



# Prime Cortex Location



**4300** DUNCAN  
CORTEX INNOVATION COMMUNITY . STL

4300 Duncan Avenue  
St. Louis, MO 63110

- 9,438 SF Available Now
- 31,264 SF Available 5/1/2026

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# Value Proposition

## Designed for big ideas.

Architecturally striking and built to Fortune 500 standards, 4300 Duncan is a future-forward workplace with technology and collaboration at its core. Infused with equal parts productivity and lifestyle, 4300 Duncan is situated at the center of the Cortex Innovation District; a gravitational hub for top global talent.

## Cortex Innovation District

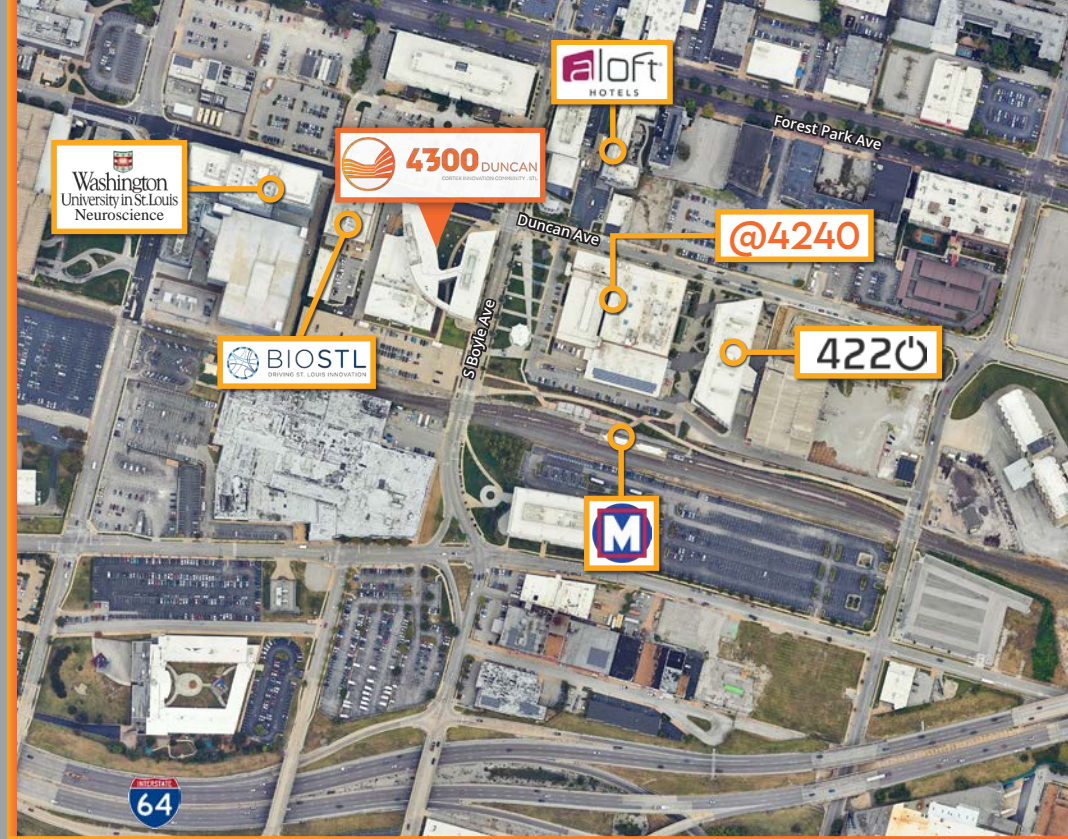
Cortex is a vibrant, 200-acre hub of business, innovation, and technology integrated into St. Louis' historic Central West End and Forest Park Southeast neighborhoods, surrounded by nationally-ranked universities and medical centers and abundant cultural and recreational assets. Cortex is a catalyst for innovation that brings together big-thinking problem solvers with state-of-the-art resources, facilities, and innovative programming to inspire and drive collaboration.

