



# Prime Cortex Location



**4300** DUNCAN  
CORTEX INNOVATION COMMUNITY . STL

4300 Duncan Avenue  
St. Louis, MO 63110

- 42,120 SF
  - > Suite 200: 21,060 SF
  - > Suite 300: 21,060 SF
- Easily divisible
- Available now

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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 Community; a gravitational hub for top global talent.

## Cortex Innovation District

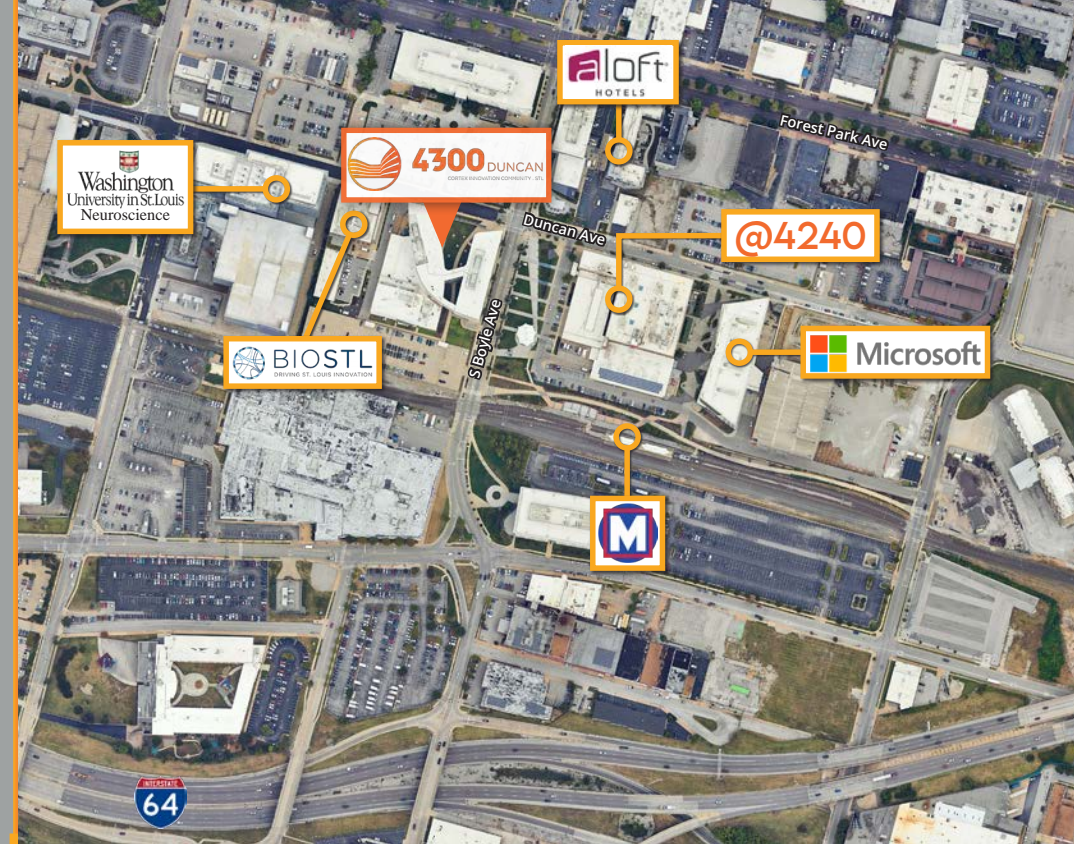
Cortex is a vibrant, 200-acre hub of business, innovation, and technology integrated into St. Louis' historic Central West End and Forest Park Southeast neighborhoods, surrounded by nationally-ranked universities and medical centers and abundant cultural and recreational assets. Cortex is a catalyst 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**

