

CORTEX INNOVATION DISTRICT

Cortex 1

4320 FOREST PARK AVE | ST. LOUIS, MO 63110



CLASS A OFFICE/LAB FOR LEASE

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CORTEX 1 / 4320 FOREST PARK AVE

Property Highlights

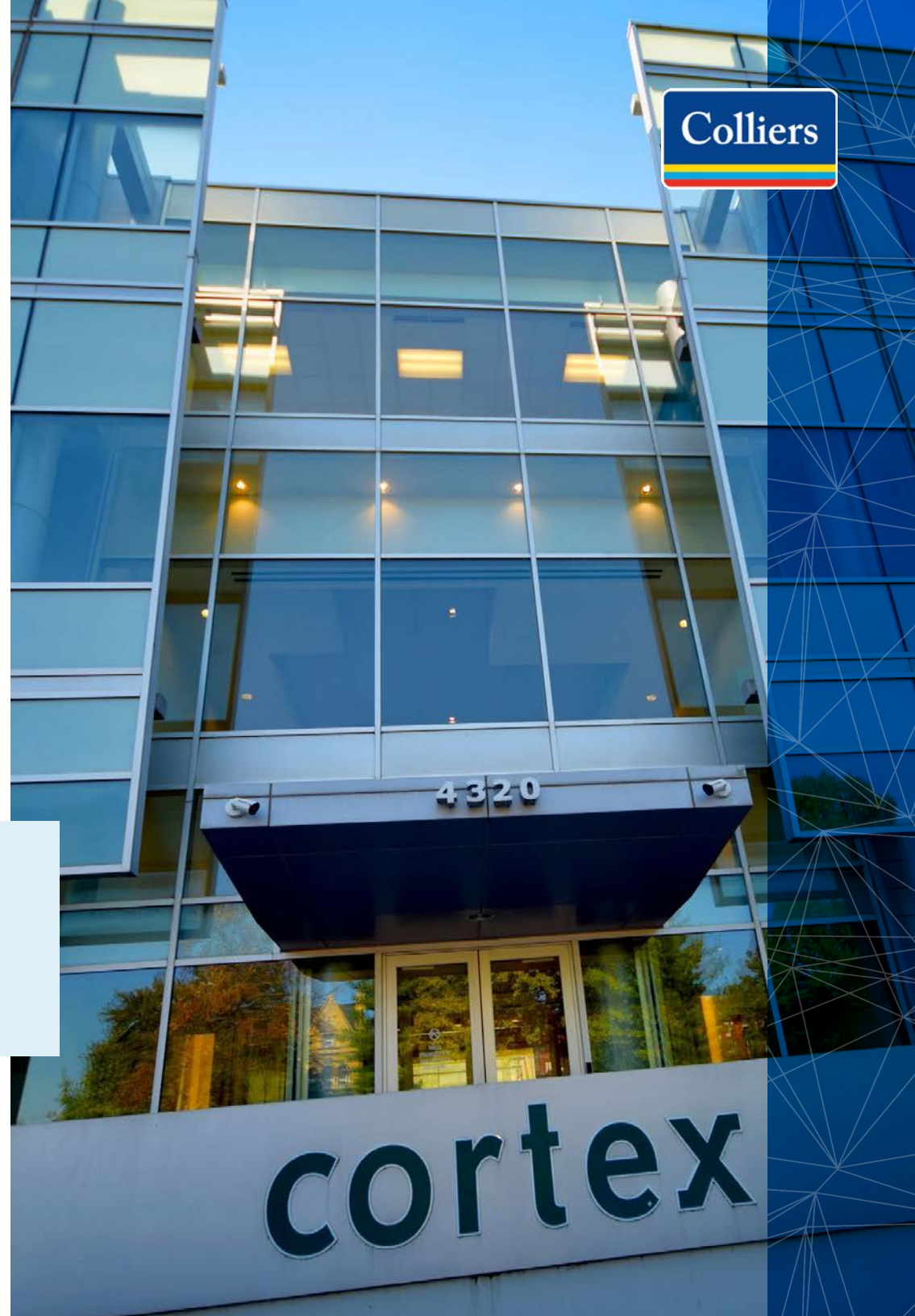
- › 38,797 SF Available
 - › Suite 100: 9,634 RSF
 - › Suite 200: 27,048 RSF (will divide)
 - › Suite 201: 2,115 RSF
- › Located in the heart of Cortex
- › Surrounded by activated public spaces
- › Close proximity to the new Aloft Hotel, Cortex Commons, several restaurants, including Vicia, Park Avenue Café, Taqueria Morita, and additional amenities
- › Adjacent surface parking
- › Building signage opportunities
- › Two building conference rooms
- › LEED Certified CS

