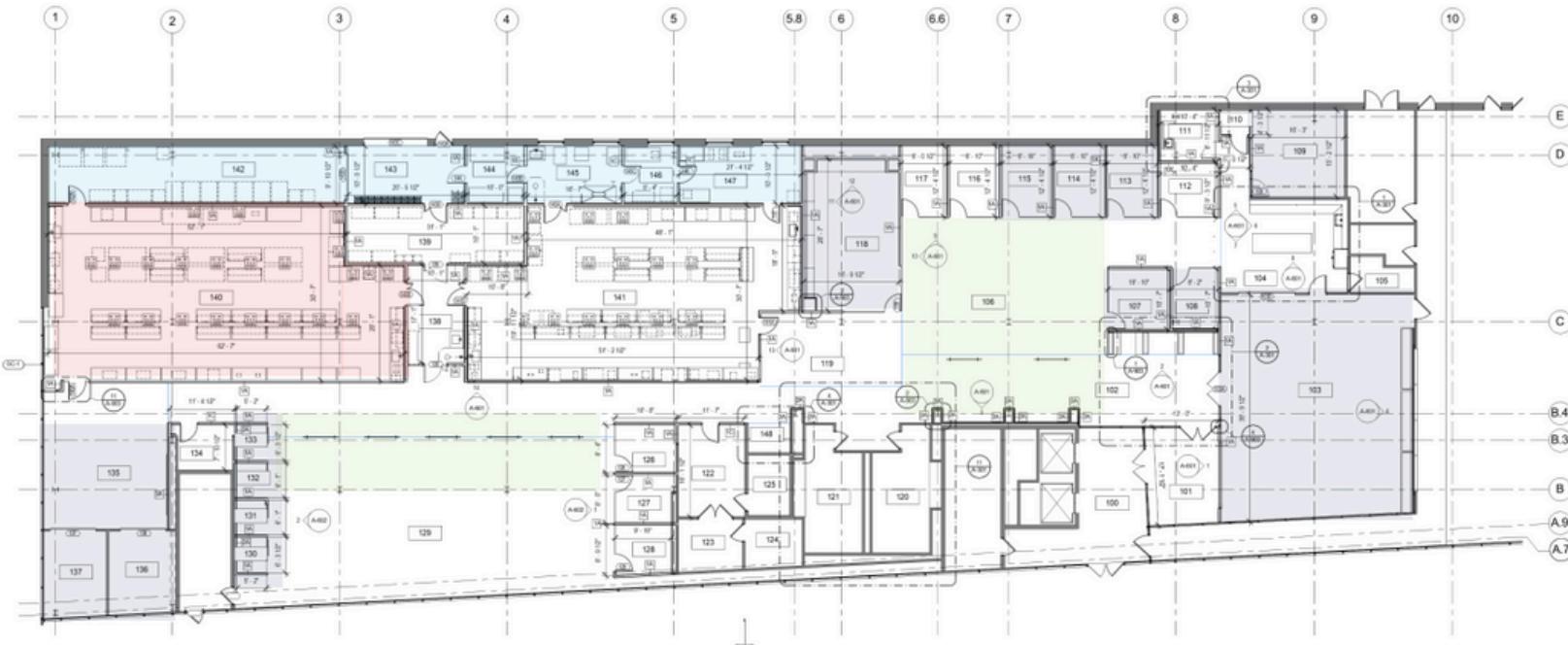
## CONCEPTUAL SPACE PLAN

NICK HARTIG

314.408.7400 (Office)  
314.805.9779 (Mobile)  
Nick@LCGCap.com

JOSH JENKINS

314.408.7400 (Office)  
636.328.4828 (Mobile)  
Josh@LCGCap.com



Number	Name
100	BUILDING LOBBY
101	RECEPTION
102	TOILET ROOM
103	ALL HANDS
104	PARTY
105	OPEN OFFICE
106	OFFICE
107	OFFICE
108	OFFICE
109	TOILET ROOM
110	STORAGE
111	WELLNESS
112	OFFICE
113	OFFICE
114	OFFICE
115	OFFICE
116	OFFICE
117	OFFICE
118	OFFICE
119	OFFICE
120	OFFICE
121	OFFICE
122	OFFICE
123	OFFICE
124	OFFICE
125	OFFICE
126	OFFICE
127	OFFICE
128	OFFICE
129	OFFICE
130	OFFICE
131	OFFICE
132	OFFICE
133	OFFICE
134	OFFICE
135	OFFICE
136	OFFICE
137	OFFICE
138	OFFICE
139	OFFICE
140	OFFICE
141	OFFICE
142	OFFICE
143	OFFICE
144	OFFICE
145	OFFICE
146	OFFICE
147	OFFICE
148	OFFICE
149	OFFICE
150	OFFICE
151	OFFICE
152	OFFICE
153	OFFICE
154	OFFICE
155	OFFICE
156	OFFICE
157	OFFICE
158	OFFICE
159	OFFICE
160	OFFICE
161	OFFICE
162	OFFICE
163	OFFICE
164	OFFICE
165	OFFICE
166	OFFICE
167	OFFICE
168	OFFICE
169	OFFICE
170	OFFICE
171	OFFICE
172	OFFICE
173	OFFICE
174	OFFICE
175	OFFICE
176	OFFICE
177	OFFICE
178	OFFICE
179	OFFICE
180	OFFICE
181	FOOD
182	FOOD
183	FOOD
184	FOOD
185	FOOD
186	FOOD
187	FOOD
188	FOOD
189	FOOD
190	FOOD
191	FOOD
192	FOOD
193	FOOD
194	FOOD
195	FOOD
196	FOOD
197	FOOD
198	FOOD
199	FOOD
200	FOOD
201	FOOD
202	FOOD
203	FOOD
204	FOOD
205	FOOD
206	FOOD
207	FOOD
208	FOOD
209	FOOD
210	FOOD
211	FOOD
212	FOOD
213	FOOD
214	FOOD
215	FOOD
216	FOOD
217	FOOD
218	FOOD
219	FOOD
220	FOOD
221	FOOD
222	FOOD
223	FOOD
224	FOOD
225	FOOD
226	FOOD
227	FOOD
228	FOOD
229	FOOD
230	FOOD
231	FOOD
232	FOOD
233	FOOD
234	FOOD
235	FOOD
236	FOOD
237	FOOD
238	FOOD
239	FOOD
240	FOOD
241	FOOD
242	FOOD
243	FOOD
244	FOOD
245	FOOD
246	FOOD
247	FOOD
248	FOOD
249	FOOD
250	FOOD
251	FOOD
252	FOOD
253	FOOD
254	FOOD
