



SUBLEASE
4260
FOREST PARK AVE

ST. LOUIS



4260 FOREST PARK AVE

DETAILS

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- 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



- SUBLEASE RATE: \$26.00 PSF NNN
- AVAILABILITY:
 - 1,600 – 13,000 SF





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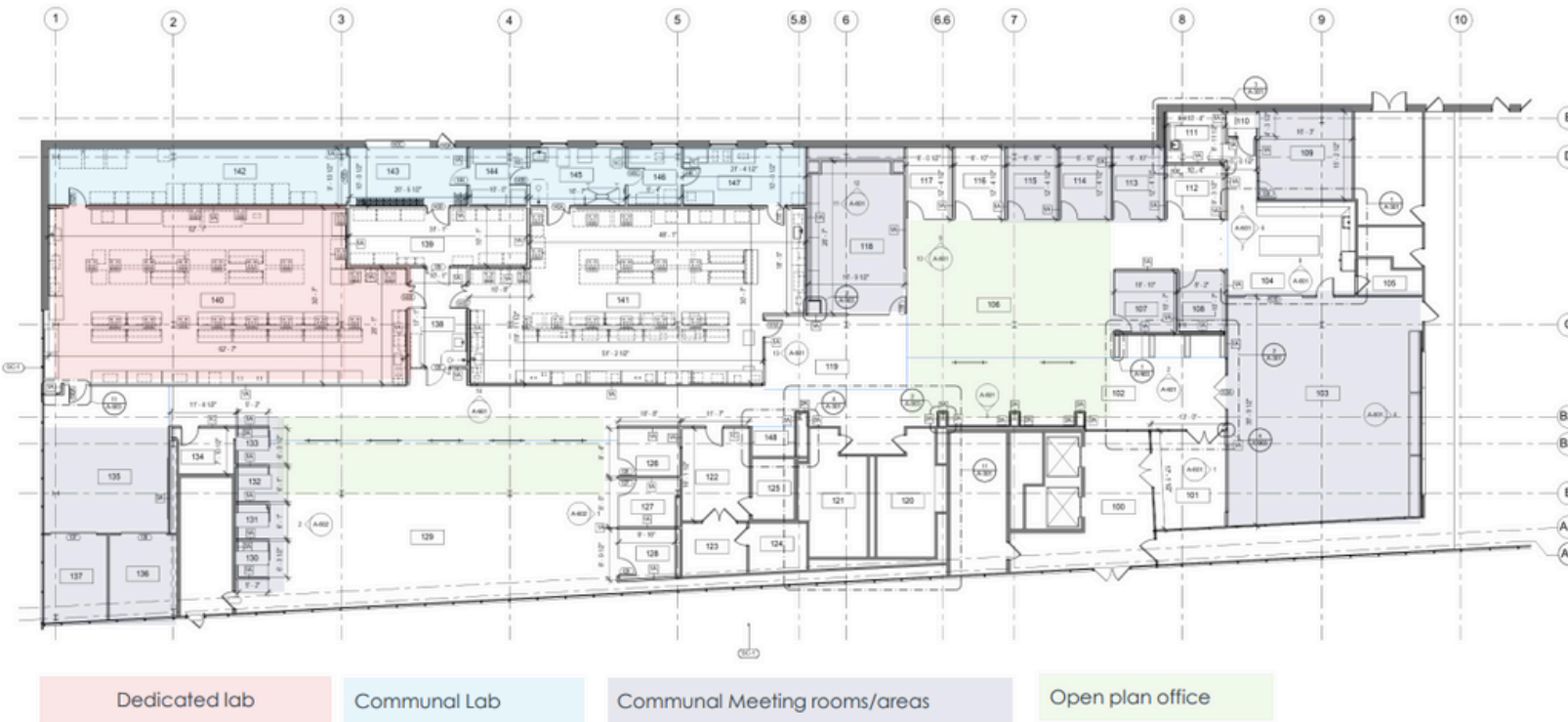
CONCEPTUAL SPACE PLAN

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ROOM SCHEDULE - 1ST FLOOR	
Number	Name
100	RECEPTION LOBBY
101	RECEPTION
102	TOILET
103	ALL PURPOSE
104	PHOTOCOPY
105	STORAGE
106	OPEN OFFICE
107	MEETING
108	MEETING
109	TELEPHONE
110	STORAGE
111	WELLNESS
112	OFFICE
113	OFFICE
114	OFFICE
115	OFFICE
116	OFFICE
117	OFFICE
118	MEETING ROOM
119	STORAGE
120	STORAGE
121	OFFICE
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200	OFFICE