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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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 Taqueria Morita
- › Aloft Hotel
- › Cortex Commons (*events, programming, food trucks*)
- › Conference and event space (*at 4220 Duncan*)
- › 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

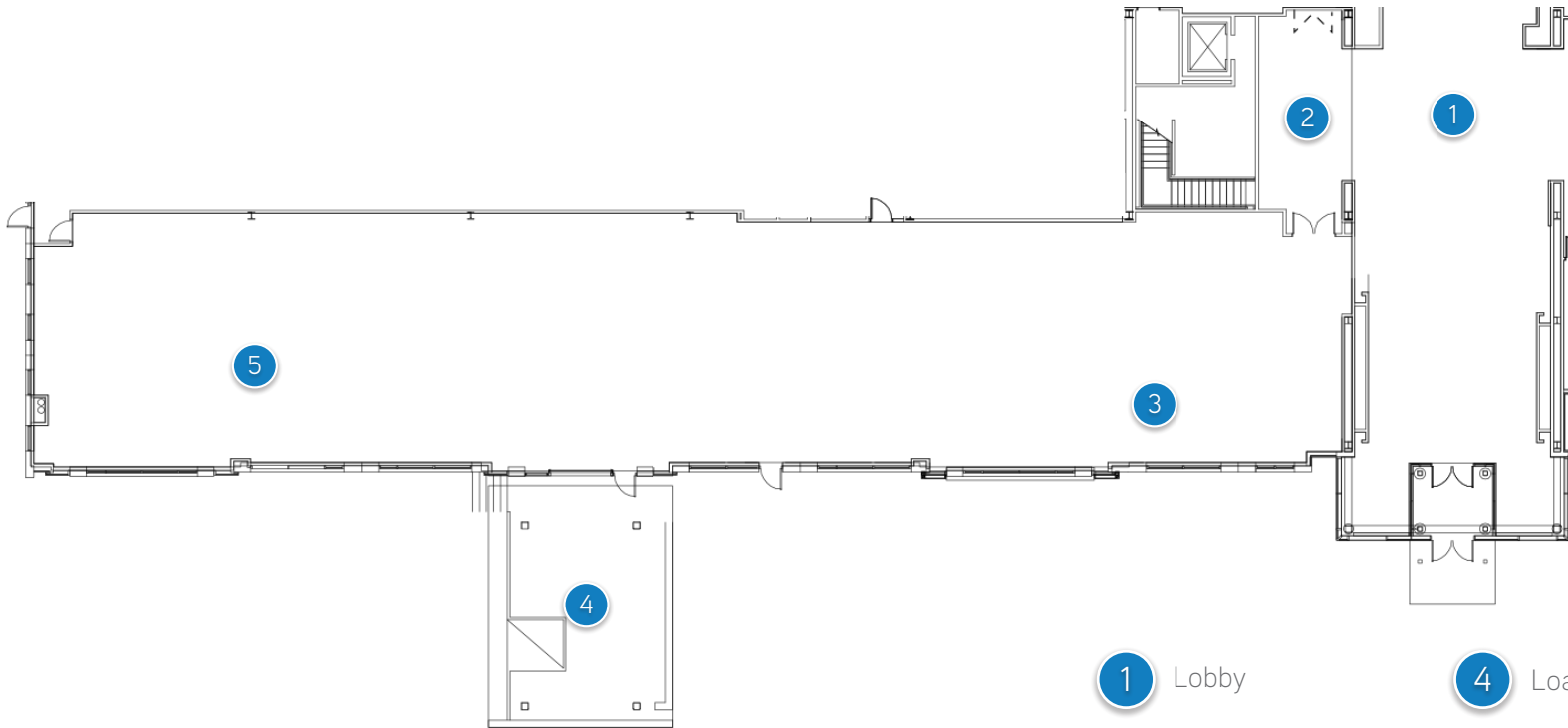
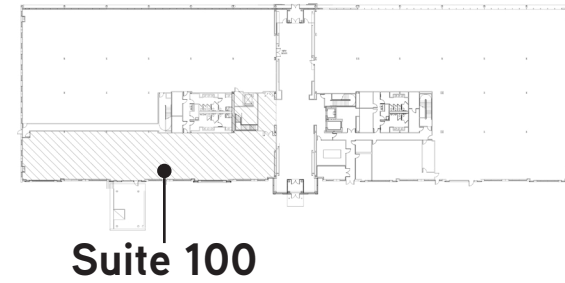


