



**FOR SUBLEASE**

# 3730 Forest Park Avenue

St. Louis, MO 63108

**Sublease Rate:**

**\$24.00** PSF, NNN

**CONTACT US**

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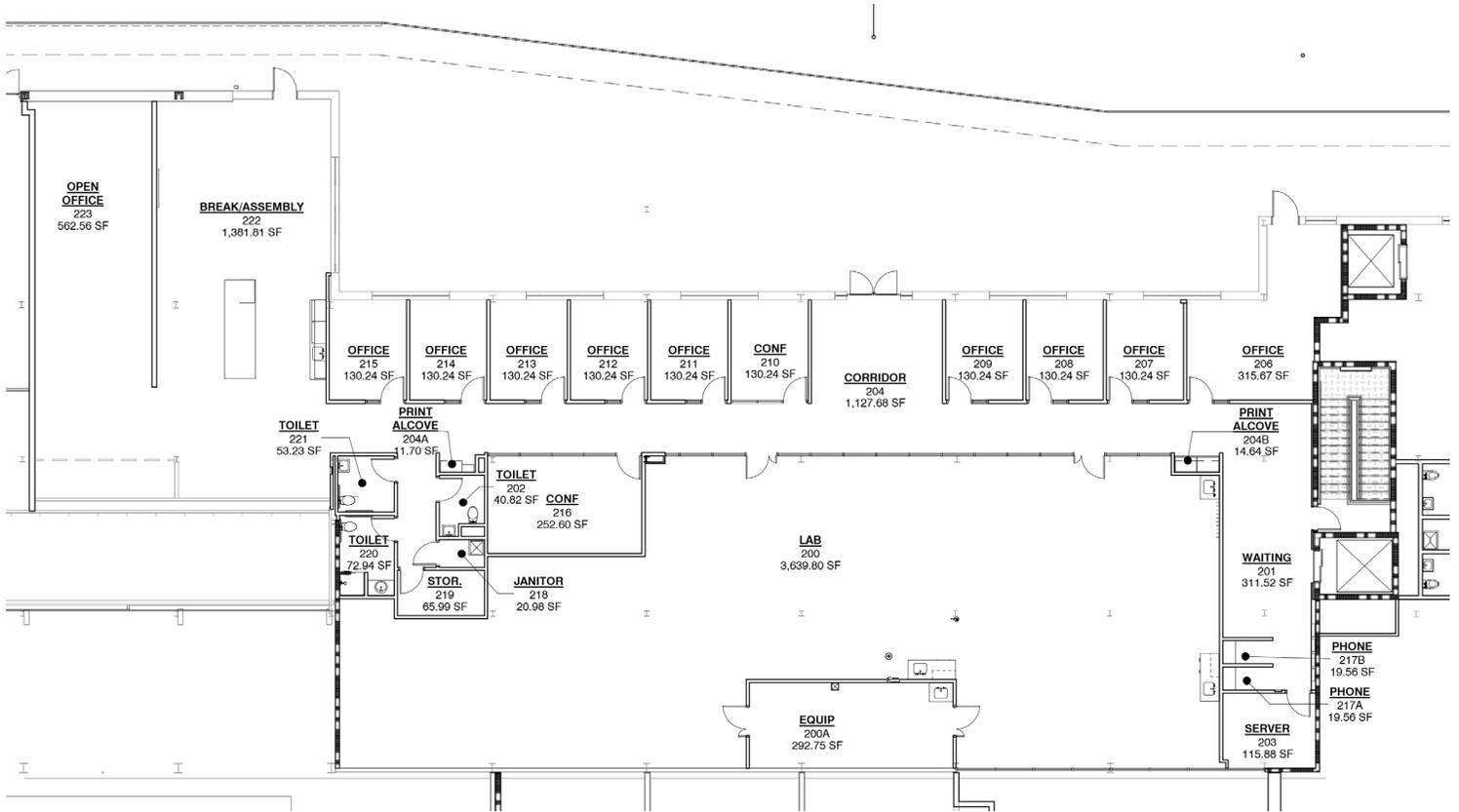
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## Prime Office / Lab Space for Sublease at City Foundry

### Highlights

- 11,235 SF available
- Excellent layout with 60% office / 40% lab
- Plug and play – move-in ready
- Sublease through 6/30/2030
- 2,896 SF private outdoor patio
- Free garage parking
- Private elevator with direct access from City Foundry's Food Hall
- Located in City Foundry, a premier dining, shopping, and entertainment destination in St. Louis