- GENERAL NOTES: FLOOR PLANS**
1. UNLESS OTHERWISE NOTED, ALL PARTITIONS SHALL BE 10' HIGH.
 2. CONTROL JOINTS SHALL BE LOCATED AT 10' INTERVALS.
 3. PROVIDE 1" MINIMUM CLEARANCE BETWEEN PARTITIONS AND DOOR FRAMES.
 4. PROVIDE 1" MINIMUM CLEARANCE BETWEEN PARTITIONS AND DOOR FRAMES.
 5. PROVIDE 1" MINIMUM CLEARANCE BETWEEN PARTITIONS AND DOOR FRAMES.
 6. PROVIDE 1" MINIMUM CLEARANCE BETWEEN PARTITIONS AND DOOR FRAMES.
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 8. PROVIDE 1" MINIMUM CLEARANCE BETWEEN PARTITIONS AND DOOR FRAMES.
 9. PROVIDE 1" MINIMUM CLEARANCE BETWEEN PARTITIONS AND DOOR FRAMES.
 10. PROVIDE 1" MINIMUM CLEARANCE BETWEEN PARTITIONS AND DOOR FRAMES.

KEYED NOTES - ARCHITECTURAL



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ALTERNATIVE SPACE PLAN

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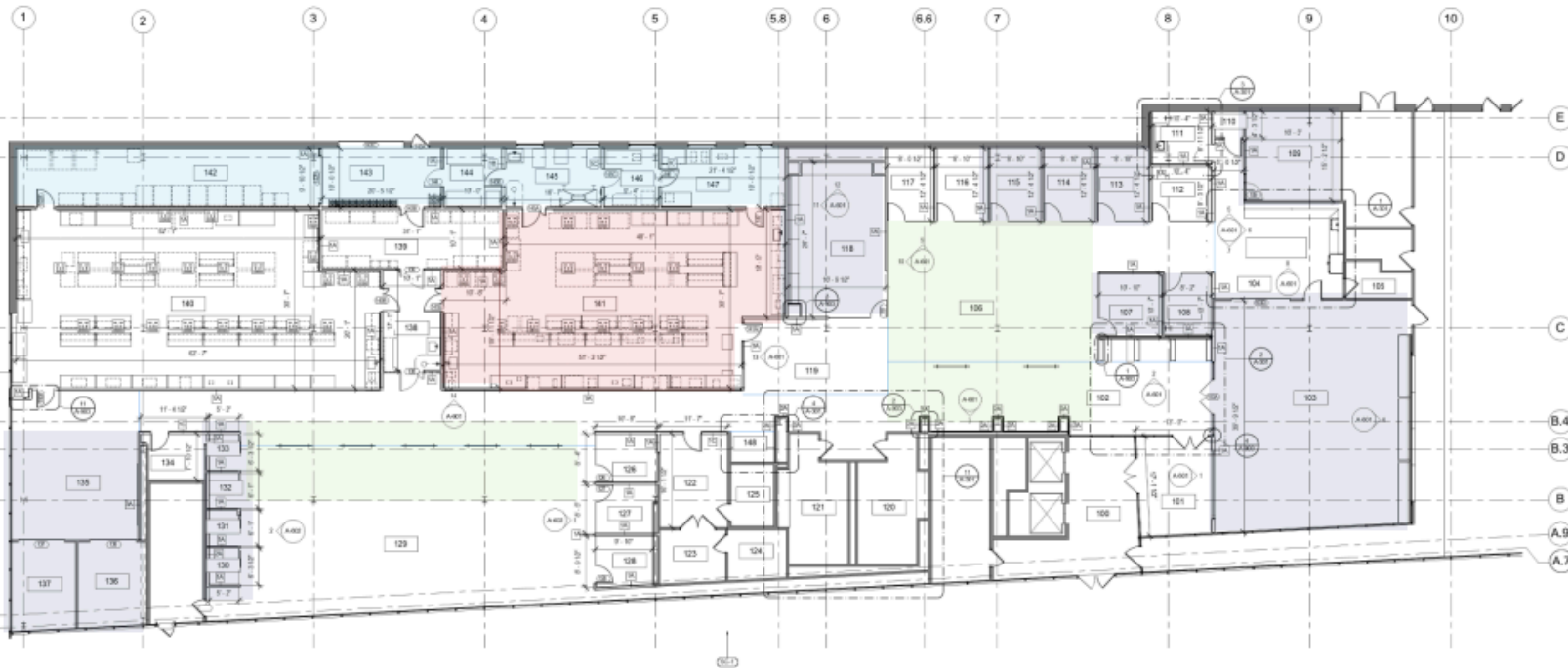
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ROOM SCHEDULE - 1ST FLOOR	
Number	Name
100	RECEPTION
101	RECEPTION
102	RECEPTION
103	RECEPTION
104	RECEPTION
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106	RECEPTION
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148	RECEPTION