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Building Lobby

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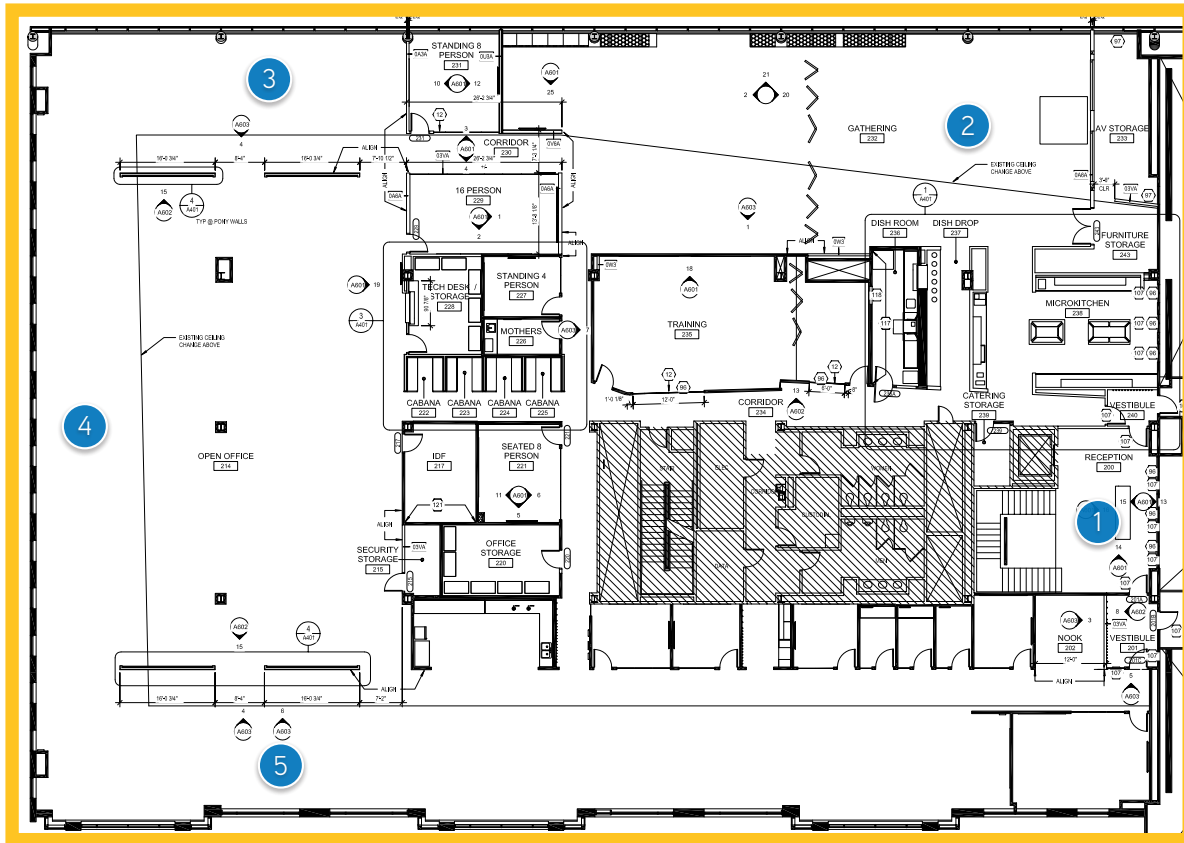
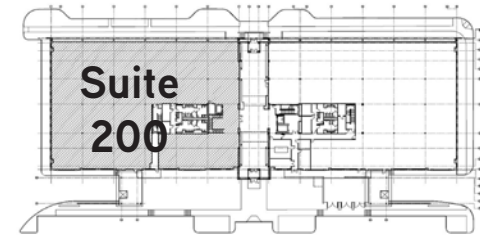
- 1 Lobby
- 2 Reception
- 3 Lab Space
- 4 Loading Dock
- 5 Production Area