255	FOOD
256	FOOD
257	FOOD
258	FOOD
259	FOOD
260	FOOD
261	FOOD
262	FOOD
263	FOOD
264	FOOD
265	FOOD
266	FOOD
267	FOOD
268	FOOD
269	FOOD
270	FOOD
271	FOOD
272	FOOD
273	FOOD
274	FOOD
275	FOOD
276	FOOD
277	FOOD
278	FOOD
279	FOOD
280	FOOD
281	FOOD
282	FOOD
283	FOOD
284	FOOD
285	FOOD
286	FOOD
287	FOOD
288	FOOD
289	FOOD
290	FOOD
291	FOOD
292	FOOD
293	FOOD
294	FOOD
295	FOOD
296	FOOD
297	FOOD
298	FOOD
299	FOOD
300	FOOD
301	FOOD
302	FOOD
303	FOOD
304	FOOD
305	FOOD
306	FOOD
307	FOOD
308	FOOD
309	FOOD
310	FOOD
311	FOOD
312	FOOD
313	FOOD
314	FOOD
315	FOOD
316	FOOD
317	FOOD
318	FOOD
319	FOOD
320	FOOD
321	FOOD
322	FOOD
323	FOOD
324	FOOD
325	FOOD
326	FOOD
327	FOOD
328	FOOD
329	FOOD
330	FOOD
331	FOOD
332	FOOD
333	FOOD
334	FOOD
335	FOOD
336	FOOD
337	FOOD
338	FOOD
339	FOOD
340	FOOD
341	FOOD
342	FOOD
343	FOOD
344	FOOD
345	FOOD
346	FOOD
347	FOOD
348	FOOD
349	FOOD
350	FOOD
351	FOOD
352	FOOD
353	FOOD
354	FOOD
355	FOOD
356	FOOD
357	FOOD
358	FOOD
359	FOOD
360	FOOD
361	FOOD
362	FOOD
363	FOOD
364	FOOD
365	FOOD
366	FOOD
367	FOOD
368	FOOD
369	FOOD
370	FOOD
371	FOOD
372	FOOD
373	FOOD
374	FOOD
375	FOOD
376	FOOD
377	FOOD
378	FOOD
379	FOOD
380	FOOD
381	FOOD
382	FOOD
383	FOOD
384	FOOD
385	FOOD
386	FOOD
387	FOOD
388	FOOD
389	FOOD
390	FOOD
391	FOOD
392	FOOD
393	FOOD
394	FOOD
395	FOOD
396	FOOD
397	FOOD
398	FOOD
399	FOOD
400	FOOD
401	FOOD
402	FOOD
403	FOOD
404	FOOD
405	FOOD
406	FOOD
407	FOOD
408	FOOD
409	FOOD
410	FOOD
411	FOOD
412	FOOD
413	FOOD
414	FOOD
415	FOOD
416	FOOD
417	FOOD
418	FOOD
419	FOOD
420	FOOD
421	FOOD
422	FOOD
423	FOOD
424	FOOD
425	FOOD
426	FOOD
427	FOOD
428	FOOD
429	FOOD
430	FOOD
431	FOOD
432	FOOD
433	FOOD
434	FOOD
435	FOOD
436	FOOD
437	FOOD
438	FOOD
439	FOOD
440	FOOD
441	FOOD
442	FOOD
443	FOOD
444	FOOD
445	FOOD
446	FOOD
447	FOOD
448	FOOD
449	FOOD
450	FOOD
451	FOOD
452	FOOD
453	FOOD
454	FOOD
455	FOOD
456	FOOD
457	FOOD