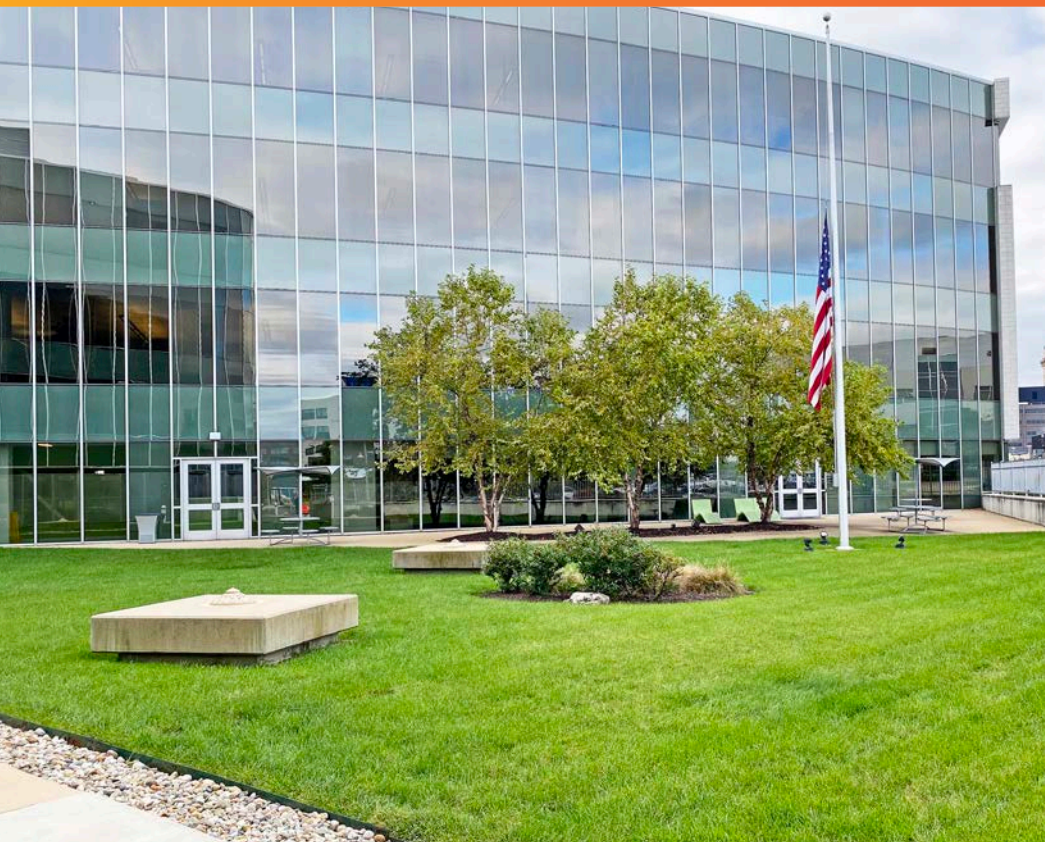
**200** **425** **11**

acre hub of  
business +  
technology

companies

innovation  
centers +  
activators





## Property Highlights

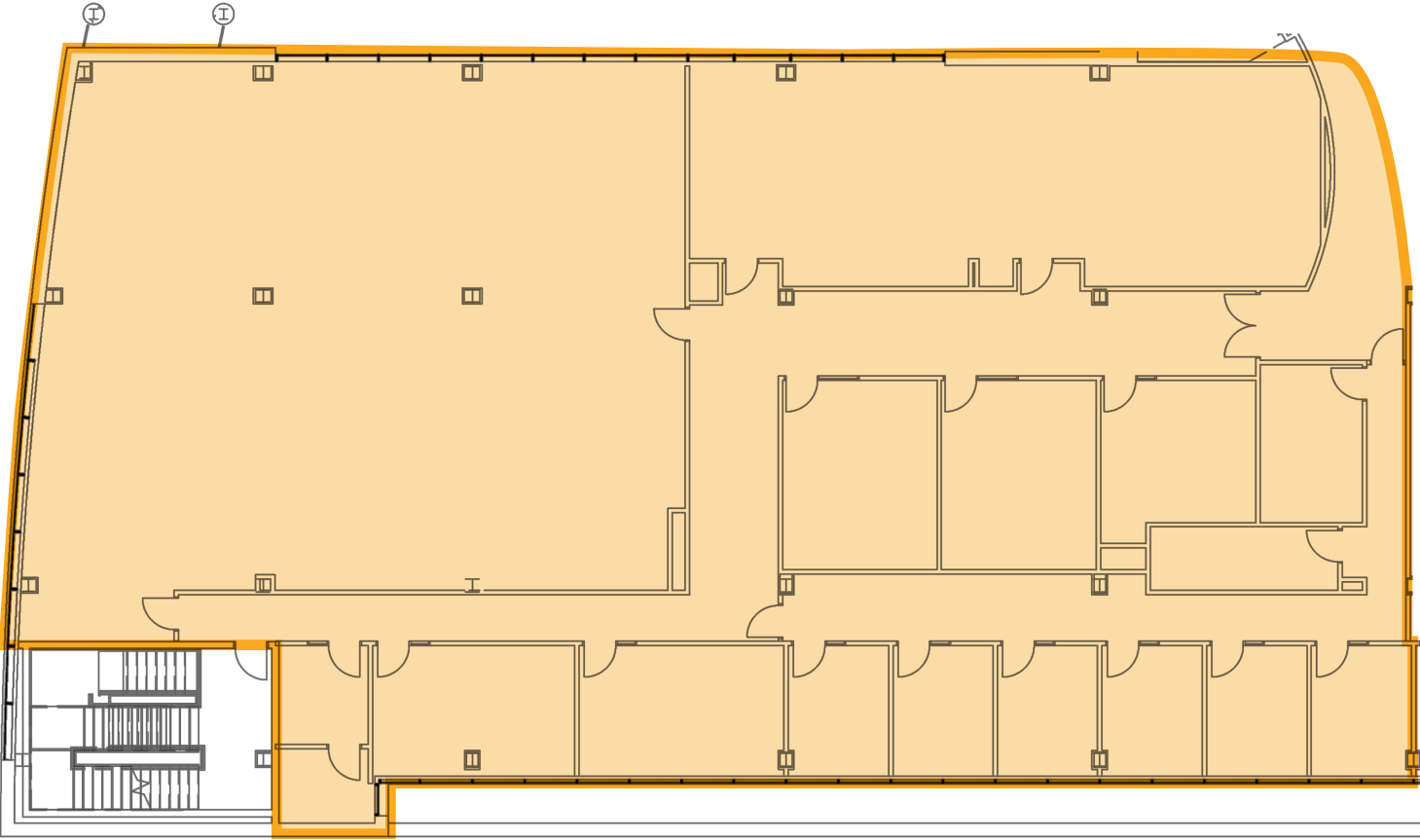
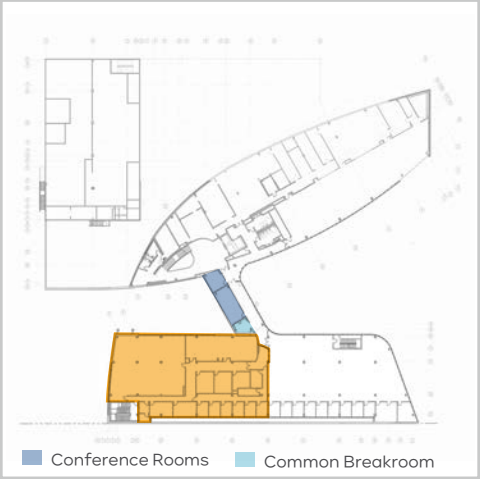
- Building conference and collaboration spaces
- Adjacent garage and surface parking
- Plentiful visitor parking

## Space Highlights

- 9,438 SF - Features include:
  - Second floor vacancy
  - Excellent existing conditions
  - Two common conference rooms and breakroom
  - Available now
  
- 31,264 SF - Features include:
  - Top floor vacancy
  - Full floor opportunity
  - Excellent existing conditions
  - 31 private offices and an IT room
  - Building signage opportunity
  - Available 5/1/2026

