

CORTEX INNOVATION DISTRICT

4240 Duncan Avenue

ST. LOUIS, MISSOURI 63110

@4240



VIRTUAL
TOURS

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PRIME CREATIVE SPACE FOR LEASE

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4240 DUNCAN AVENUE

Property Highlights

@4240 offers a vibrant creative environment for all companies desiring a great location for their employees and clients including those involved in life sciences, research, technology, legal, innovation and entrepreneurship. The building is ideally located within the CORTEX Innovation District.

- › In the heart of Cortex Innovation District at Duncan & Boyle
- › 202,551 SF creative office building
 - › 17,322 SF available now in Suite 190
 - › 16,751 SF available now in Suite 240
- › An energetic environment of well-established companies and start-ups
- › Excellent building & neighborhood amenities
- › Convenient parking & adjacent to MetroLink
- › @4240 is Certified LEED Platinum

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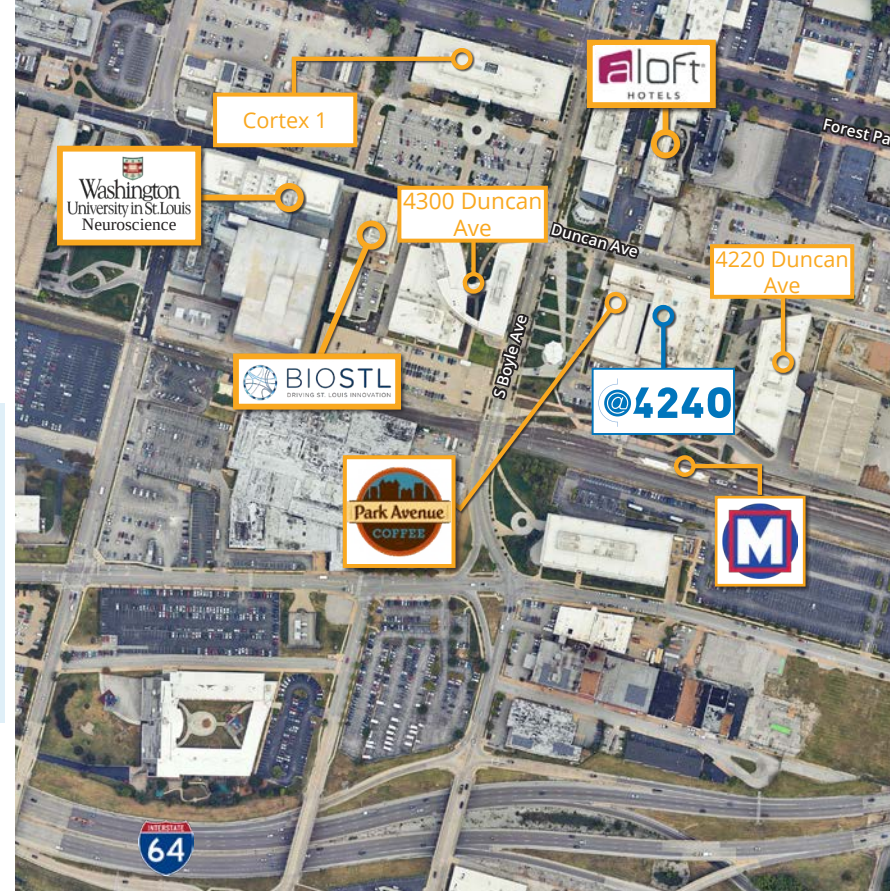
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Location Overview

The Cortex Innovation District 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

- Numerous restaurants nearby including Vicia and Park Avenue Cafe
- Aloft Hotel and WXYZ Bar
- Cortex Commons (events, programming, food trucks)
- Conference and event space available
- 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