SUITE 100: 9,634 RSF

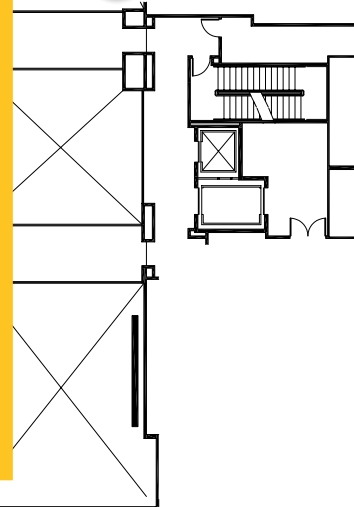
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Second Floor

360° [CLICK HERE TO VIEW 360 TOUR](#)



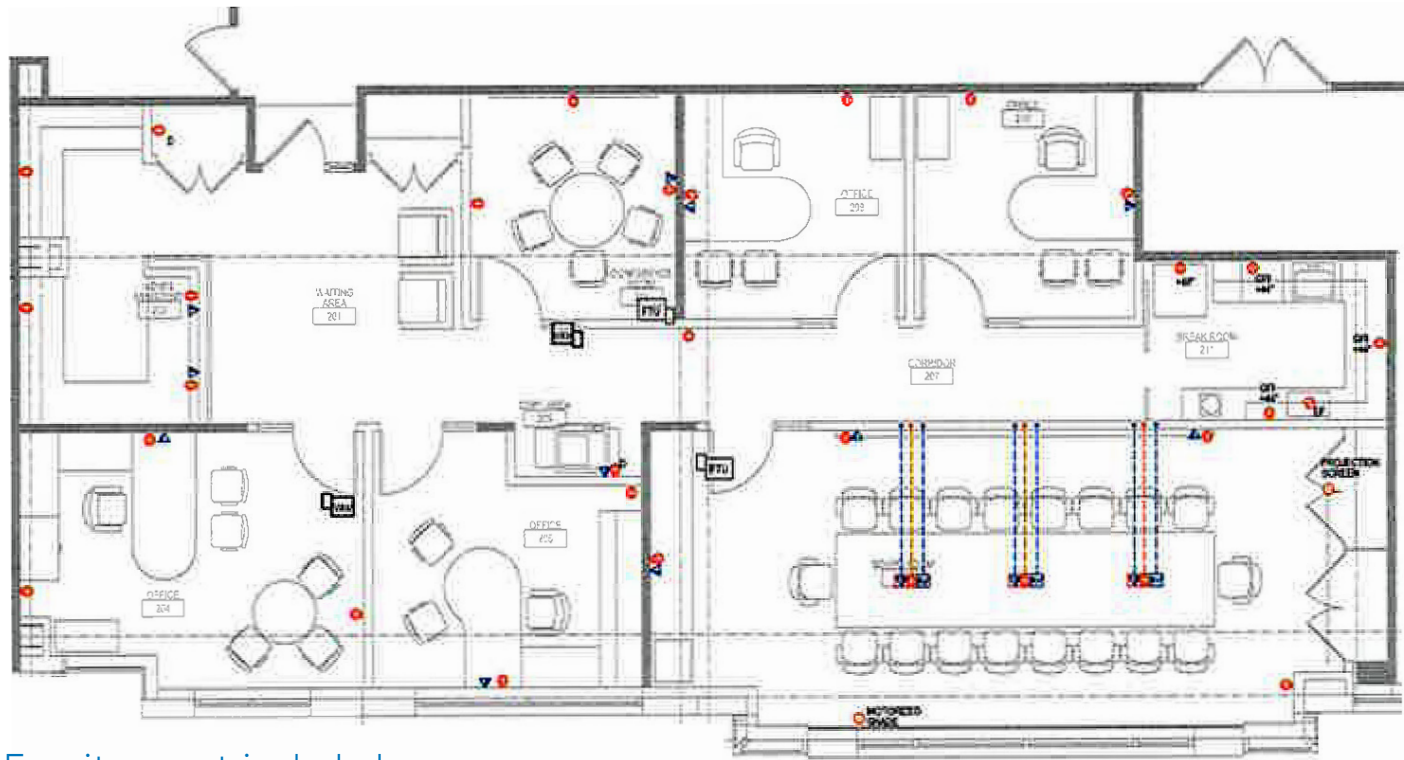
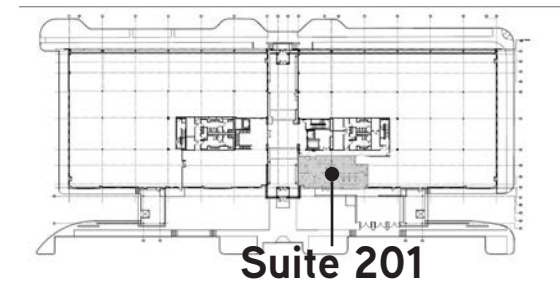
- 1 Reception
- 2 Gathering Space
- 3 Work Area (Right)
- 4 Work Area (Center)
- 5 Work Area (Left)



