



ENDCAP CONDO FOR SALE!

4100 Forest Park Ave

In the Cortex District, St. Louis MO

Property Features

- Creative Retail / Office Space Available in the Cortex Innovation Community
- 4,250 SF Endcap available for lease or condo sale
- 3,347 SF inline space available for lease
- 8,000 SF lower-level space available for lease
- 10 gated reserved spaces plus 5 street parking spaces
- Historic Renovation 2008
- Located in the Central West End, halfway between BJC and SLU, approx. 3 blocks from the Cortex MetroLink Station

Contact Broker for Pricing

Available

±3,347 - 8,000 SF

Retail / Office Space
with Gated Parking

PART OF



For more information:

Tony Salerno

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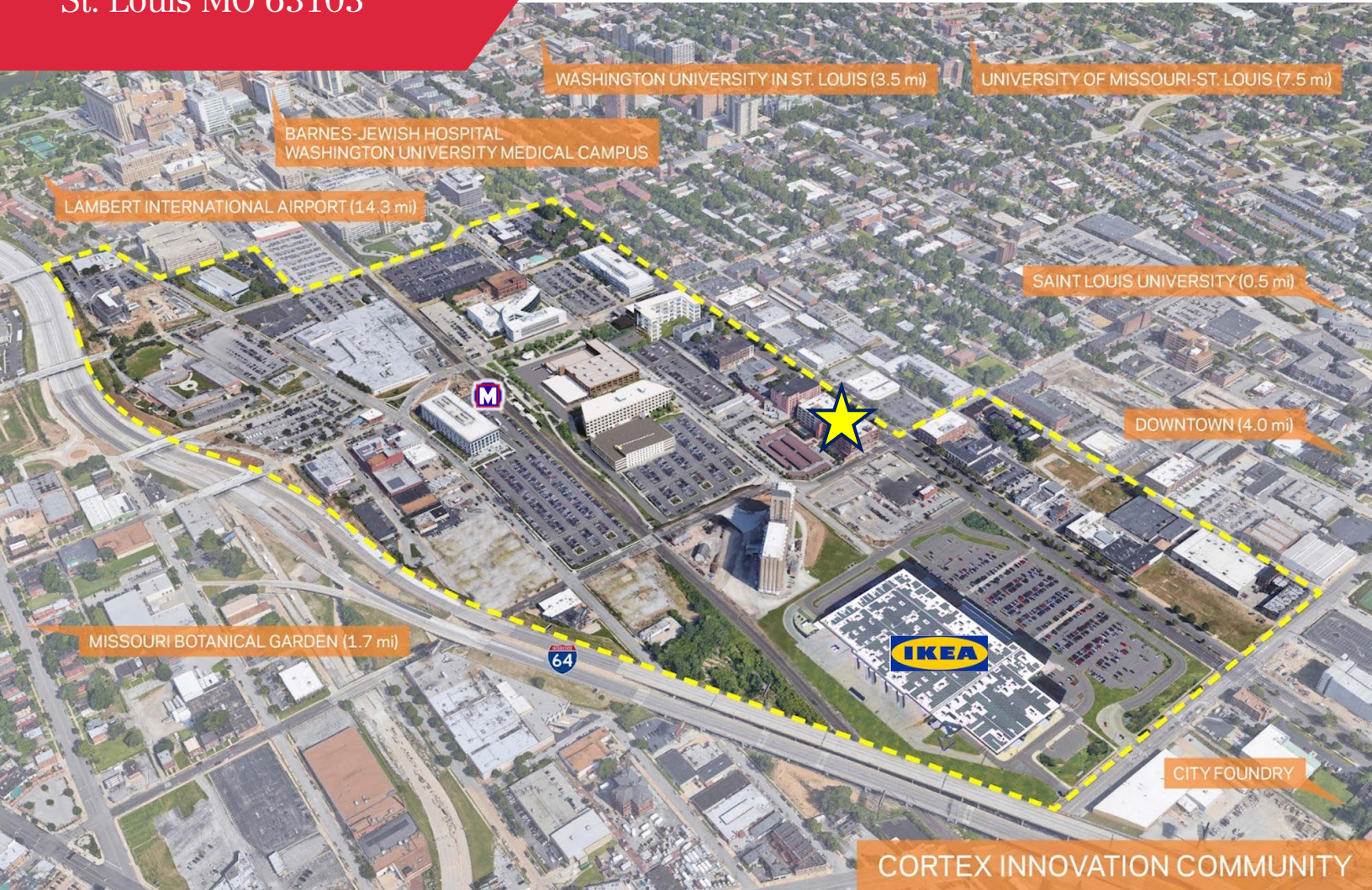
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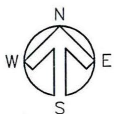
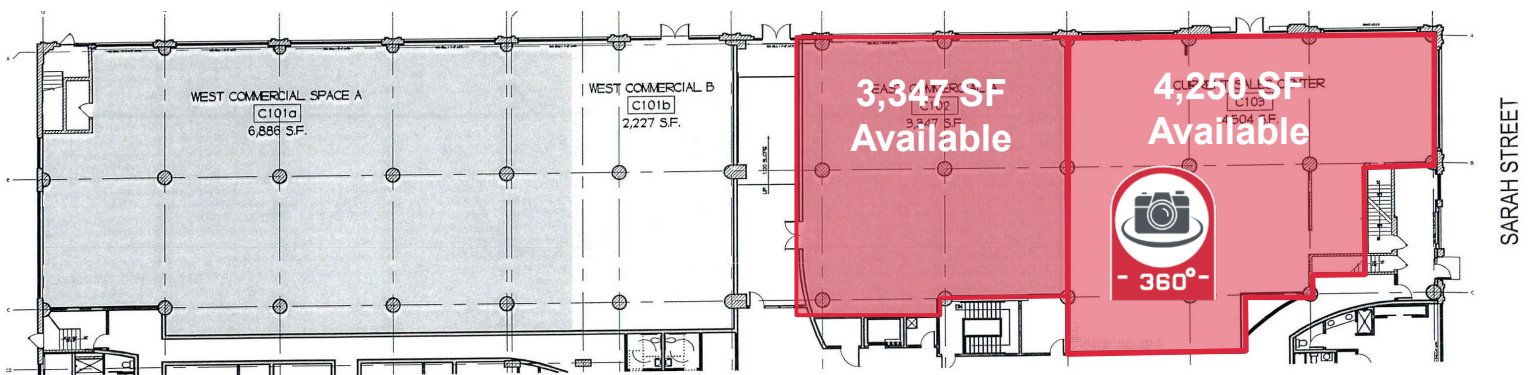
Aerial View