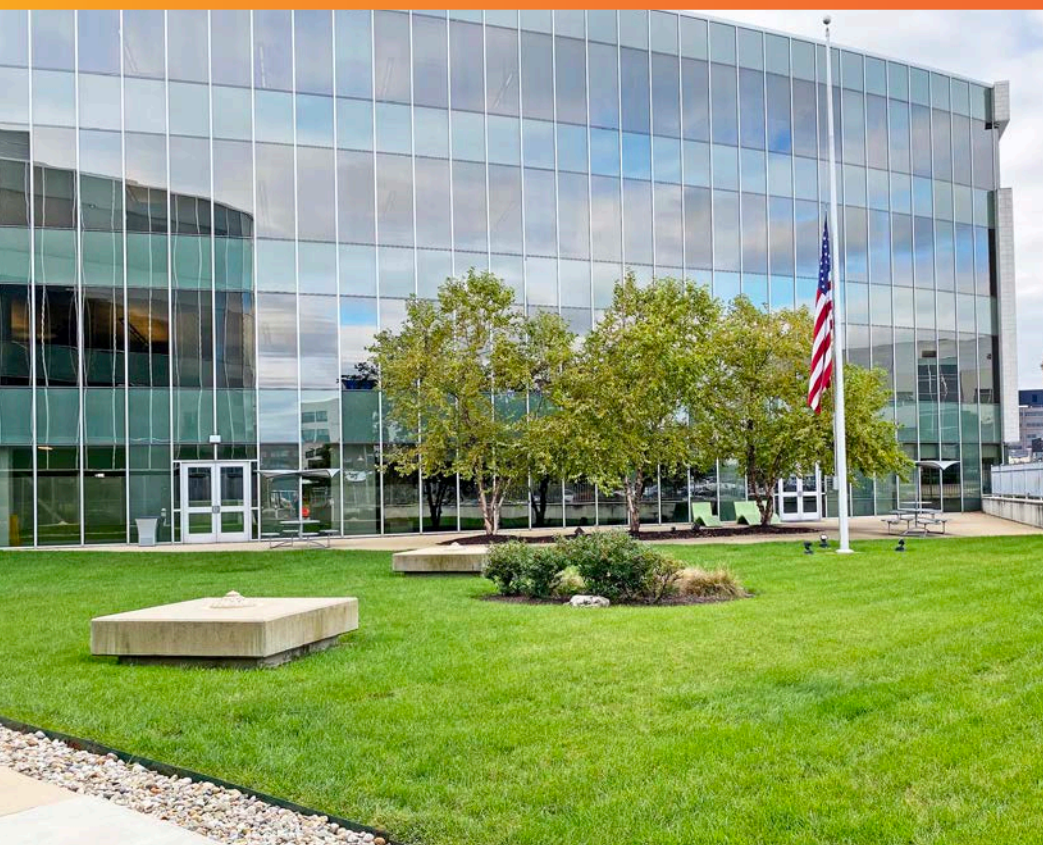
acre hub of  
business +  
technology

companies

innovation  
centers +  
activators







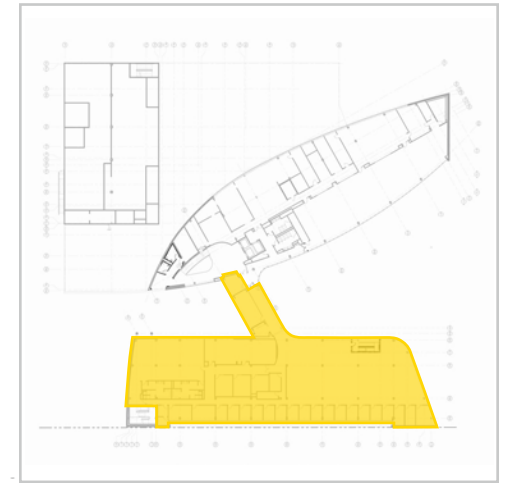
## Property Highlights

- 42,120 SF - Features include:
  - Excellent existing conditions
  - Lab enabled
  - Easily divisible
- Extensive renovations and new amenities underway
- Outdoor courtyard
- Building conference and collaboration spaces
- Adjacent garage and surface parking
- Plentiful visitor parking
- 24/7 security
- Building and monument signage available
- Excellent visibility in the heart of Cortex Innovation District
- LEED Certified

