

CORTEX INNOVATION DISTRICT

4210 Duncan Avenue

ST. LOUIS, MISSOURI 63110

CONSTRUCTION
UNDERWAY

TO BE
COMPLETED
IN 2024

360° VIRTUAL
TOUR
click to view



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4210 DUNCAN AVENUE

Property Highlights

- › 316,000 SF - 8.5 levels
- › Construction underway - to be completed in 2024
- › Iconic tower in the heart of Cortex
- › Mixed-use office/lab/retail/restaurants
- › Surrounded by activated public spaces
- › Close proximity to the new Aloft Hotel and several restaurants
- › Structured parking (900+ spaces)
- › Large flexible floor plates
- › Outdoor terraces and programmable spaces
- › Building signage opportunities
- › Restaurant and retail opportunities
- › Lease Rate: \$29.00 - \$31.00/SF, NNN
- › Generous TI allowance: \$80-\$100/RSF

Cortex is more than just buildings. Cortex is an innovation community that believes, **“Together we can do more!”**

Cortex is a catalyst for innovation by bringing together big-thinking problem solvers with state-of-the-art resources, facilities, and innovative programming to **inspire and drive collaboration.**

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Location Overview

The Cortex Innovation Community is a vibrant, **200-acre hub of business, innovation, and technology** surrounded by nationally ranked universities, abundant cultural and recreational assets where over 425 companies and nearly 6,000 people **live, work, play and innovate.**

Amenities

- Award winning restaurants nearby - Vicia and Chocolate Pig
- Aloft Hotel - opened Q1 2020
- Cortex Commons (*events, programming, food trucks*)
- Innovation Hall Event and Conference Center (*at 4220 Duncan*)
- Innovation Plaza with outdoor seating (*located between @4240 and 4220 Duncan*)
- Move by BJC - 24/7 fitness center (*at 4220 Duncan*)
- Cambridge Innovation Center (CIC) – Conference Rooms, Café, WiFi, etc. Memberships available through the CIC (*next door at 4220 Duncan*)
- Common area soft seating collaboration areas
- Access to the future Greater Rivers Greenway walking/riding trails
- Cortex MetroLink just steps away

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Property Renderings



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Property Renderings



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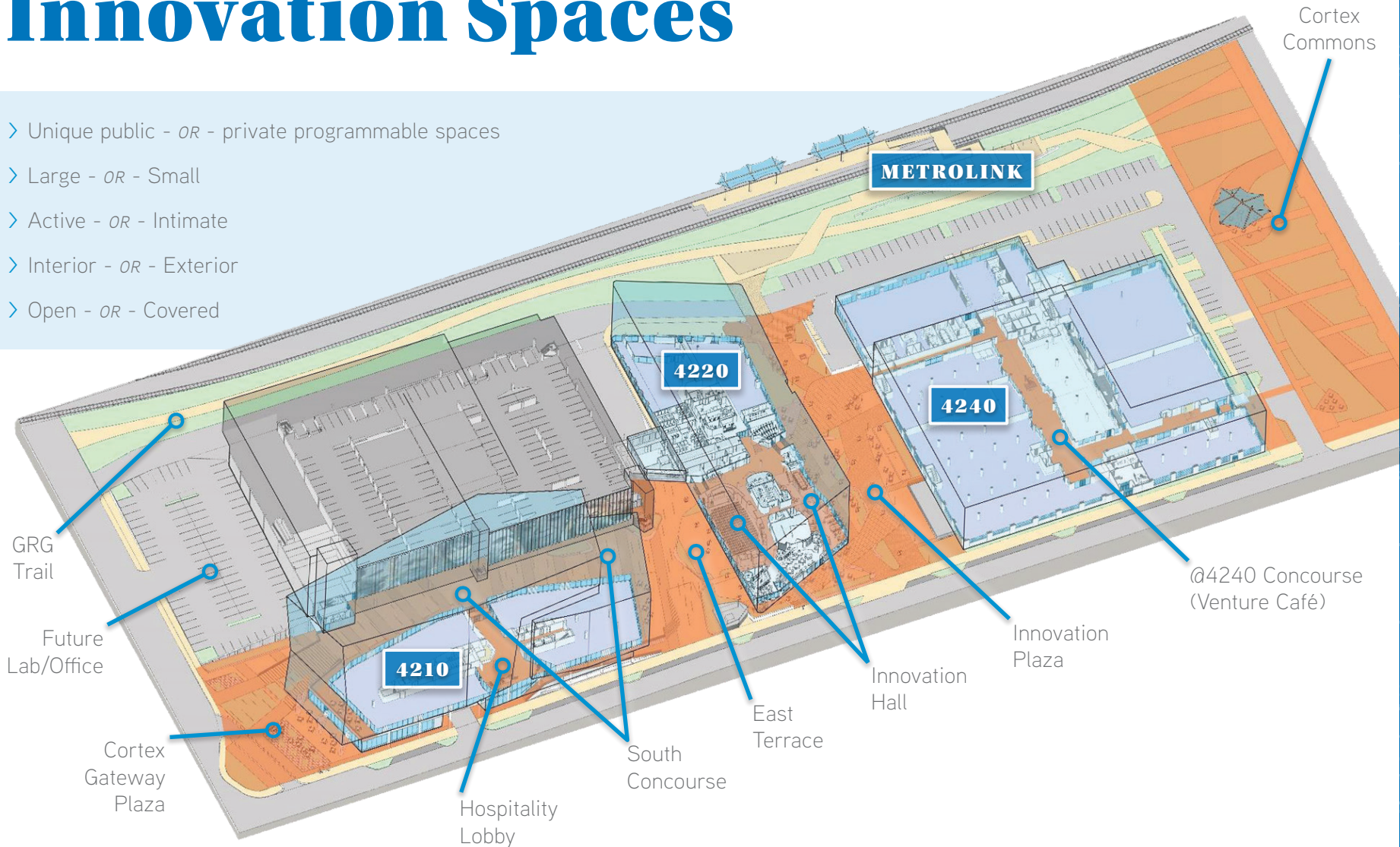
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Network of Innovation Spaces