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Current Availability

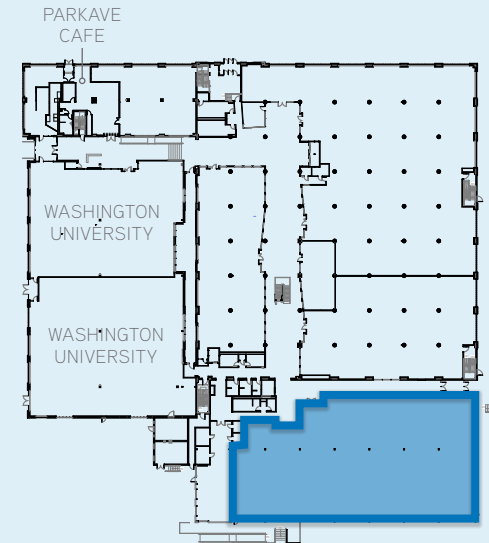


- 1 Suite Entrance
- 2 Reception
- 3 Open Area/Kitchen
- 4 Conference Area
- 5 Lounge Area
- 6 Work Area

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Suite 190



Availability

17,322
SQUARE FEET

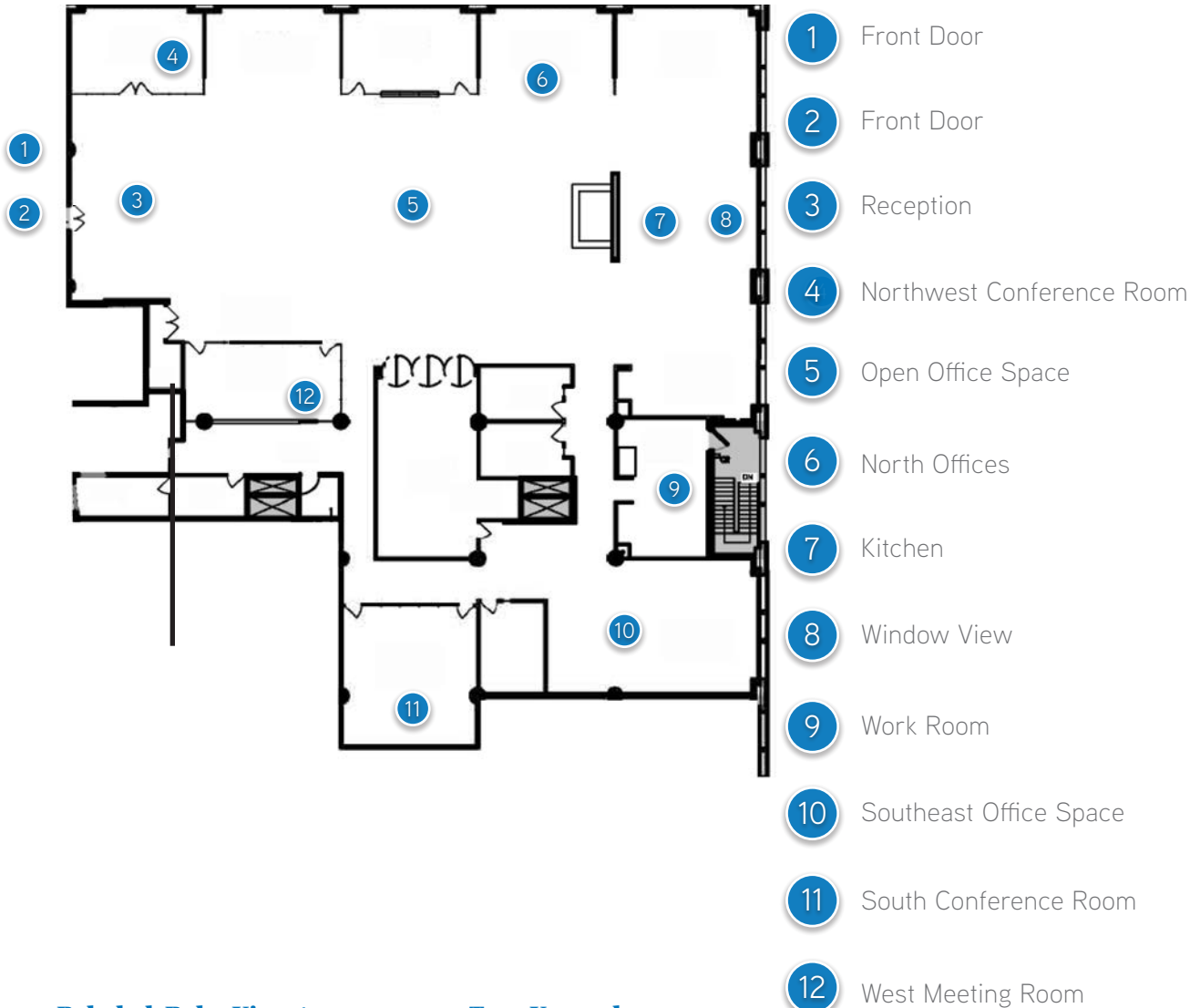
Lease Rate

Contact
Brokers

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Current Availability



Suite 240

Availability

16,751
SQUARE FEET

Lease Rate

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Great Amenities and Common Areas