# Second Floor

21,060 SF Available

Click to view  
360°  
virtual tour



- ① Second Floor Stairwell
- ② Second Floor Lobby
- ③ Suite Entrance
- ④ Entry Hallway
- ⑤ Kitchenette
- ⑥ Entry Work Area
- ⑦ Stairwell
- ⑧ Left Work Area
- ⑨ Right Work Area
- ⑩ Back Hallway
- ⑪ Back Conference Room
- ⑫ Fitness Center
- ⑬ Locker room
- ⑭ Training Room

Click on dots to view 360 photos

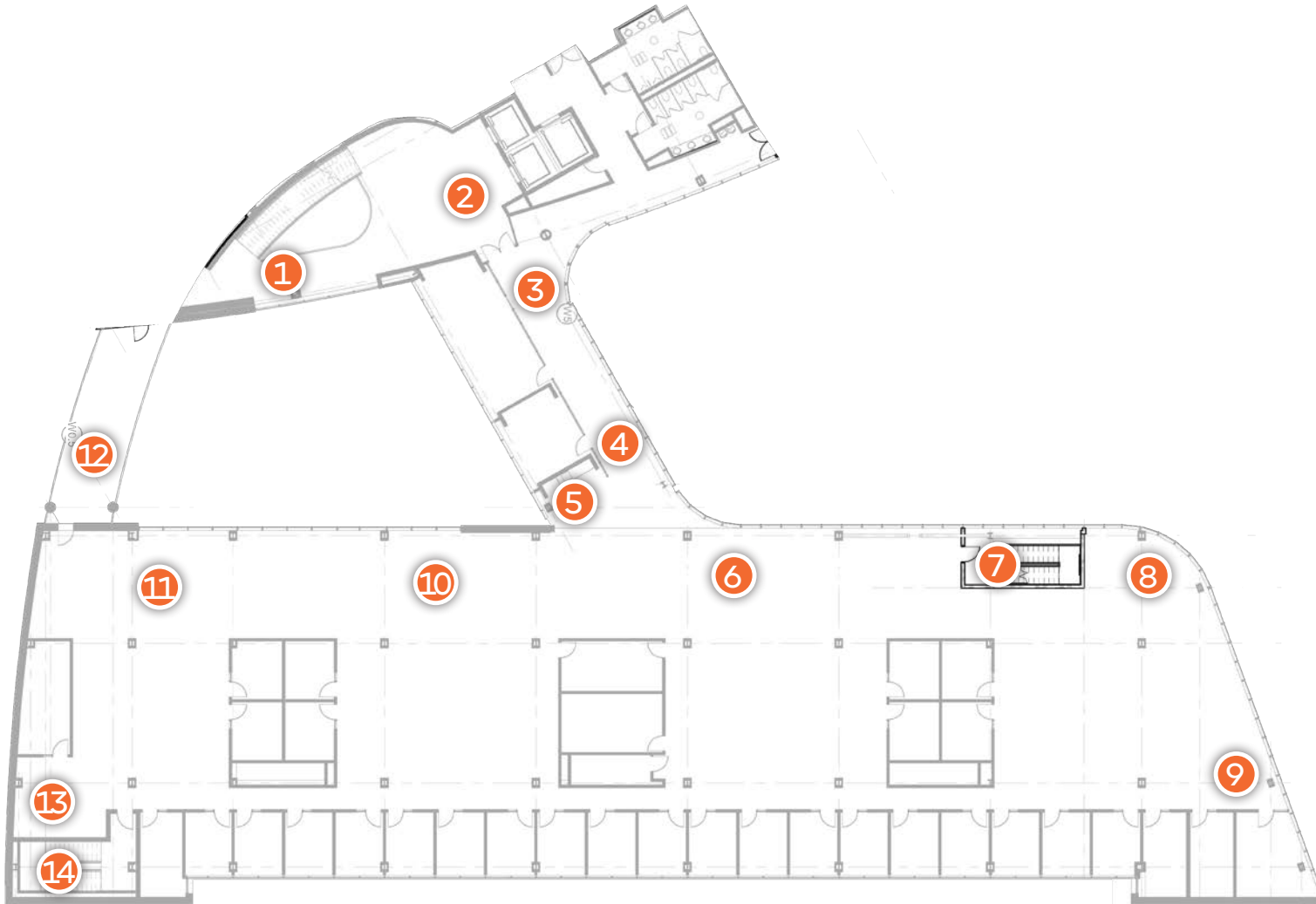
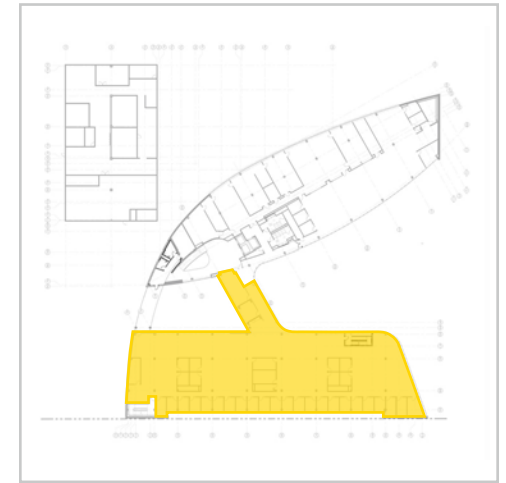
# Third Floor