# Second Floor

9,438 SF Available



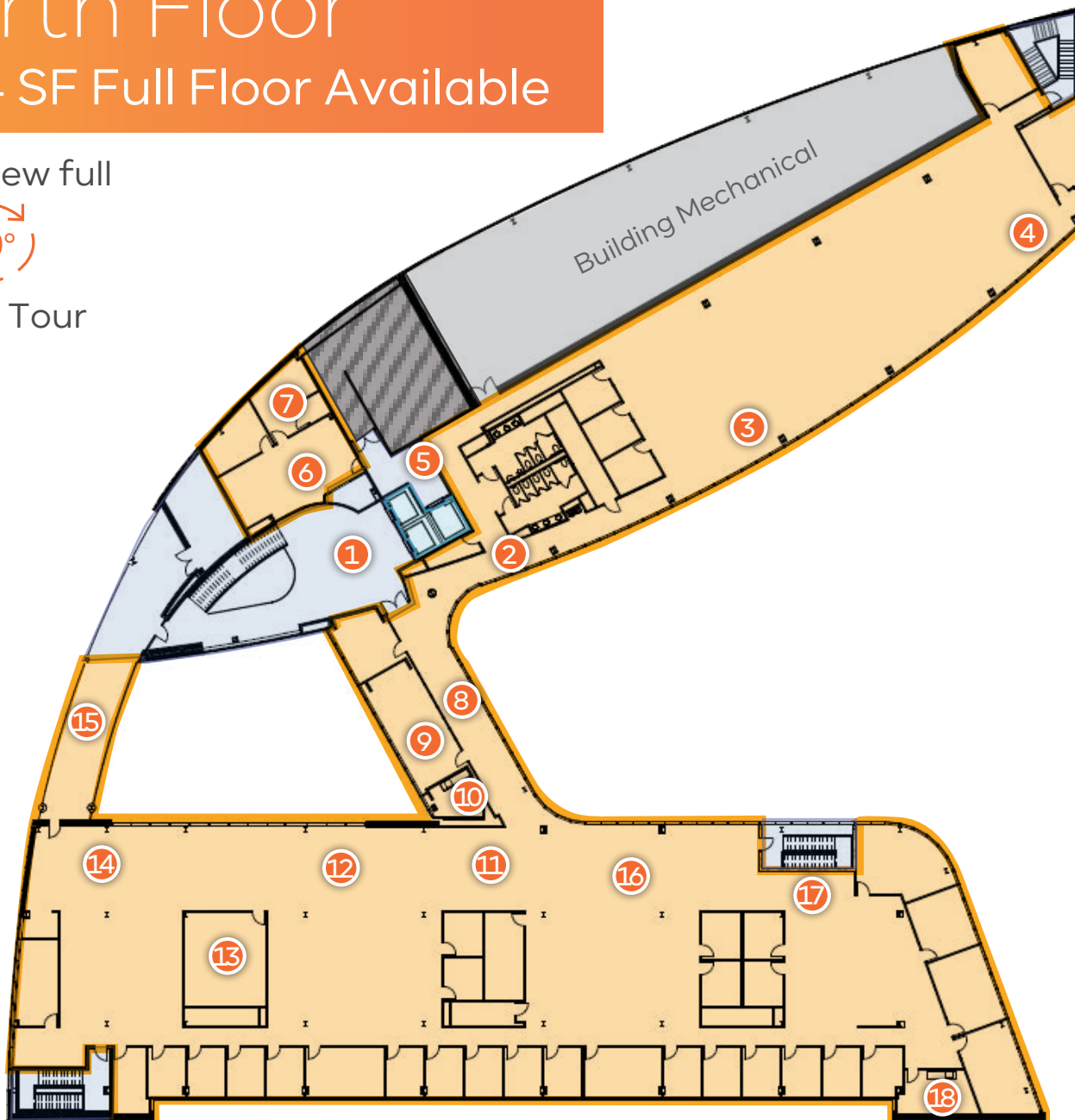
# Fourth Floor

31,264 SF Full Floor Available

Click to view full



Virtual Tour



- 1 Fourth Floor Landing
- 2 Left Office 1
- 3 Left Office 2
- 4 Left Office 3
- 5 Breakroom Entrance
- 6 Breakroom
- 7 Storage
- 8 Right Hallway
- 9 Large Conference Room
- 10 Kitchen
- 11 Right Office 1
- 12 Right Office 2
- 13 Training Room
- 14 Right Office 3
- 15 Outdoor Balcony
- 16 Right Office 4
- 17 Right Office 5
- 18 Kitchen & Vending

