

FOR SUBLEASE

3730 Forest Park Avenue

St. Louis, MO 63108

Sublease Rate:

\$24.00 PSF, NNN

CONTACT US

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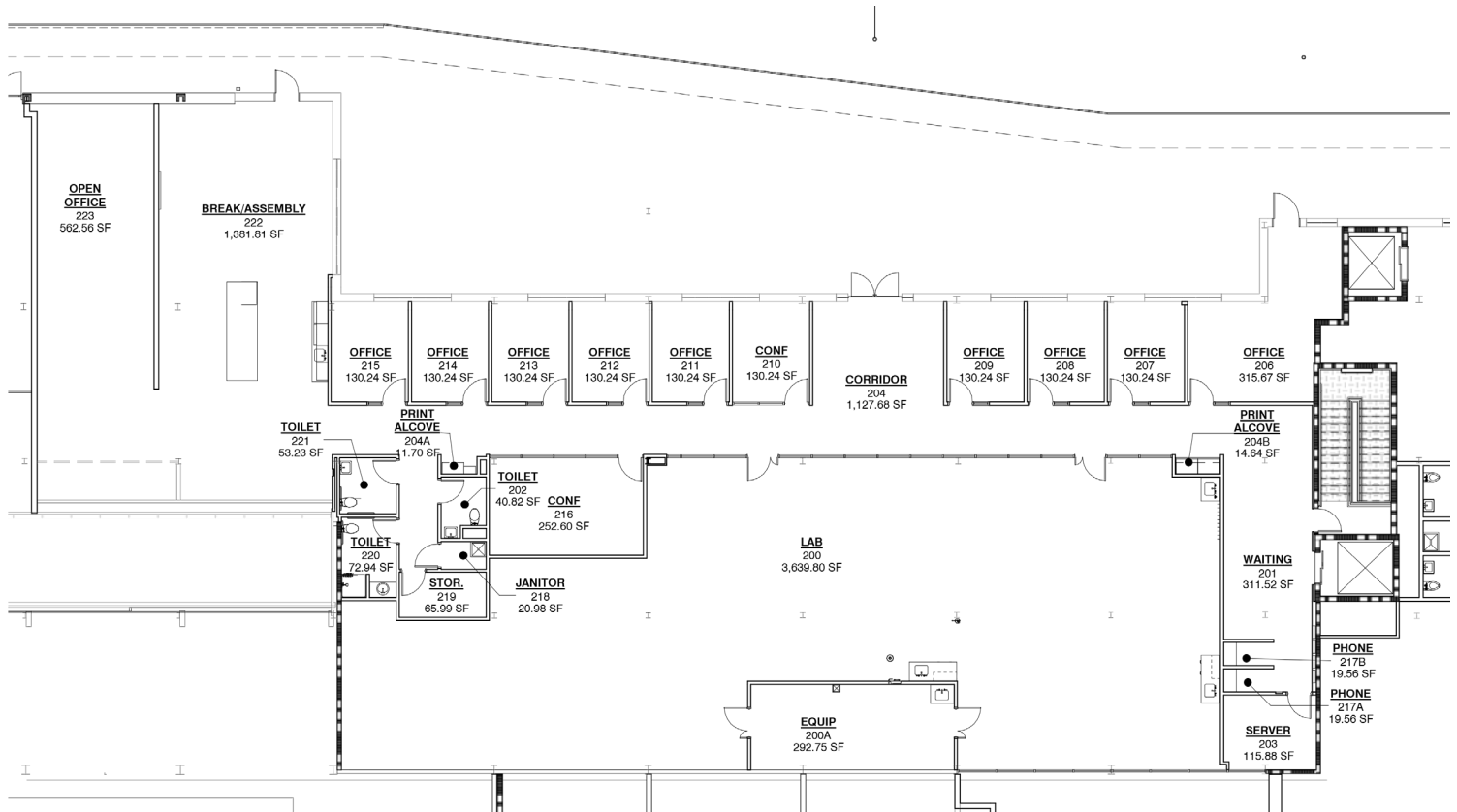
**Creative Office / Lab Space for
Sublease at City Foundry**

Highlights

- 11,235 SF available
- Excellent layout with 60% office / 40% lab
- Lab easily converted to additional creative office
- 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