21,060 SF Available

Click to view



virtual tour



Click on dots to view 360 photos

- ① Third Floor Stairwell
- ② Third Floor Lobby
- ③ Suite Entrance
- ④ Entry Hallway
- ⑤ Kitchenette
- ⑥ Entry Work Area
- ⑦ Stairwell
- ⑧ Left Work Area
- ⑨ Right Work Area
- ⑩ Middle Work Area
- ⑪ Back Work Area
- ⑫ Balcony
- ⑬ Back Area
- ⑭ Back Stairwell



# Property Photos

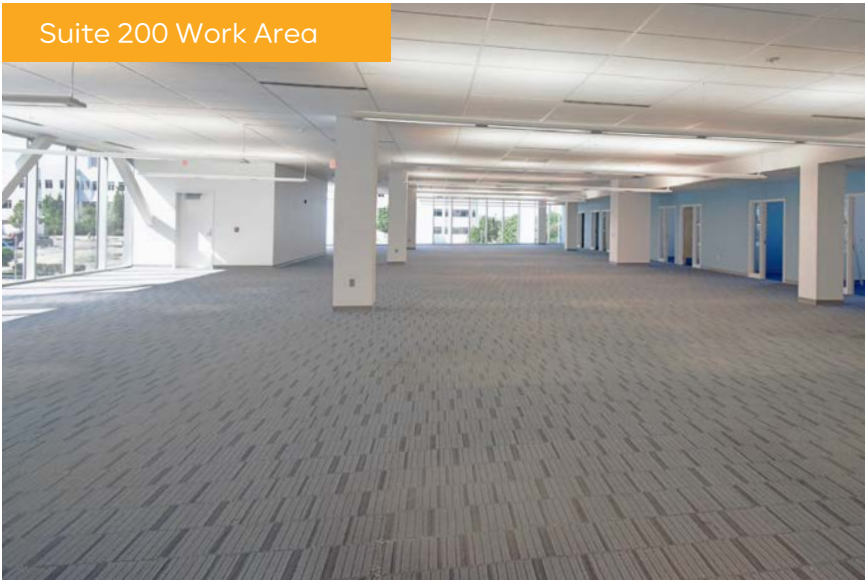
Suite 300 Work Area



Suite 300 Window Line



Suite 200 Work Area



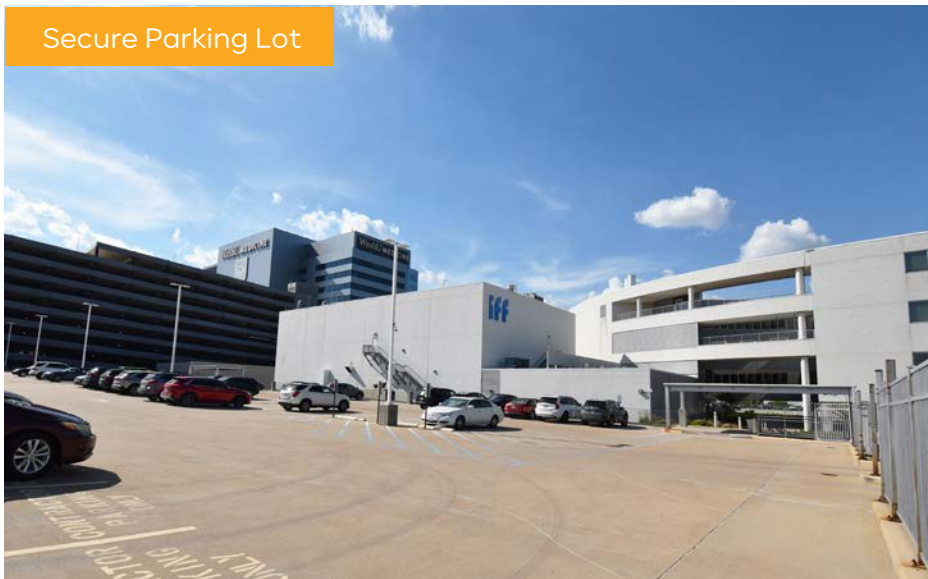
Suite 200 Training Room



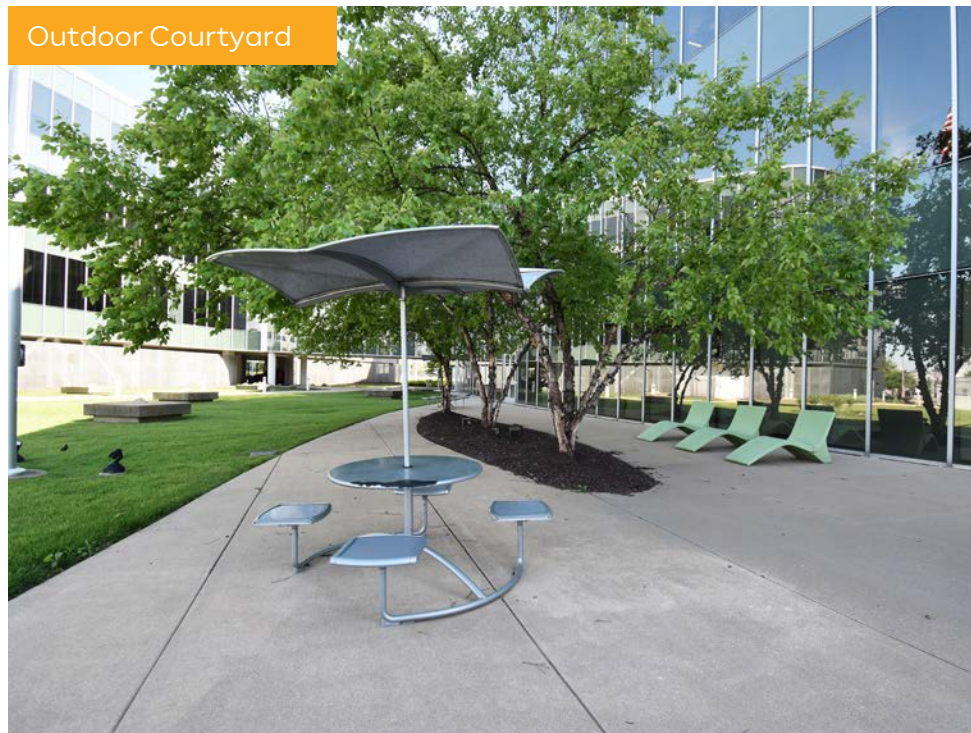


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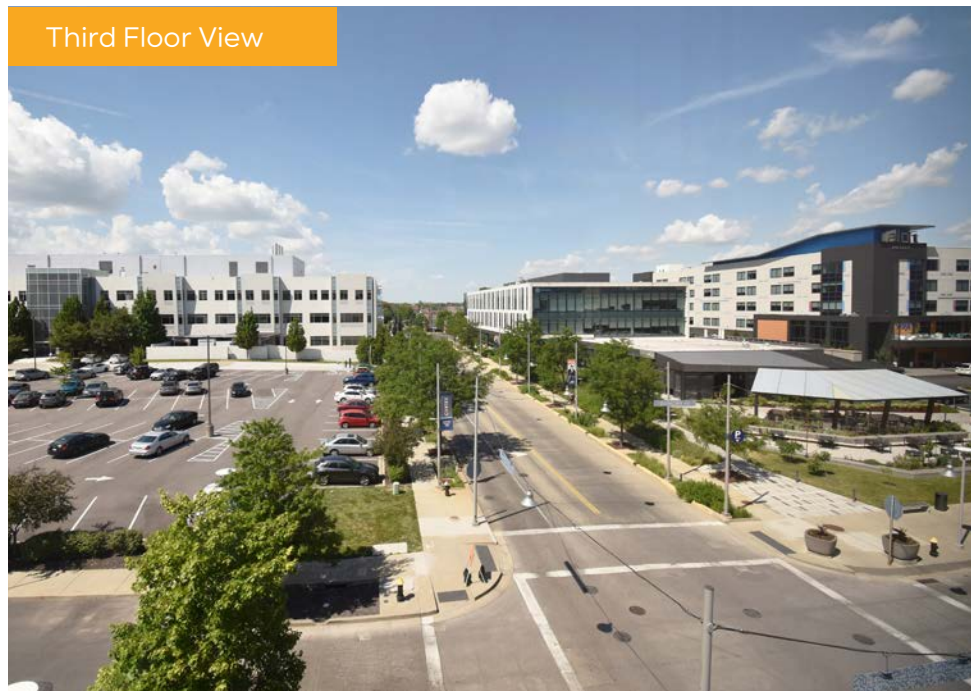
Secure Parking Lot