4100 Forest Park Ave
St. Louis MO 63103

Click for 360
Virtual Tour



FOREST PARK AVENUE



FIRST FLOOR RETAIL SPACE

NOT TO SCALE



8112 Maryland Ave,
Suite 300
St. Louis, MO 63105
314 994 4800
naidesco.com

Area Amenities

4100 Forest Park Ave
St. Louis, MO 63103



Forest Park
13 Million
Annual
Visitors
1,371 Acres

CENTRAL WEST END
Neighborhood
+ Food Scene

GRAND CENTER
for Performing Arts

ST. LOUIS UNIVERSITY
12,300 Students
9,000 Employees

SUBJECT PROPERTY



BJC MEDICAL
COMPLEX
24,000+ Employees
1,825 Beds

CORTEX INNOVATION
COMMUNITY
425 Companies



CITY FOUNDRY
Entertainment Complex



128,120 VPD

THE GROVE
Restaurant Row

ARMORY

Tenants in Area

					Puttshack
			WARBY PARKER eyewear		aloft HOTELS
BONOBOS		SUITSUPPLY		jenis SPLENDID ICE CREAMS	bluemercury makeup • skincare • spa
					VICIA

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Parking Map

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Area Demographics

U.S. Census	1 Mile	3 Miles	5 Miles
Residential Pop.	21,574	157,384	351,387
Employee Pop.	45,057	164,735	309,158
Households	10,271	72,792	156,515
Avg. HH Inc.	\$55,672	\$48,596	\$53,487

*Residential population does not include proposed developments

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