458	FOOD
459	FOOD
460	FOOD
461	FOOD
462	FOOD
463	FOOD
464	FOOD
465	FOOD
466	FOOD
467	FOOD
468	FOOD
469	FOOD
470	FOOD
471	FOOD
472	FOOD
473	FOOD
474	FOOD
475	FOOD
476	FOOD
477	FOOD
478	FOOD
479	FOOD
480	FOOD
481	FOOD
482	FOOD
483	FOOD
484	FOOD
485	FOOD
486	FOOD
487	FOOD
488	FOOD
489	FOOD
490	FOOD
491	FOOD
492	FOOD
493	FOOD
494	FOOD
495	FOOD
496	FOOD
497	FOOD
498	FOOD
499	FOOD
500	FOOD
501	FOOD
502	FOOD
503	FOOD
504	FOOD
505	FOOD
506	FOOD
507	FOOD
508	FOOD
509	FOOD
510	FOOD
511	FOOD
512	FOOD
513	FOOD
514	FOOD
515	FOOD
516	FOOD
517	FOOD
518	FOOD
519	FOOD
520	FOOD
521	FOOD
522	FOOD
523	FOOD
524	FOOD
525	FOOD
526	FOOD
527	FOOD
528	FOOD
529	FOOD
530	FOOD
531	FOOD
532	FOOD
533	FOOD
534	FOOD
535	FOOD
536	FOOD
537	FOOD
538	FOOD
539	FOOD
540	FOOD
541	FOOD
542	FOOD
543	FOOD
544	FOOD
545	FOOD
546	FOOD
547	FOOD
548	FOOD
549	FOOD
550	FOOD
551	FOOD
552	FOOD
553	FOOD
554	FOOD
555	FOOD
556	FOOD
557	FOOD
558	FOOD
559	FOOD
560	FOOD
561	FOOD
562	FOOD
563	FOOD
564	FOOD
565	FOOD
566	FOOD
567	FOOD
568	FOOD
569	FOOD
570	FOOD
571	FOOD
572	FOOD
573	FOOD
574	FOOD
575	FOOD
576	FOOD
577	FOOD
578	FOOD
579	FOOD
580	FOOD
581	FOOD
582	FOOD
583	FOOD
584	FOOD
585	FOOD
586	FOOD
587	FOOD
588	FOOD
589	FOOD
590	FOOD
591	FOOD
592	FOOD
593	FOOD
594	FOOD
595	FOOD
596	FOOD
597	FOOD
598	FOOD
599	FOOD
600	FOOD
601	FOOD
602	FOOD
603	FOOD
604	FOOD
605	FOOD
606	FOOD
607	FOOD
608	FOOD
609	FOOD
610	FOOD
611	FOOD
612	FOOD
613	FOOD
614	FOOD
615	FOOD
616	FOOD
617	FOOD
618	FOOD
619	FOOD
620	FOOD
621	FOOD
622	FOOD
623	FOOD
624	FOOD
625	FOOD
626	FOOD
627	FOOD
628	FOOD
629	FOOD
630	FOOD
631	FOOD
632	FOOD
633	FOOD
634	FOOD
635	FOOD
636	FOOD
637	FOOD
638	FOOD
639	FOOD
640	FOOD
641	FOOD
642	FOOD
643	FOOD
644	FOOD
645	FOOD
646	FOOD
647	FOOD
648	FOOD
649	FOOD
650	FOOD
651	FOOD
652	FOOD
653	FOOD
654	FOOD
655	FOOD
656	FOOD
657	FOOD
658	FOOD
659	FOOD
660	FOOD</td