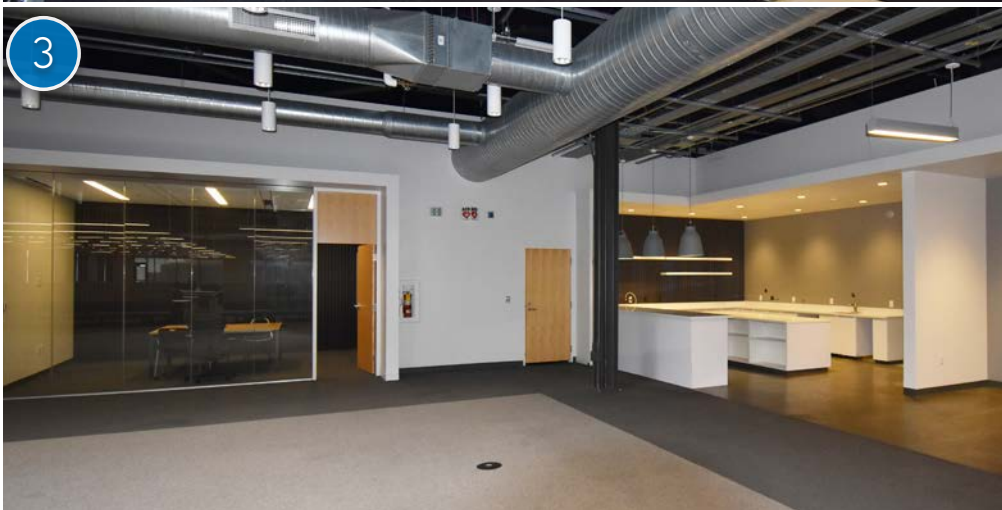
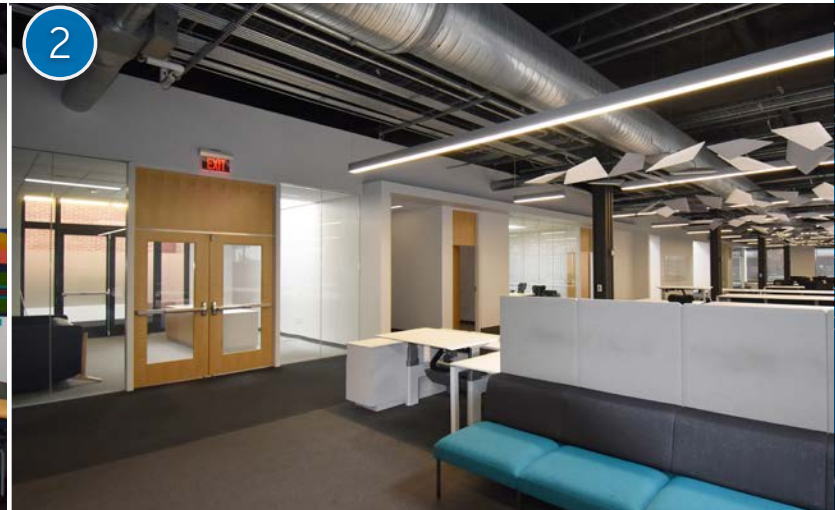
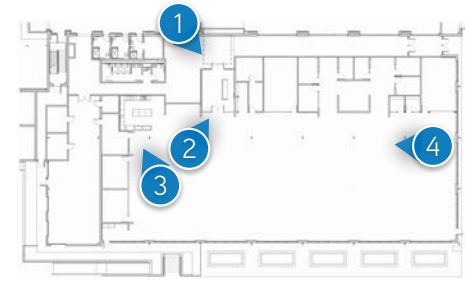
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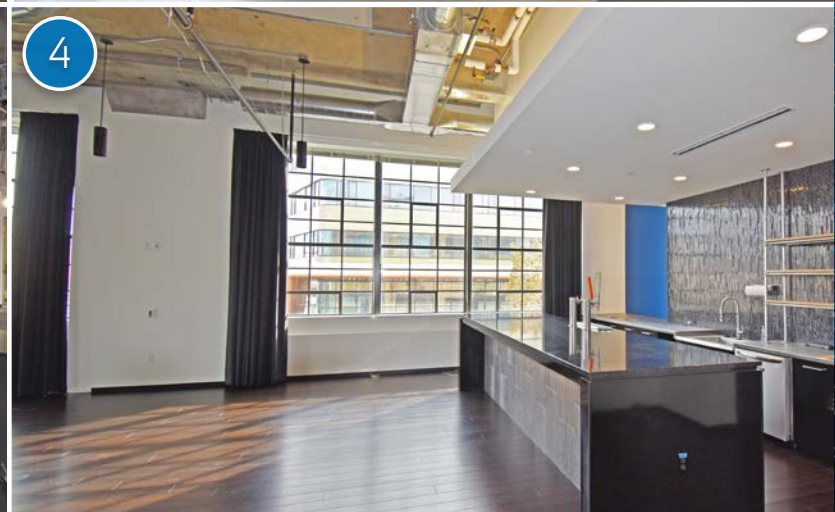