- > Unique public - OR - private programmable spaces
- > Large - OR - Small
- > Active - OR - Intimate
- > Interior - OR - Exterior
- > Open - OR - Covered



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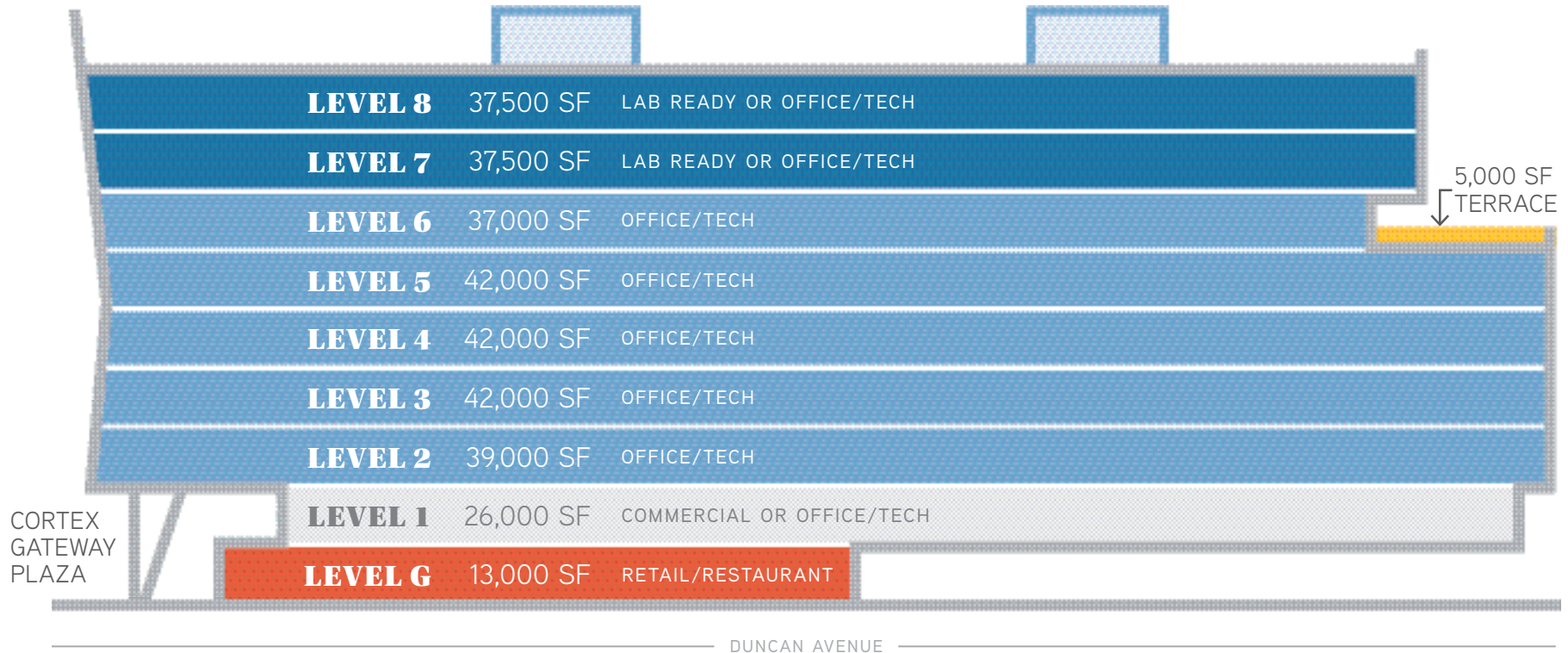
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Stacking Plan