SUITE 200: 27,048 RSF

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Second Floor



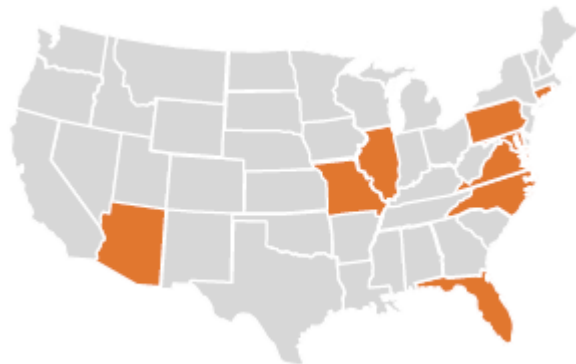
Furniture not included

SUITE 201: 2,115 RSF

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Wexford Market Position

Wexford is a development company exclusively focused on partnering with universities, academic medical centers, and research institutions to create vibrant, mixed-use communities built on a foundation of discovery, innovation and entrepreneurial activity.



6.1M SF

Lab/Office Space

\$3.5B

Pro Forma Investment

13

Knowledge
Communities

(developed or under development)

215+

Tenants Involved In
Research &
Innovation

94%

Leased

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Major University / Institutional Relationships

ASU Arizona State University



BROWN

Drexel UNIVERSITY

Duke UNIVERSITY

OLD DOMINION UNIVERSITY

PennState

THE UNIVERSITY OF
CHICAGO

UNIVERSITY OF
MARYLAND

U UNIVERSITY OF MIAMI

THE UNIVERSITY OF RHODE ISLAND

Penn UNIVERSITY OF PENNSYLVANIA

WAKE FOREST UNIVERSITY

Washington University in St. Louis

Yale

University of Pittsburgh

WEXFORD
SCIENCE+TECHNOLOGY

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Wexford's Value Proposition to Private Industry



Tenants are drawn to the University-centric Knowledge Communities that actively promote University corporate innovation and collaboration.