FLOOR PLAN

Click to view  360° tour



SPACE HIGHLIGHTS



± 4,000 SF
Lab Space



Nine
Private
Offices



One
Conference
Room

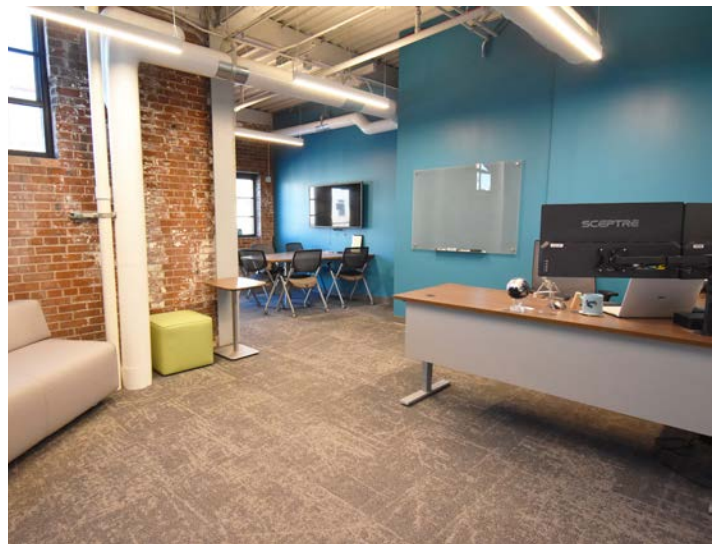
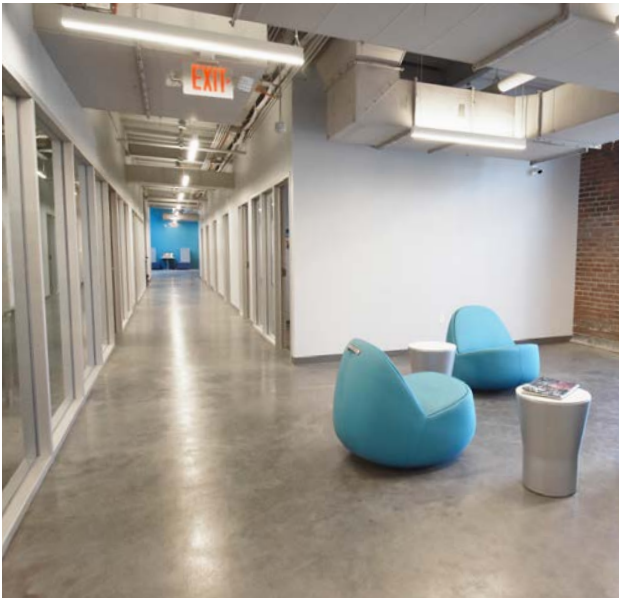


Full Break/
Assembly Room



Creative
Design

PHOTOS



OFFICE CONVERSION POTENTIAL

Approximately 40% of the building is currently configured as laboratory space, offering a unique opportunity for conversion to modern office space while benefiting from the building's existing infrastructure and efficient floor plan.



SAMPLE FLOOR PLAN



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

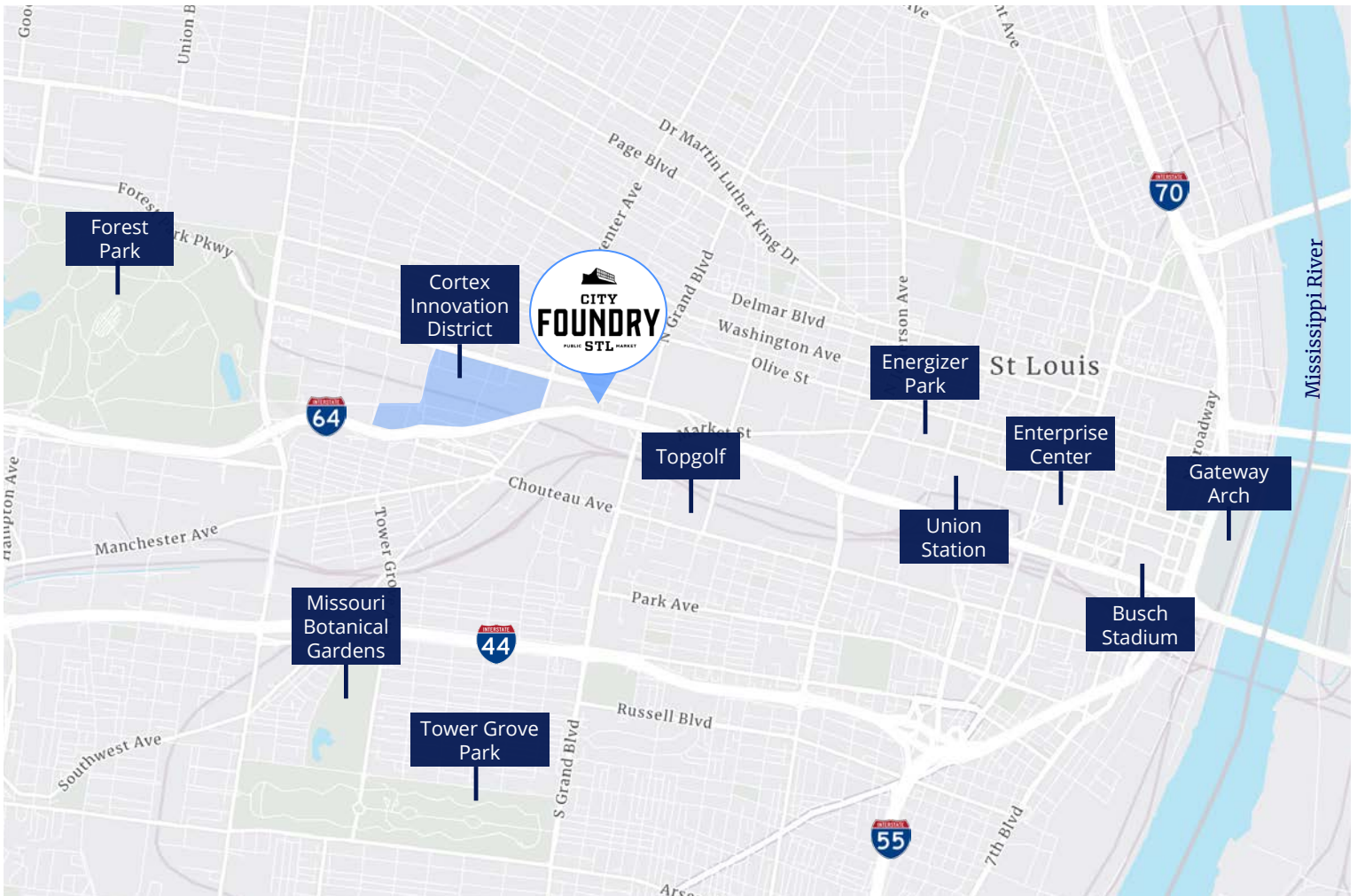
The development also includes creative office space and residential units like One Foundry Way, bringing people to live and work on-site and adding to the sense of a true city neighborhood.



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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