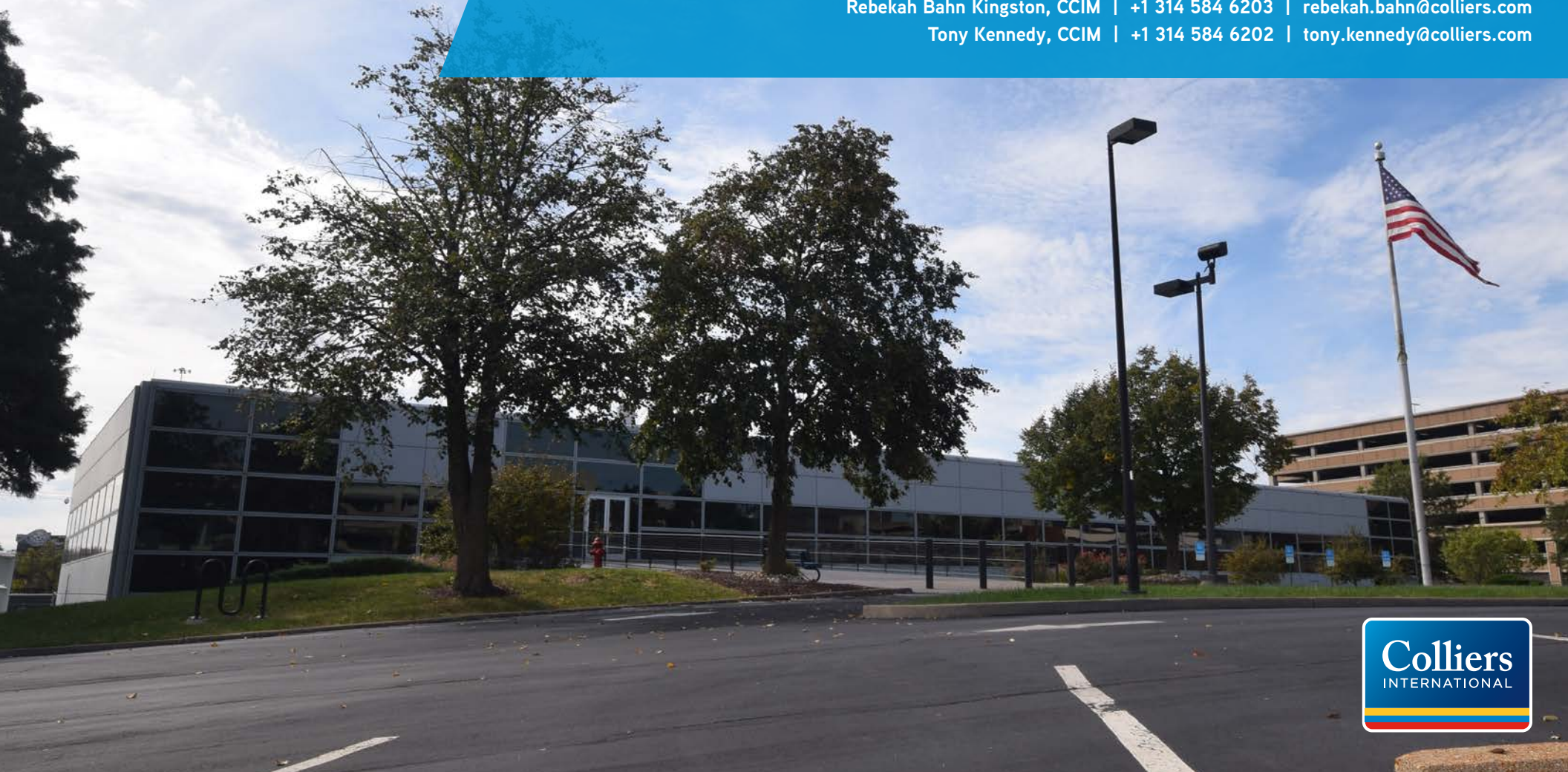


FOR LEASE

**10,753 SF OFFICE OR OFFICE/LAB SPACE IN CORTEX**

**645 S. Newstead Avenue**  
St. Louis, Missouri

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Tony Kennedy, CCIM | +1 314 584 6202 | [tony.kennedy@colliers.com](mailto:tony.kennedy@colliers.com)