316,000 TOTAL SF



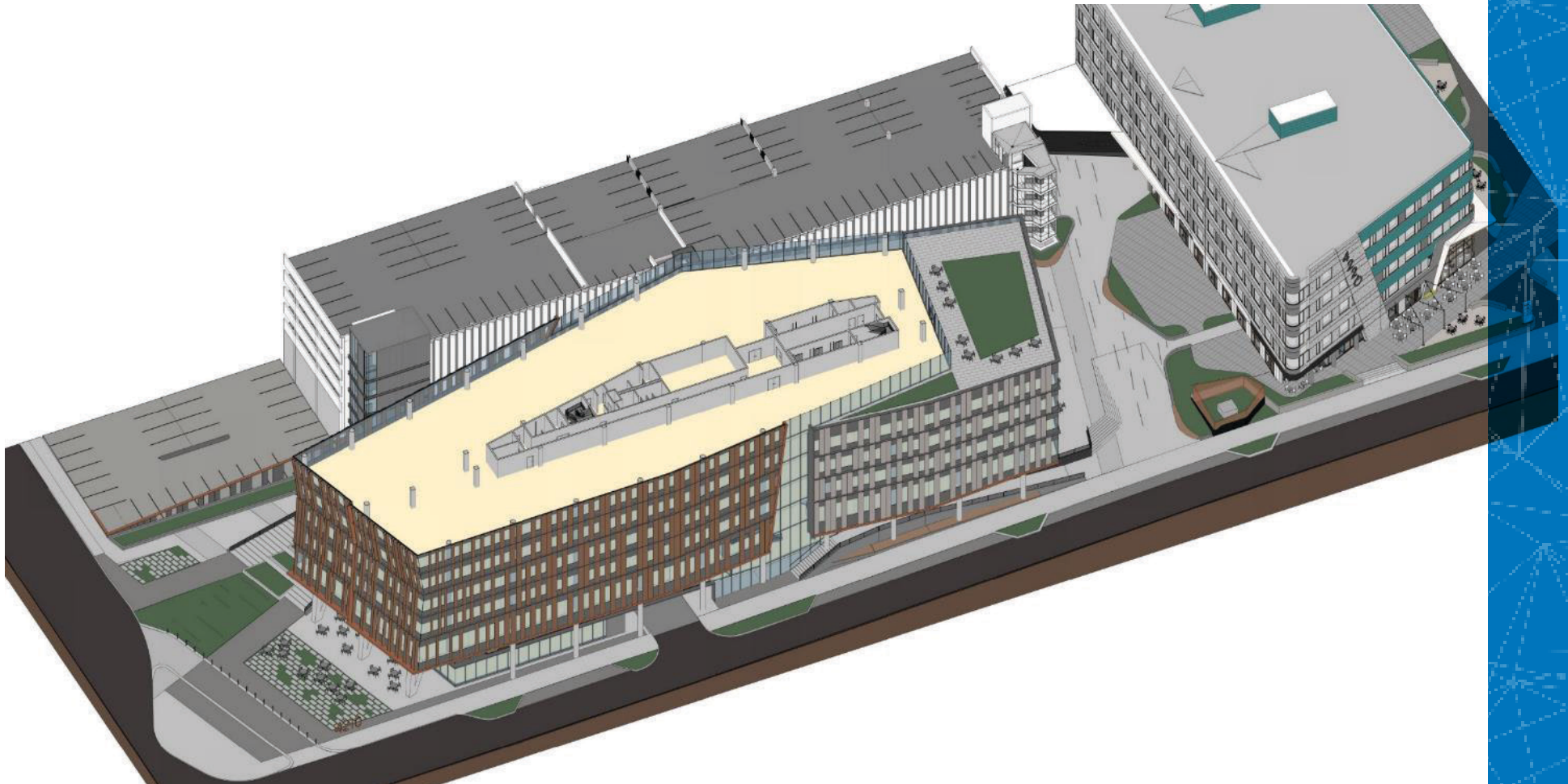
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Levels 7 & 8