GENERAL NOTES: FLOOR PLANS

1. UNLESS OTHERWISE NOTED, ALL PARTITIONS SHALL BE 1/2" THICK Gypsum Board on 5" Steel Studs.
2. UNLESS OTHERWISE NOTED, ALL PARTITIONS SHALL BE 1/2" THICK Gypsum Board on 5" Steel Studs.
3. PROVIDE 1/2" THICK Gypsum Board on 5" Steel Studs at all locations where new partitions are required.
4. PROVIDE 1/2" THICK Gypsum Board on 5" Steel Studs at all locations where new partitions are required.
5. PROVIDE 1/2" THICK Gypsum Board on 5" Steel Studs at all locations where new partitions are required.
6. PROVIDE 1/2" THICK Gypsum Board on 5" Steel Studs at all locations where new partitions are required.

KEYED NOTES - ARCHITECTURAL



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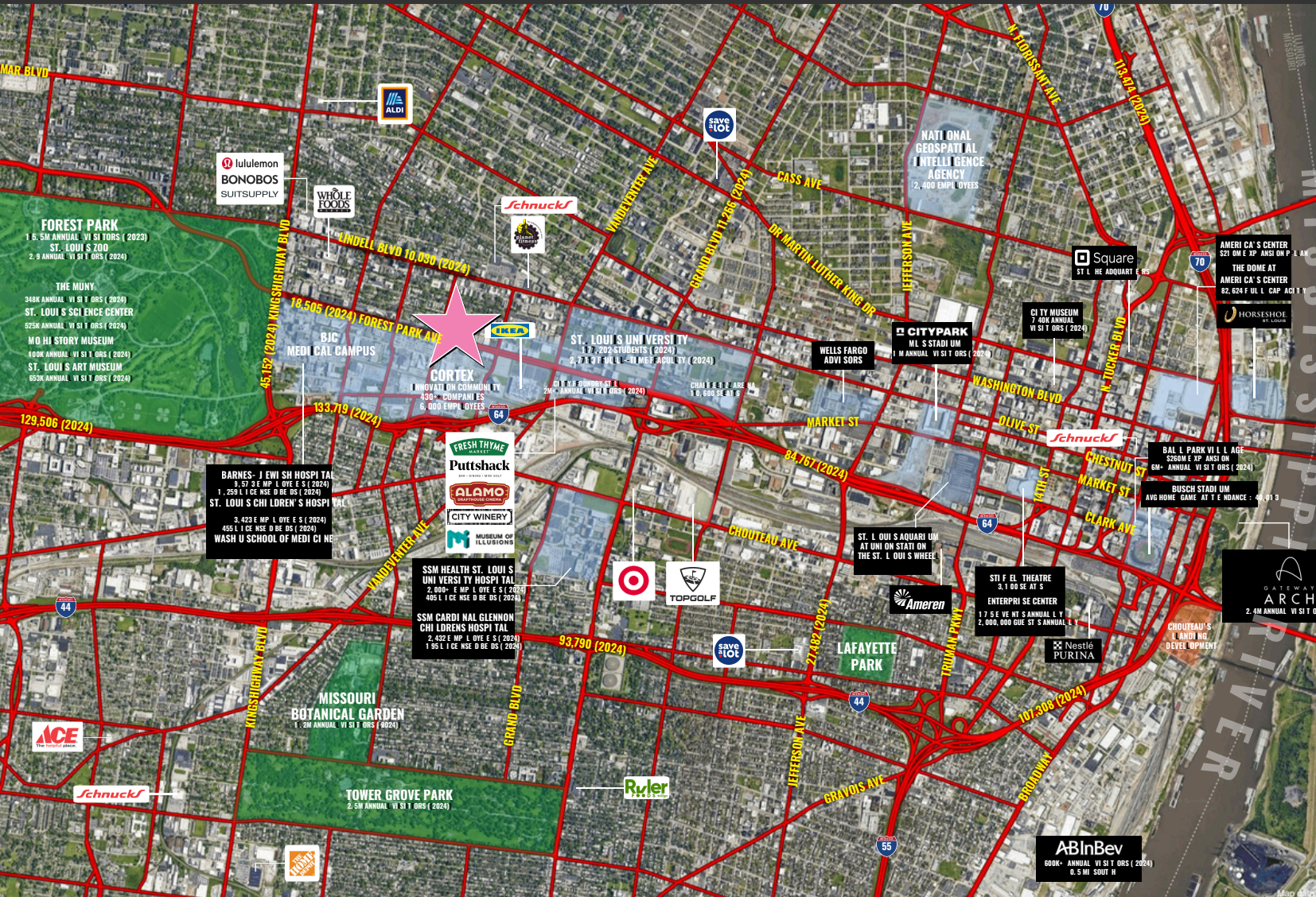
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