SPACE HIGHLIGHTS



± 4,000 SF  
Lab Space



Nine  
Private  
Offices



One  
Conference  
Room

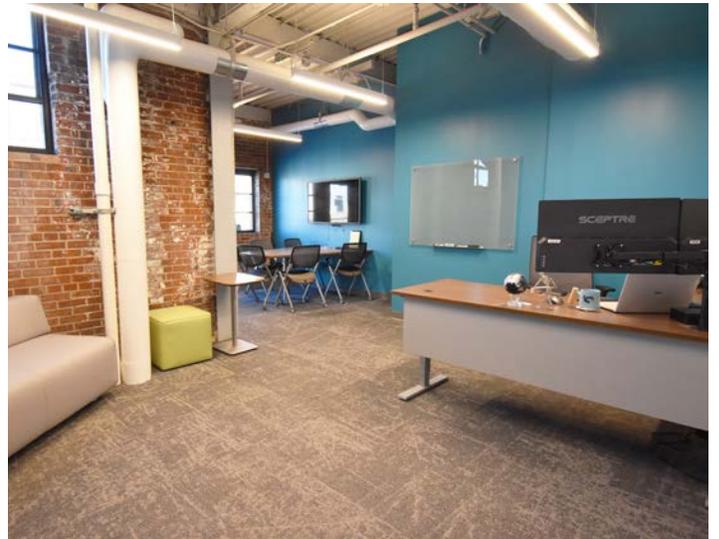
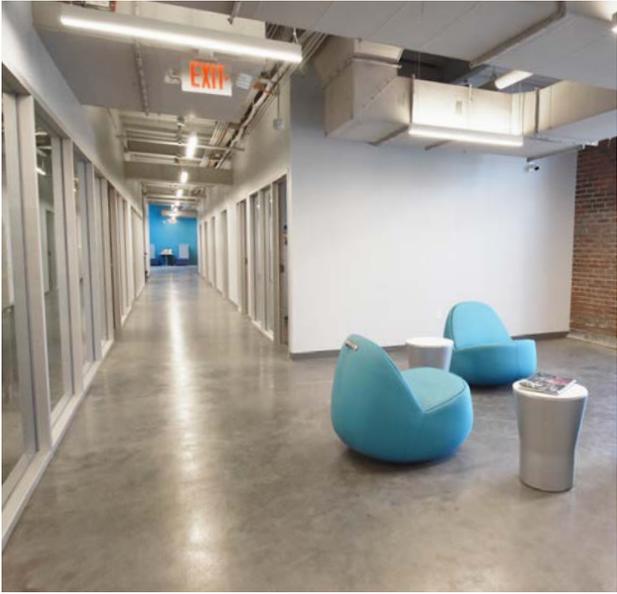


Full Break/  
Assembly Room



Creative  
Design

# PHOTOS



## CITY FOUNDRY STL

City Foundry STL is a large, vibrant mixed-use destination in Midtown St. Louis that transformed a century-old industrial foundry into a bustling hub for food, entertainment, shopping, work, and community events. Since opening in 2021, it's become one of the region's most visited places and a key piece of the city's revitalization.

### Food & Dining

At its heart is a large food hall with diverse culinary vendors offering global and local flavors. You'll find a variety of concepts from sandwiches to tacos and more, including spots like Sub Division Sandwich and Kalbi Taco Shack. The food hall celebrates local chefs and small businesses, often with creative and internationally inspired menus.

### Entertainment

City Foundry doesn't stop at food — there's entertainment for all ages, including:

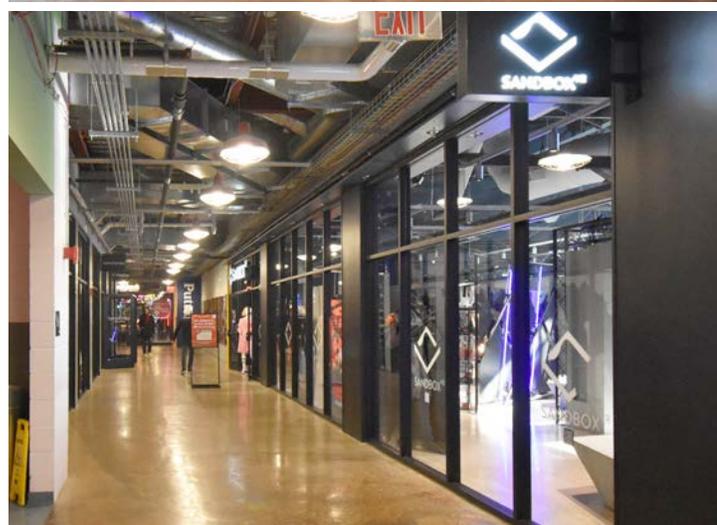
- **Puttshack** – interactive tech-infused mini-golf
- **Alamo Drafthouse Cinema** — a popular dine-in movie theater
- **City Winery** — wine, live music, and shows
- **Sandbox VR** — immersive virtual reality experiences

### Shopping

Around the food and entertainment core are unique shops and makers selling art, apparel, local goods, and specialty items — emphasizing local entrepreneurship and creativity.