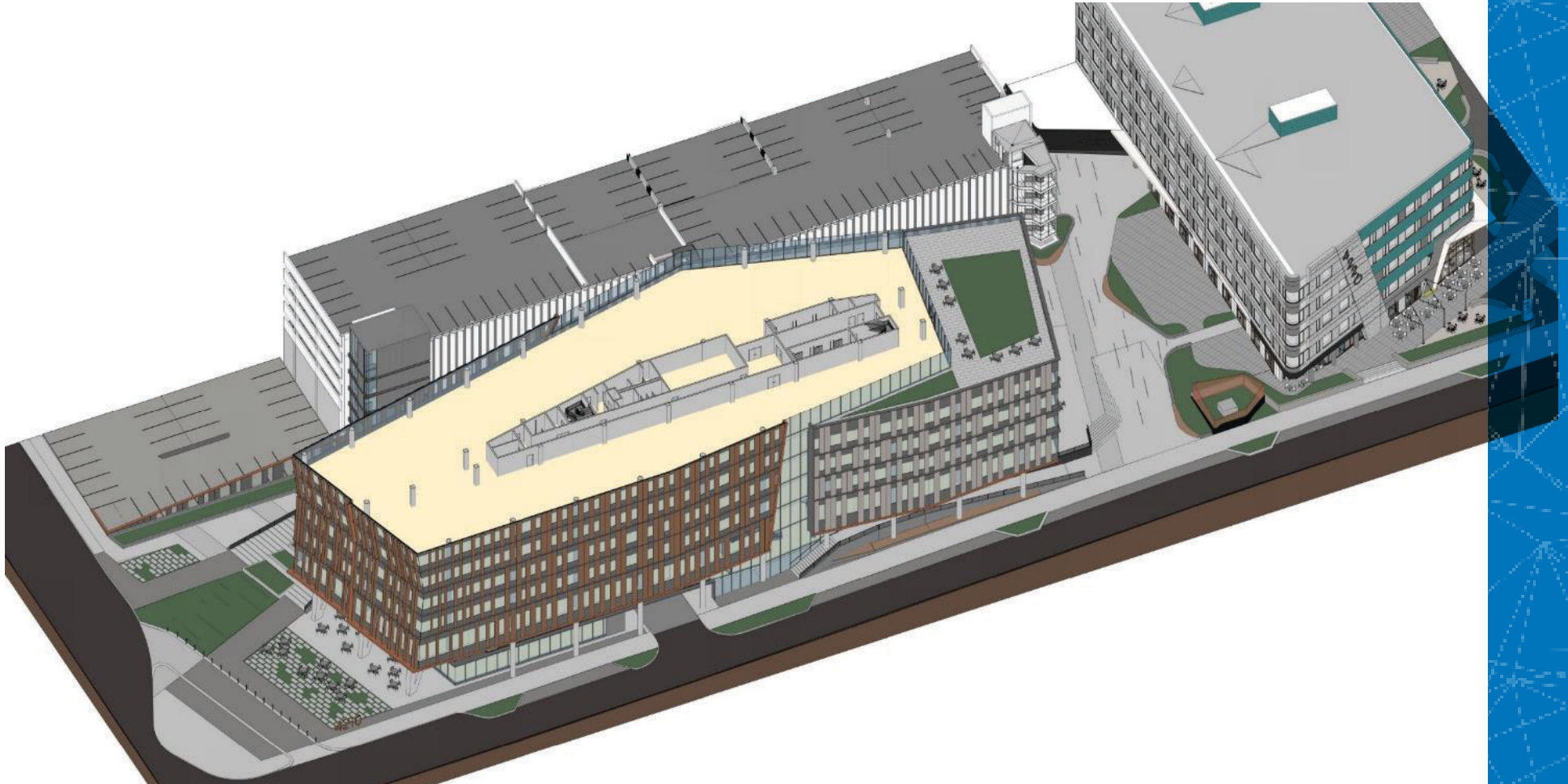
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Level 6 with Terrace