Outdoor Courtyard



Third Floor View



Tenant Balcony



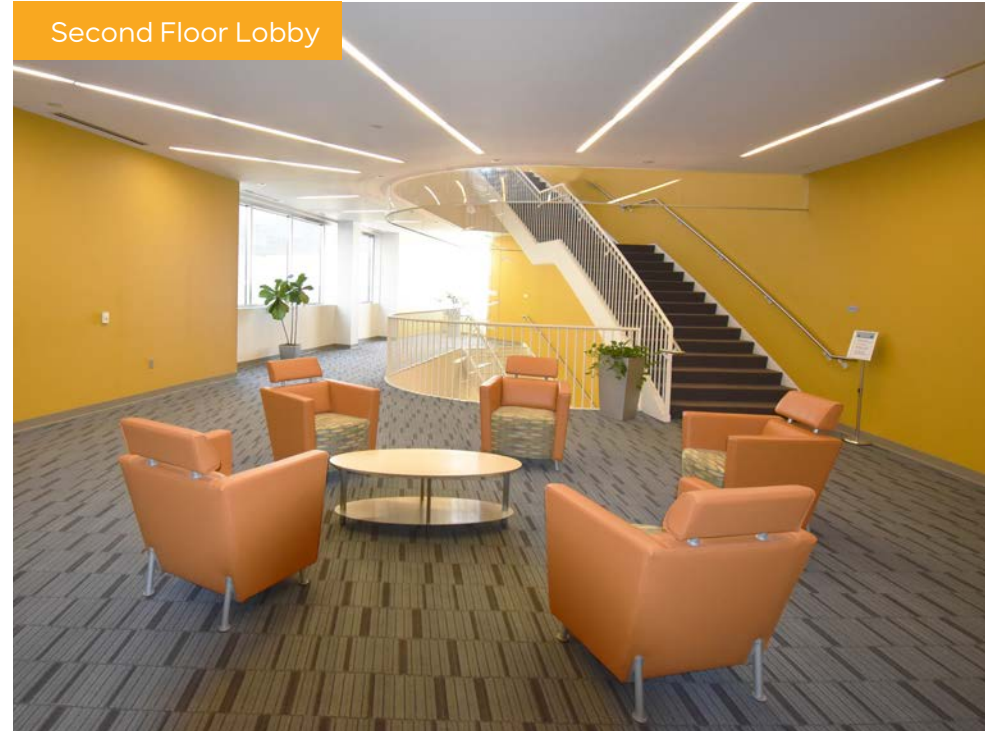


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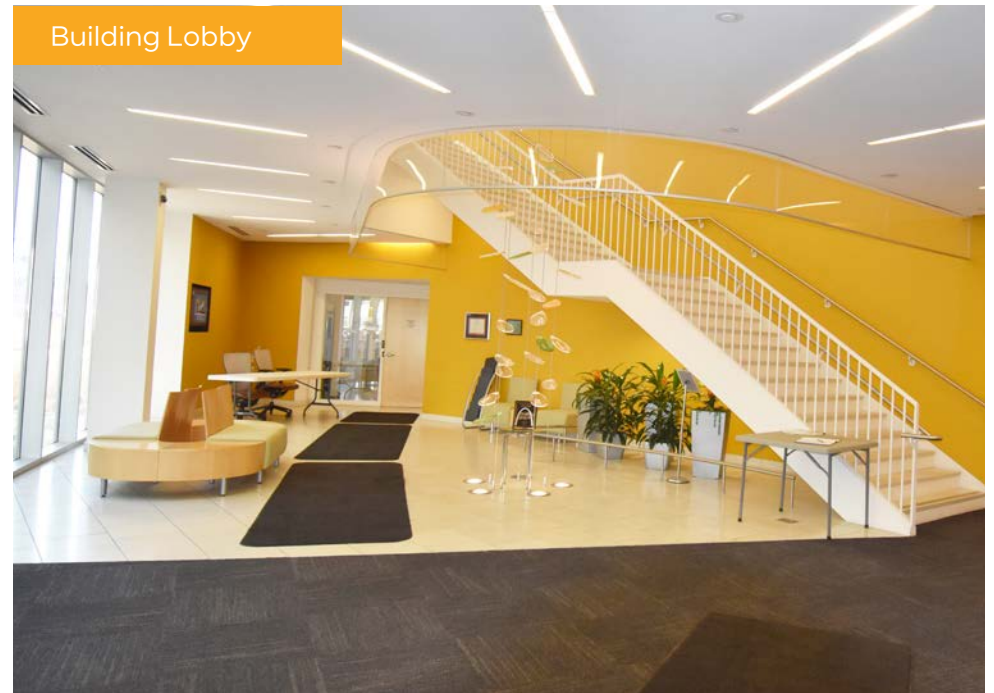
Master Stairwell



