

New Office/Lab Space Available in Cortex



FOR LEASE

4220 Duncan Avenue
St. Louis, Missouri

Lease Rate:
\$25.50/SF, NNN

REBEKAH BAHN KINGSTON, ESQ., CCIM
+1 314 584 6203
rebekah.bahn@colliers.com

TONY KENNEDY, CCIM
+1 314 584 6202
tony.kennedy@colliers.com



COLLIERS INTERNATIONAL
101 S. Hanley Road, Ste. 1400
St. Louis, MO 63105
+1 314 863 4447
colliers.com/stlouis



Key Features

- › 182,068-square-foot, high-end office/lab building
- › Situated within the Cortex Innovation District
- › Five stories total with two-story atrium lobby
- › Developer with expertise in delivering life science and high-tech facilities

FOR LEASE > 4220 DUNCAN AVENUE

Address:	4220 Duncan Avenue, St. Louis, MO 63110
Total SF:	182,068 SF
Available SF:	69,492 SF
Typical Floor:	38,184 SF
Class:	A
Tenancy:	Multi
Developer:	Wexford Science + Technology
Architect:	HOK
Delivery:	April 2018
Type:	New construction, office and lab ready
Parking:	Adjacent covered parking



FOR LEASE > 4220 DUNCAN AVENUE

Third Floor Plan



Fourth Floor Plan



FOR LEASE > 4220 DUNCAN AVENUE



AMENITIES

- > Full service restaurant
- > Café
- > Innovation Hall Event and Conference Center
- > Innovation Plaza with outdoor seating (located between 4240 and 4220)
- > 16,192-square-foot fitness/wellness facility available via paid membership through BJC WellAware
- > Cambridge Innovation Center (CIC) – Conference Rooms, Café, WiFi, etc. Memberships available through the CIC
- > Common area soft seating collaboration areas
- > Monument Signage available for select tenants
- > Access to the future Greater Rivers Greenway walking/riding trails adjacent to south end of 4220
- > New MetroLink Station adjacent to the Building
- > On-site property management



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