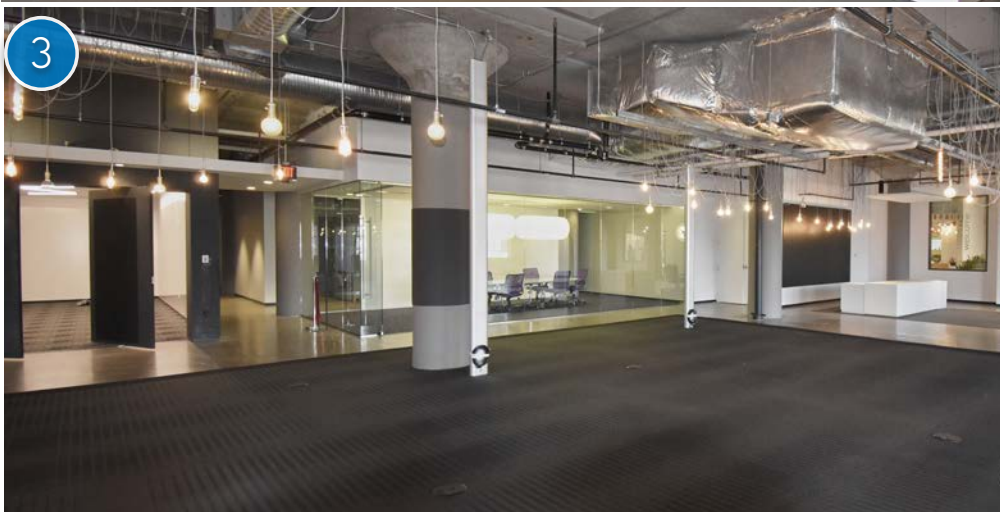
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FOR MORE INFORMATION

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