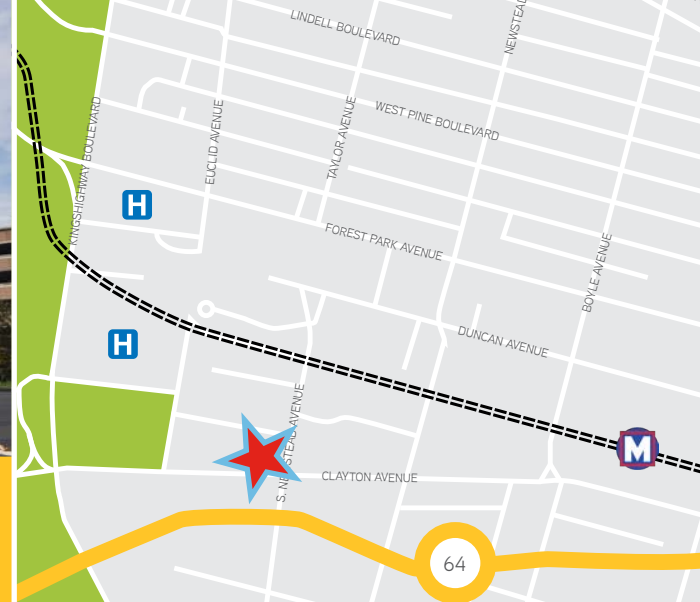






**645 S. Newstead Avenue, St. Louis, Missouri**

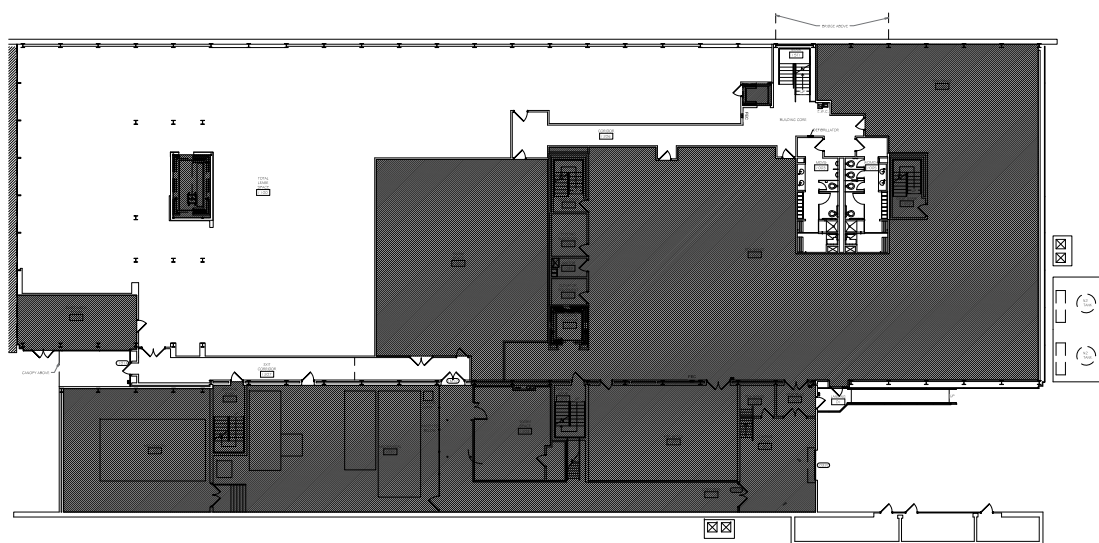
**FOR LEASE**



## Highlights

- › 10,753 square feet
- › \$24.00 PSF, NNN
- › Office or Office/Lab
- › First generation space, white-boxing in progress
- › Situated within the Cortex Innovation District
- › Free, 4/1,000 surface, gated parking
- › Class A
- › Great location on the corner of Newstead & Clayton Avenue near the new Tower Grove interchange at I-64/Hwy. 40