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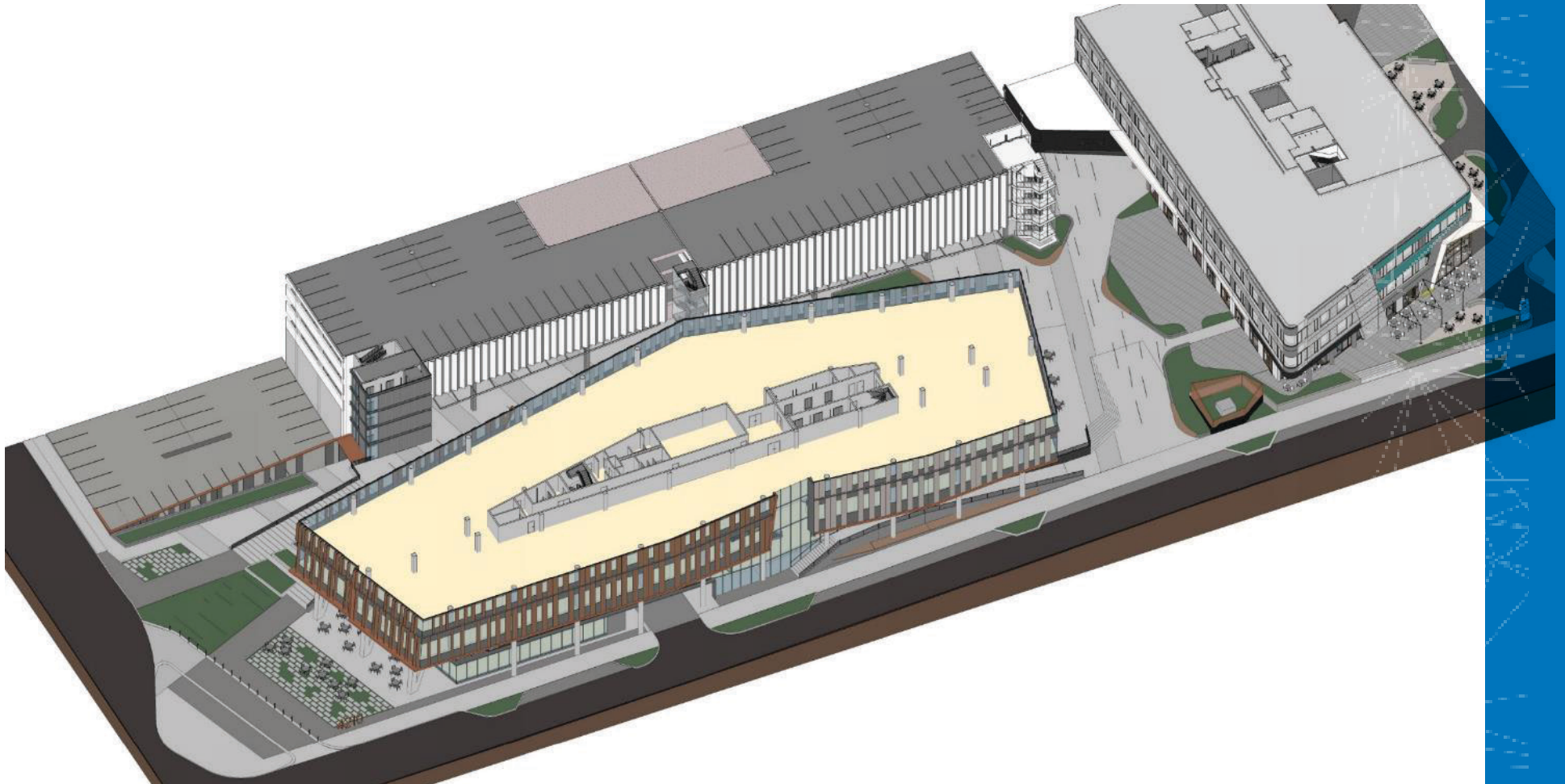
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Levels