### Working & Living

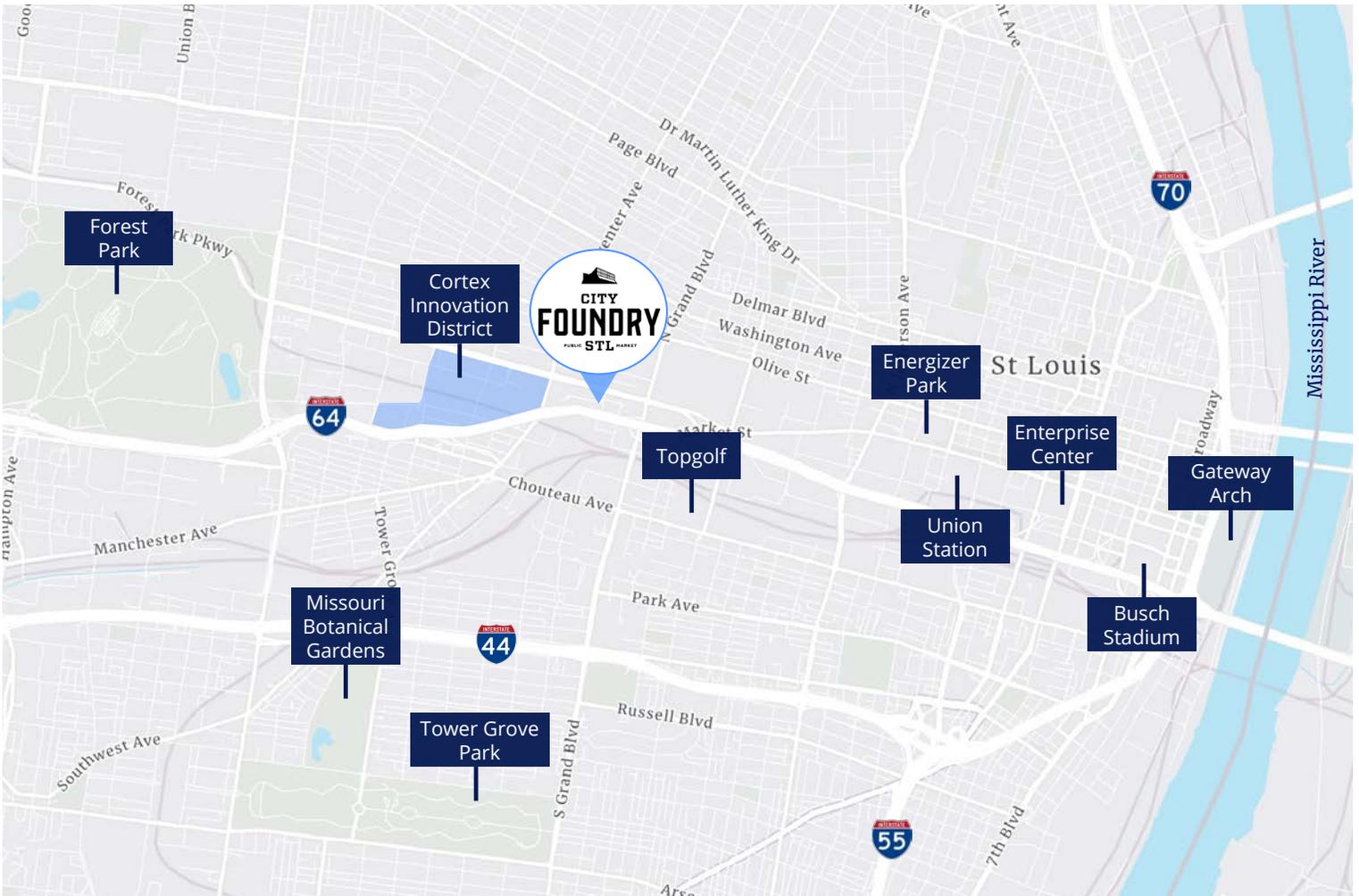
The development also includes creative office space and residential units like One Foundry Way, bringing people to live and work on-site and adding to the sense of a true city neighborhood.



# LOCATION

3730 Foundry Way offers an exceptional office environment in the heart of the city's most vibrant business and innovation corridor. Positioned just minutes from the Cortex Innovation District, it provides immediate access to St. Louis' leading hub for technology, research, and entrepreneurial growth.

With its central location, modern infrastructure, and walkable amenities including dining, retail, sports and cultural attractions, City Foundry is the ideal choice for office users seeking connectivity, convenience, and a dynamic work-life experience.



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