- Increasing demand for talent balancing with demand for capital
- Access to university commercialization opportunities
- Access to university facilities, core labs, and instrumentation clusters
- Events and programming encourages connections and new thinking
- Robust building infrastructure creates a flexible platform for a wide range of research activities

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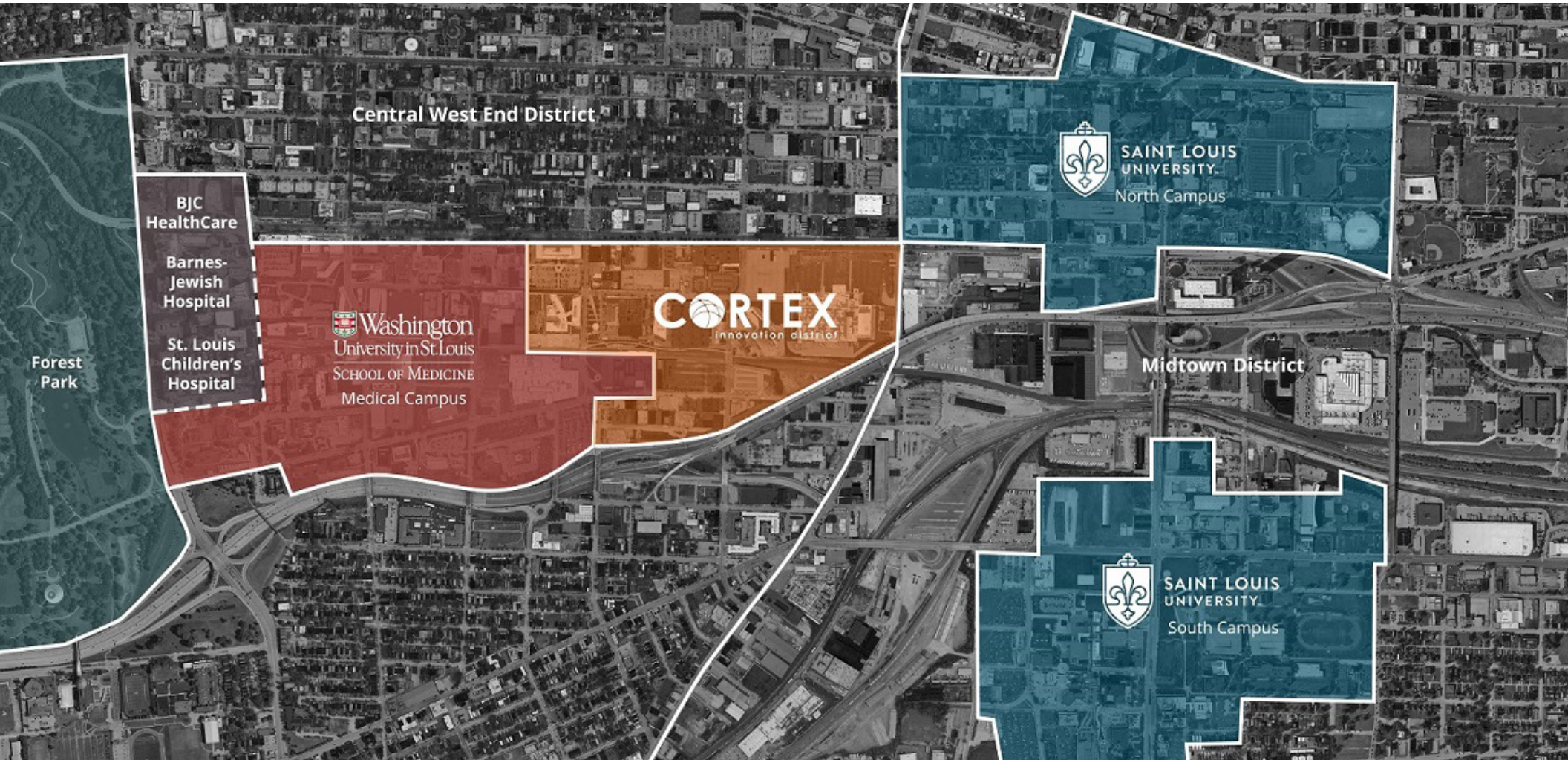
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WEXFORD
SCIENCE+TECHNOLOGY