3-5



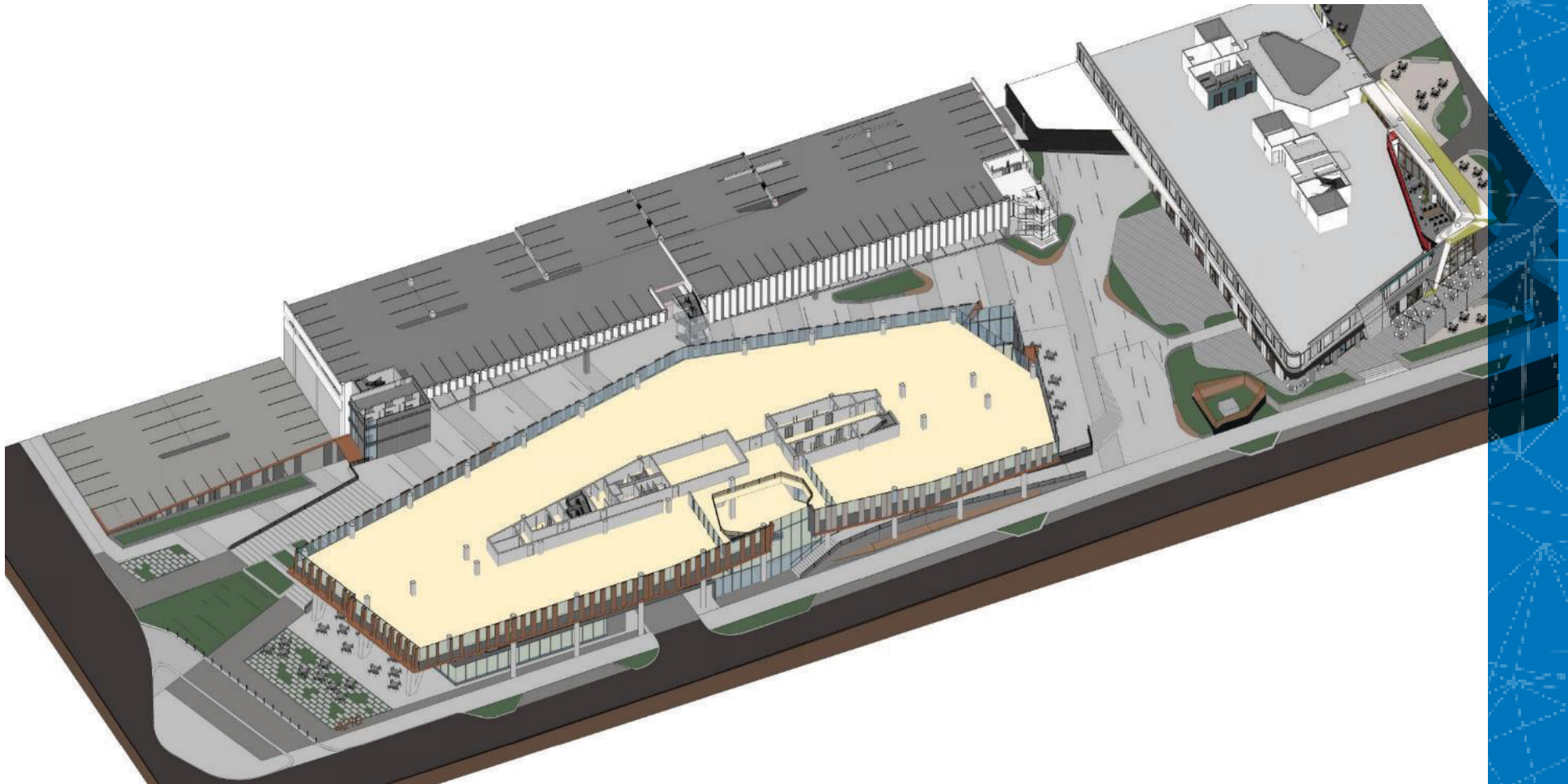
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Level 2 Atrium