# 4260 FOREST PARK AVE

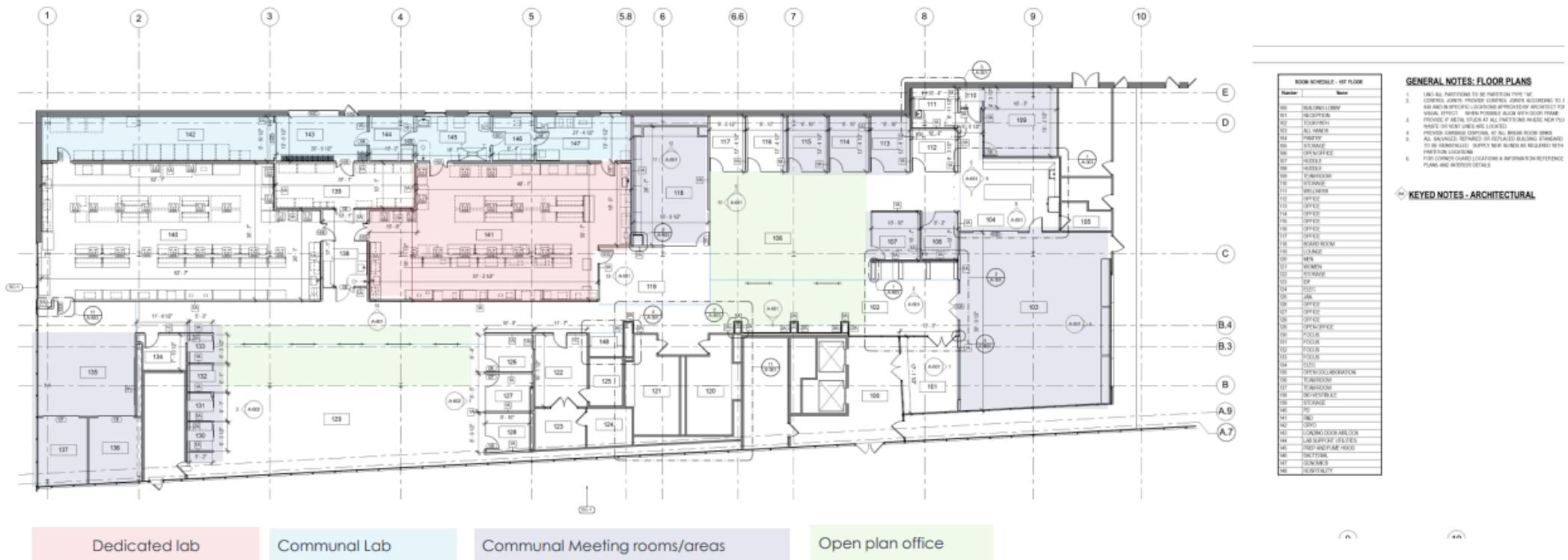
## ALTERNATIVE SPACE PLAN

# NICK HARTIG

314.408.7400 (Office)  
314.805.9779 (Mobile)  
Nick@LCGCap.com

## JOSH JENKINS

314.408.7400 (Office)  
636.328.4828 (Mobile)  
Josh@LCGCap.com