Cortex Innovation District

St. Louis, MO



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CORTEX

innovation district



Companies in Cortex



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Incubators & Accelerators Drive Cortex Density



Square One Entrepreneur Programs



BioGenerator Accelerator Labs



CIC



Sling Health Labs



MedLaunch



Capital Innovators Accelerator



Ameren Energy Accelerator

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Cortex Build-Out Projections & Status

	Completed	Projected
SF	1.95M	4M
Construction Cost	\$675M	\$2.3B
Permanent Jobs	6,000	15,000
Annual Payroll	\$343M	\$825M
Companies	426	600

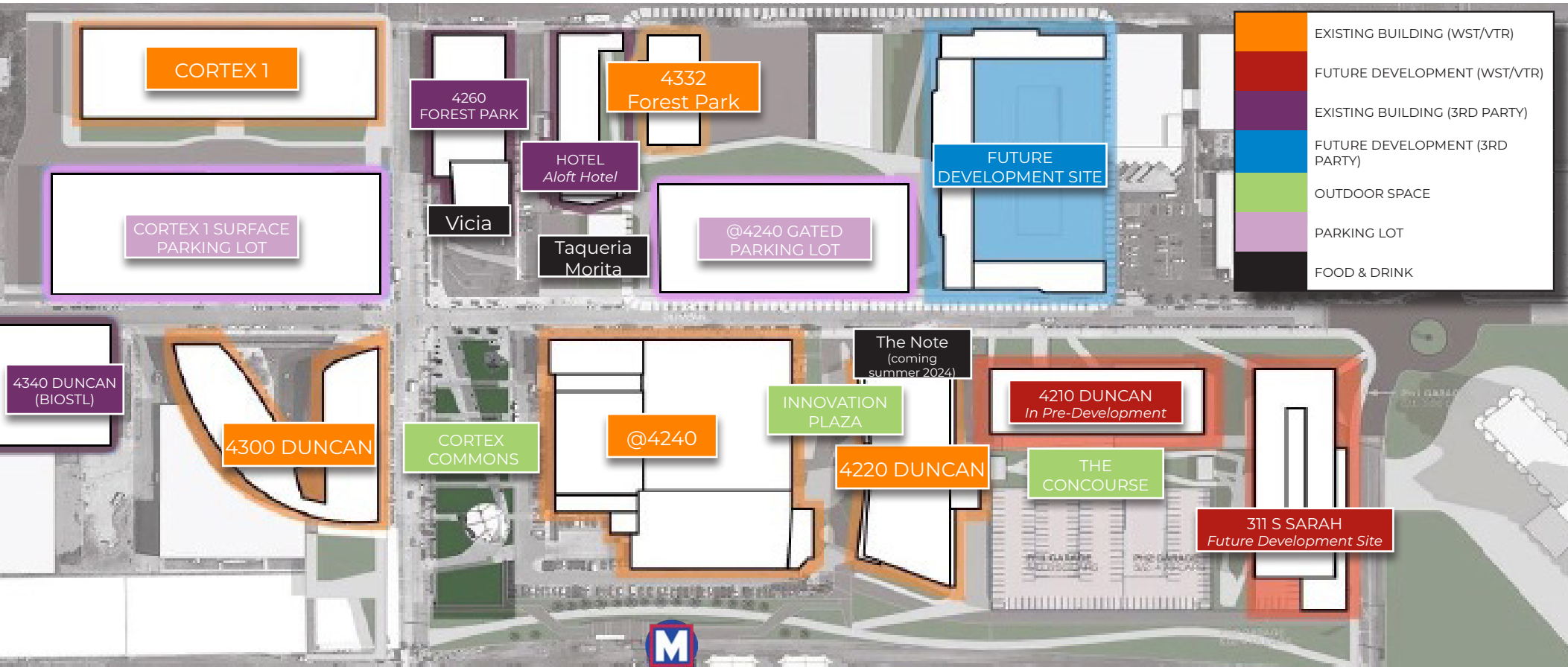
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Cortex Innovation District