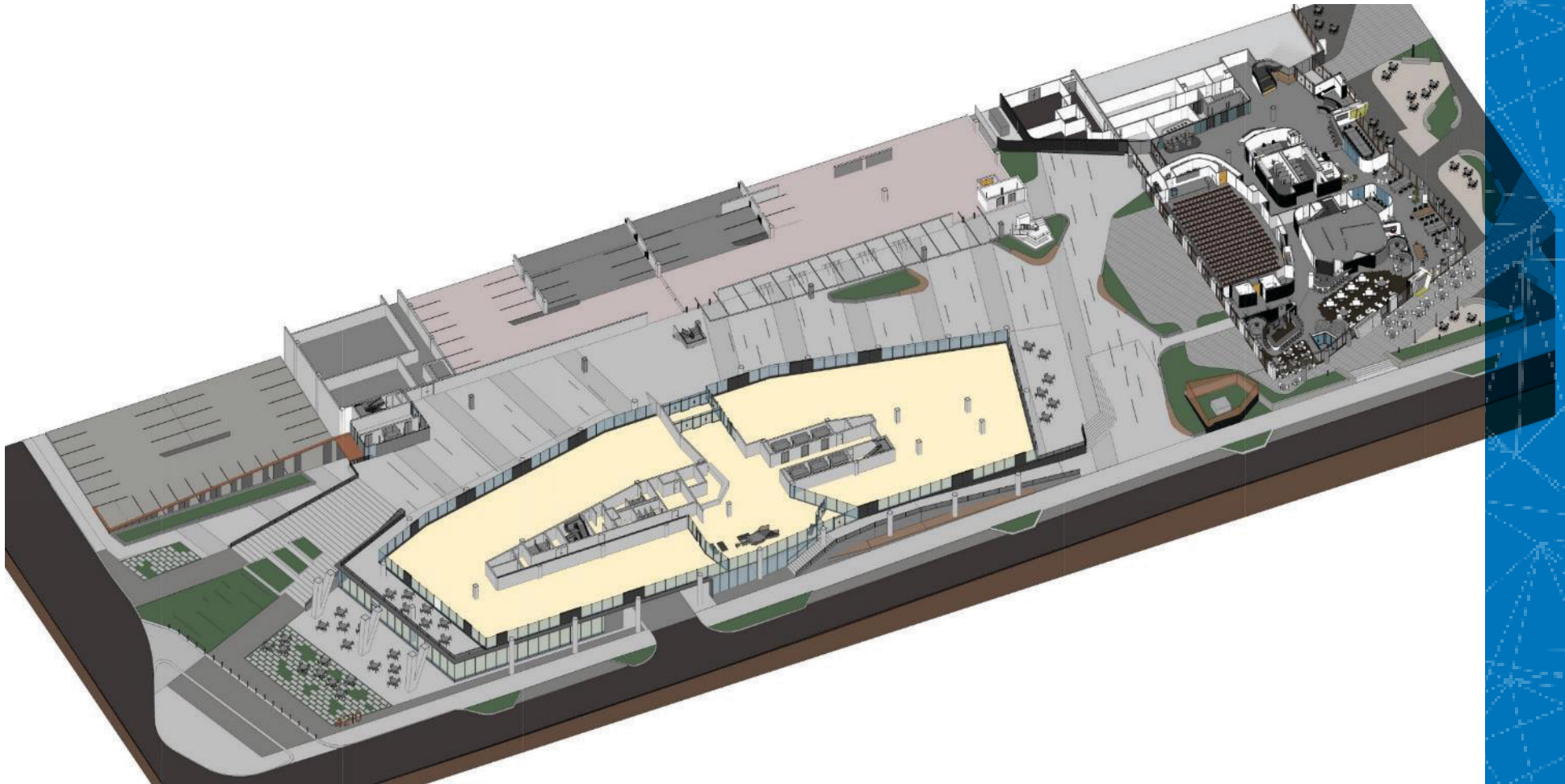
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Level 1 Concourse



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CLASS A OFFICE/LAB FOR LEASE

FOR MORE INFORMATION

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