Available Space   Leased Space   Common Areas   Passenger & Freight Elevators

# Fourth Floor Photos

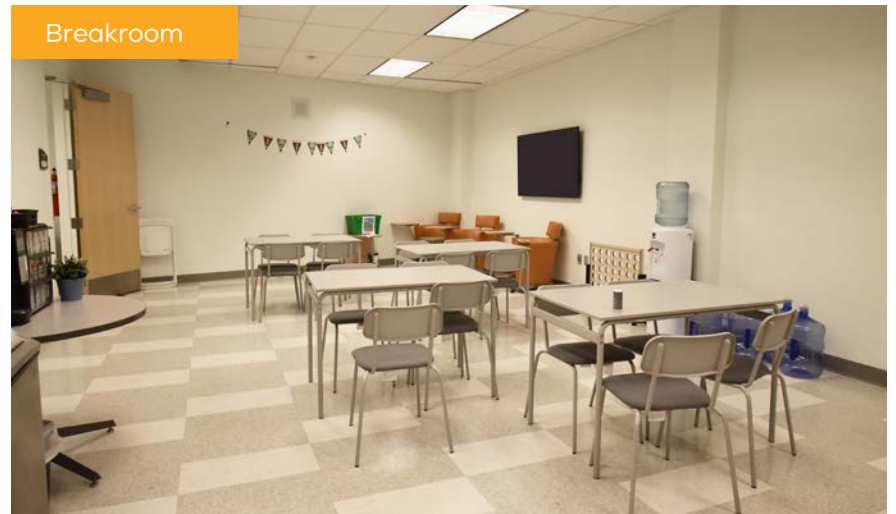
Work Area



Large Conference Room



Breakroom

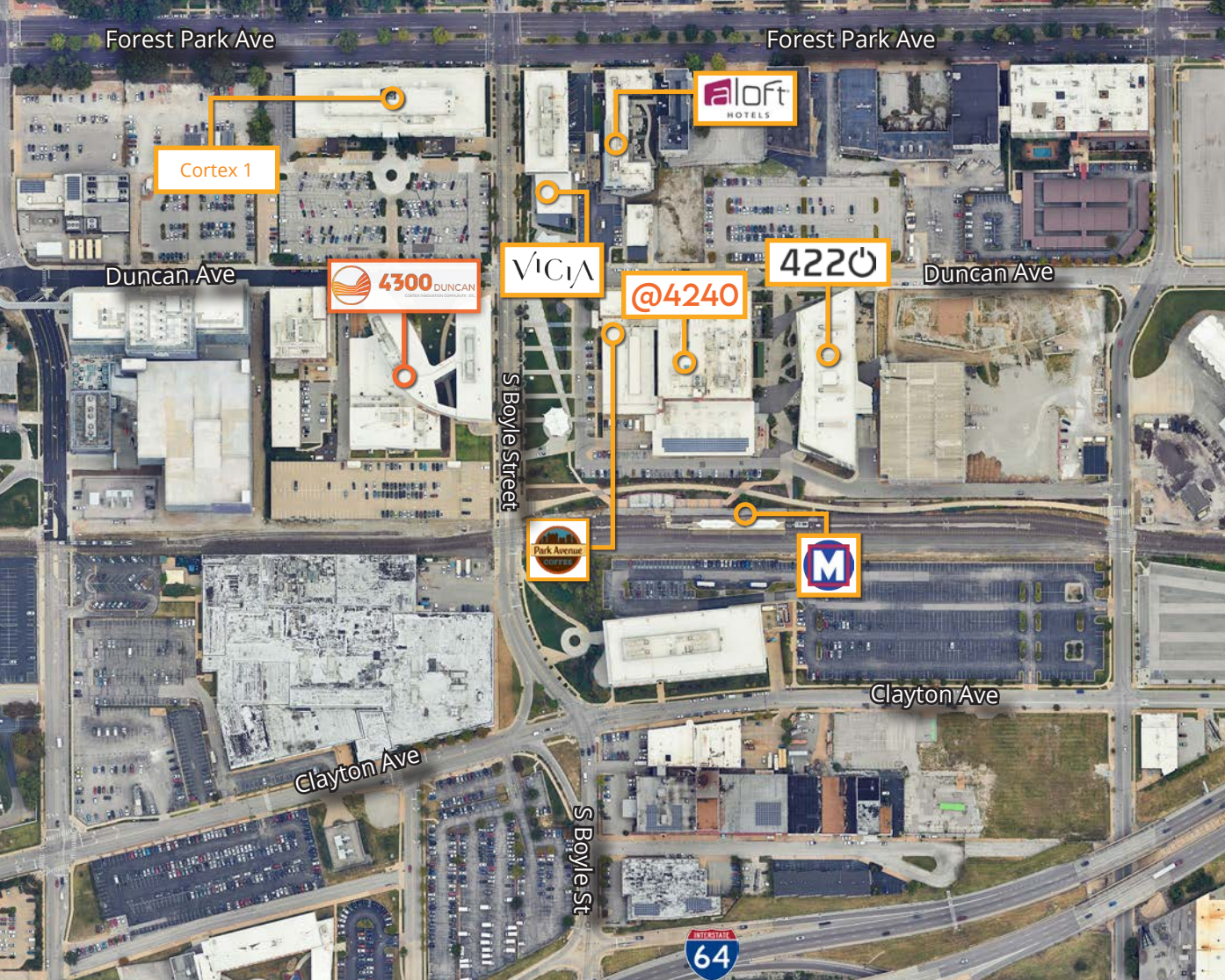


Fourth Floor Landing



Kitchen





## Area Amenities

- Numerous restaurants nearby including Vicia and Park Avenue Cafe
- Aloft Hotel and WXYZ Bar
- Cortex Commons (events, programming, food trucks)
- Innovation Plaza with outdoor seating (between @4240 and 4220 Duncan)
- Move by BJC - 24/7 fitness center (4220 Duncan)
- CIC - Conference Rooms, Cafe, WiFi, etc.
- Common area soft seating collaboration areas
- Cortex MetroLink just steps away
- Just minutes from nearby Central West End and Midtown shops, restaurants and hotels

## Contact:



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