## Floor Plan



## Contact Us

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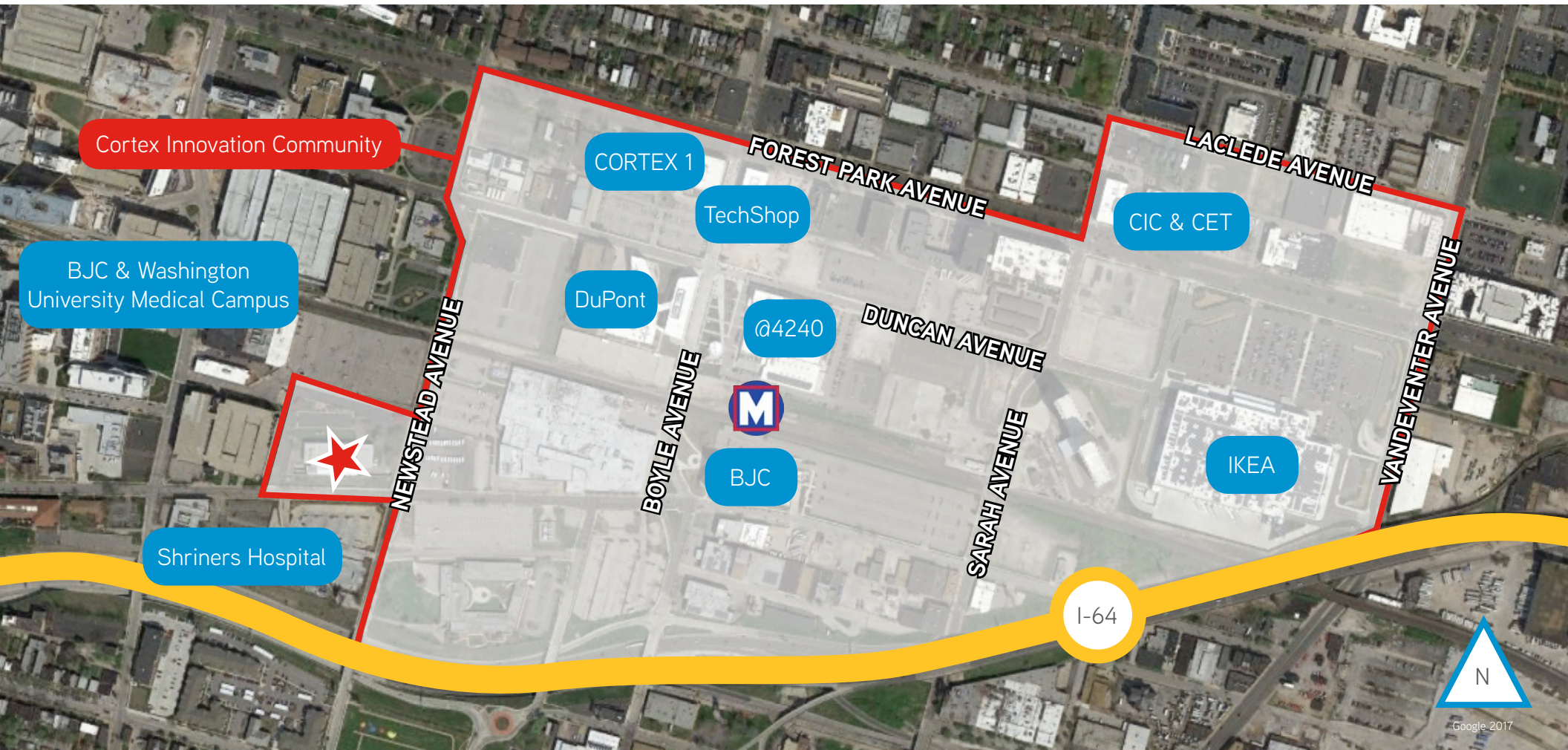


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**645 S. Newstead Avenue,** St. Louis, Missouri

**FOR LEASE**

BJC & Washington  
University Medical Campus

TAYLOR AVENUE

Shriners Hospital

I-64

NEWSTEAD AVENUE

CLAYTON AVENUE

N

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