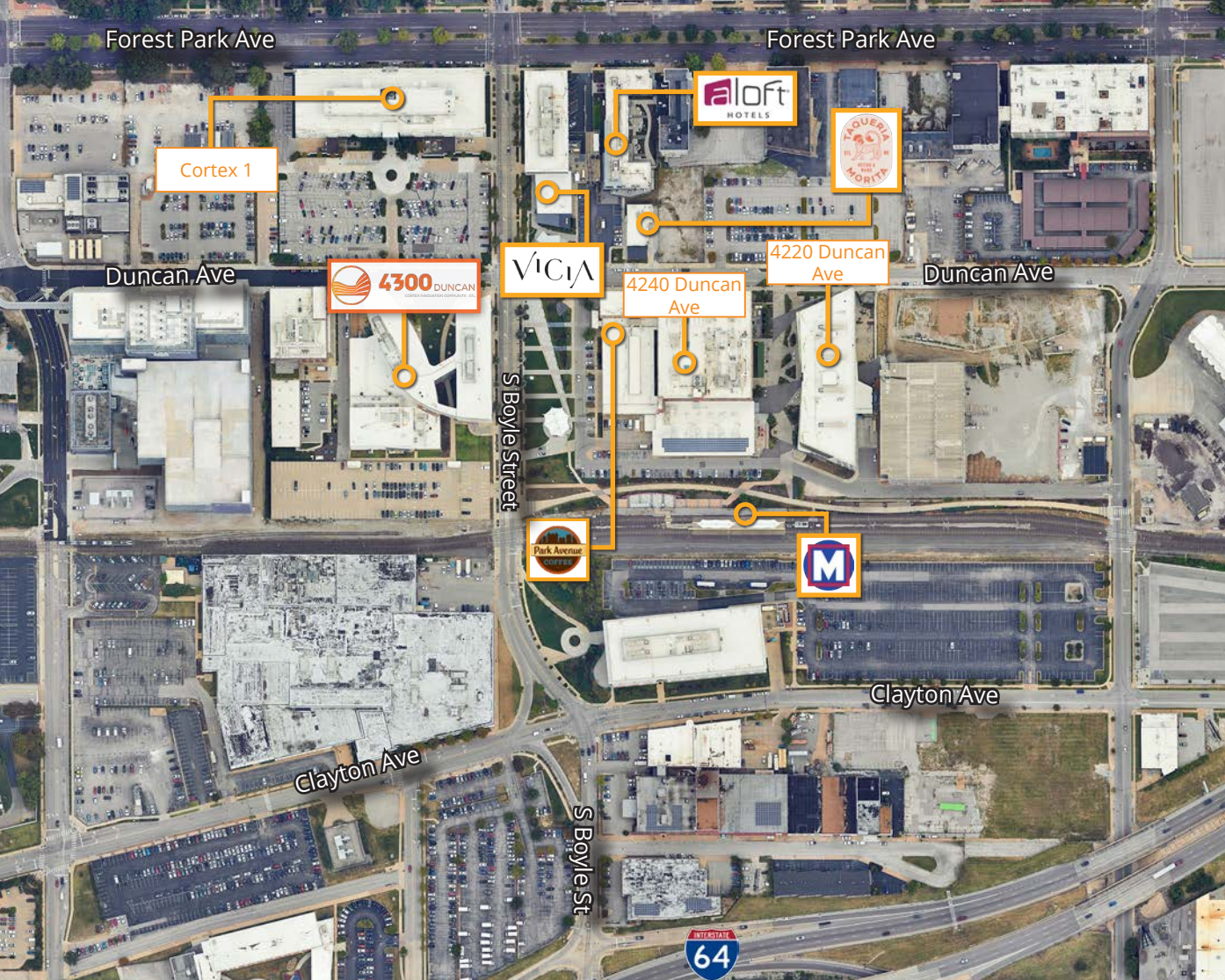
Second Floor Lobby



Building Lobby







## Area Amenities

- Numerous restaurants nearby including Vicia, Taqueria Morita, and Park Avenue Cafe
- Aloft Hotel and WXYZ Bar
- Venture Cafe programming and events (@4240 Duncan)
- 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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