Development Plan



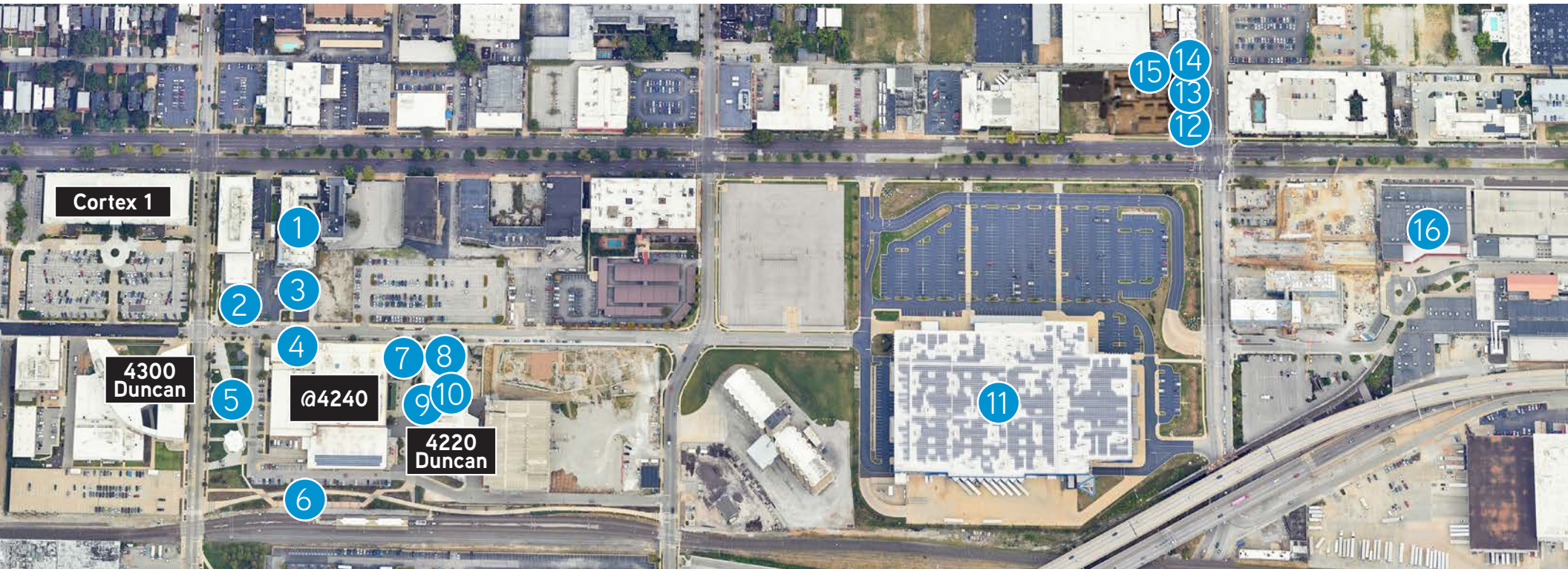
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Cortex & Nearby Amenities

- 1 Aloft Hotel & WXYZ Bar
- 2 Vicia - Award Winning Restaurant
- 3 Taqueria Morita
- 4 Park Avenue Coffee
- 5 Cortex Commons - Park & Event Space
- 6 MetroLink
- 7 Innovation Plaza - Plaza & Event Space
- 8 The Note - Wine & Jazz Bistro
(opening Summer 2024)
- 9 Move by BJC - Fitness Center
- 10 Conference & Event Space
- 11 IKEA
- 12 Yapi Mediterranean Subs & Sandwiches
- 13 Poke Munch
- 14 Saucy Porka
- 15 Narwhal's Crafted
- 16 The Foundry



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FOR MORE INFORMATION

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