



SmartEquity

Commercial Real Estate and Property Management

FOR LEASE
**Coffee Shop in the
Cortex Innovation District**

4240 Duncan Ave, St. Louis, MO 63110

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PROPERTY DETAILS



CLASS A CAFE

Type

URBAN

Location

202,551 SF

Building Size

83%

Leased

5

Stories

VERY WALKABLE (74)

Walk Score

1,698 SF

Available SF

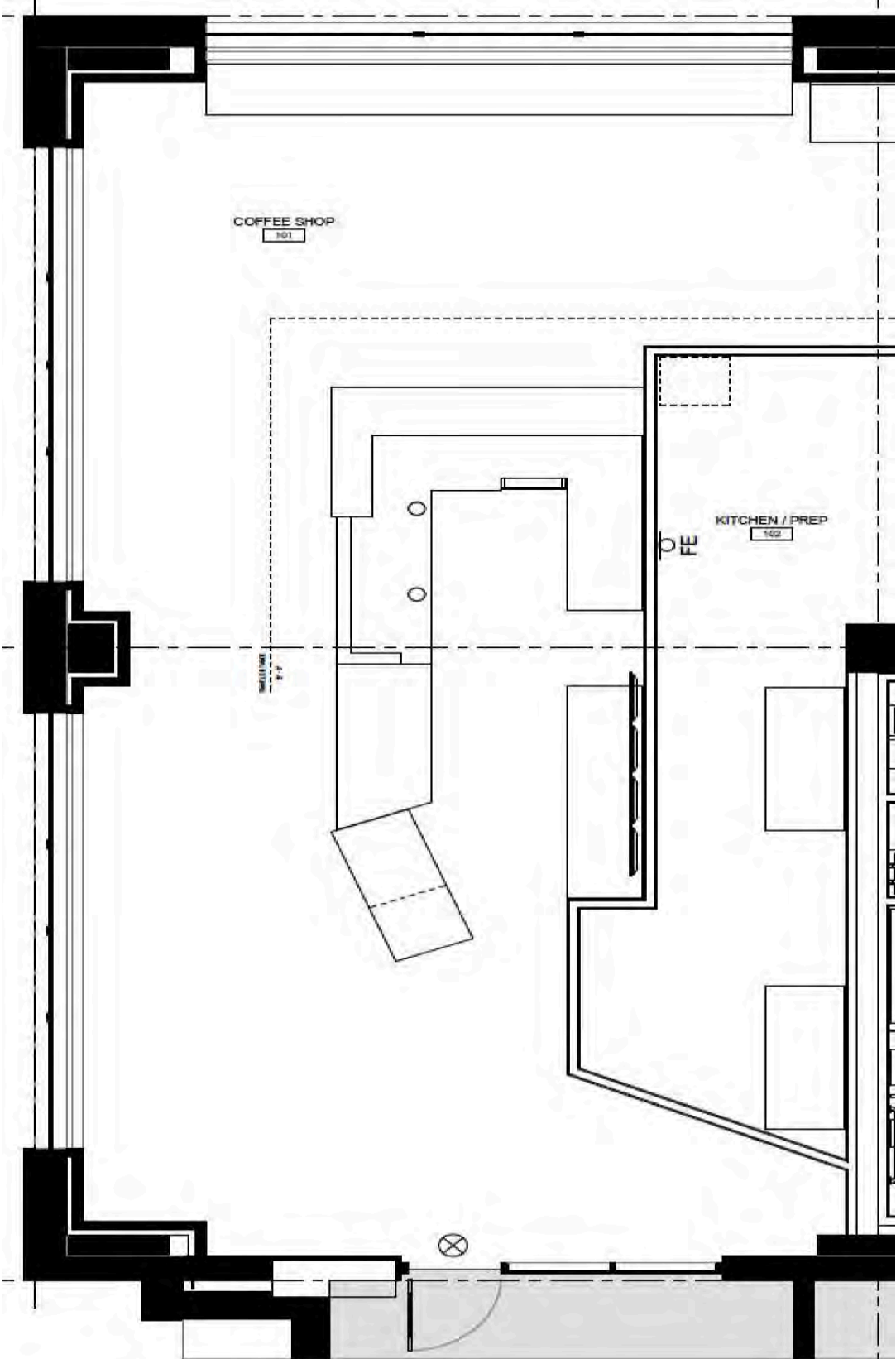
**Cortex Innovation Community,
Vir Biotechnology, Inc, AB Mauri
Foods Inc, WUSTL Office of
Technology Management**

Tenants

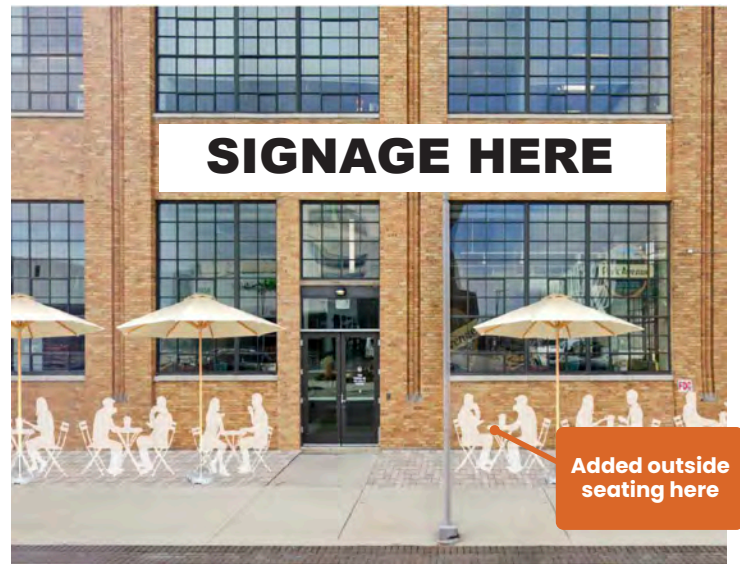
\$18.00 MODIFIED GROSS

Base Rent

FLOOR PLAN



MAP



**IN THE
DISTRICT**

200
ACRES

42
BUILDINGS

54
COMPANIES

5,700
EMPLOYEES

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