# 4260 FOREST PARK AVE

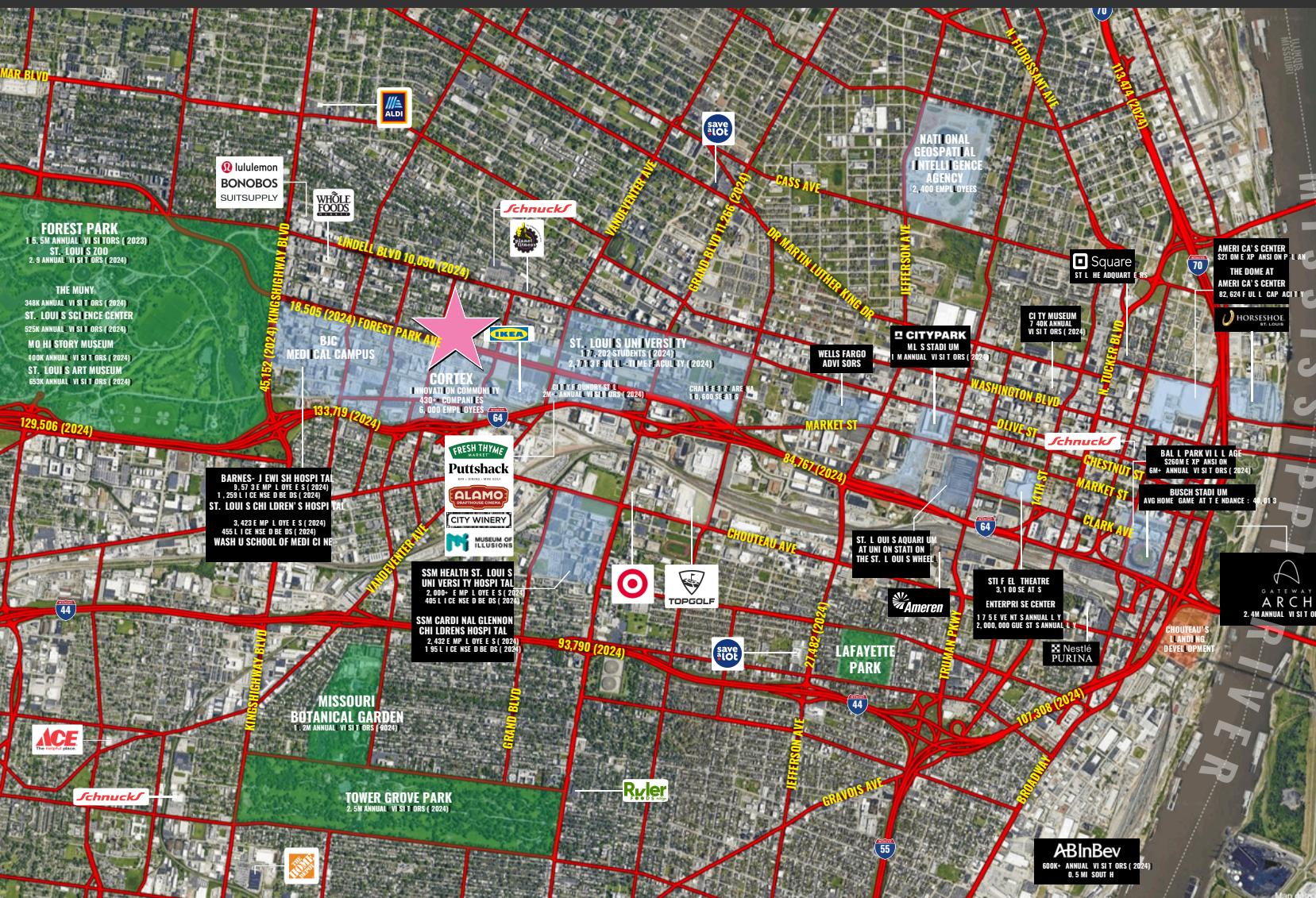
## AERIAL

**NICK HARTIG**

314.408.7400 (Office)  
314.805.9779 (Mobile)  
Nick@LCGCap.com

# JOSH JENKINS

314.408.7400 (Office)  
636.328.4828 (Mobile)  
Josh@LCGCap.com



[www.LCGCap.com](http://www.LCGCap.com)