

St. Louis, MO

1 2 6 0

S VANDEVENTER AVE

FOR SUBLEASE



 **LCG**  
Capital Management



1260 S Vandevanter Ave

Photos

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[www.LCGCap.com](http://www.LCGCap.com)

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your need.



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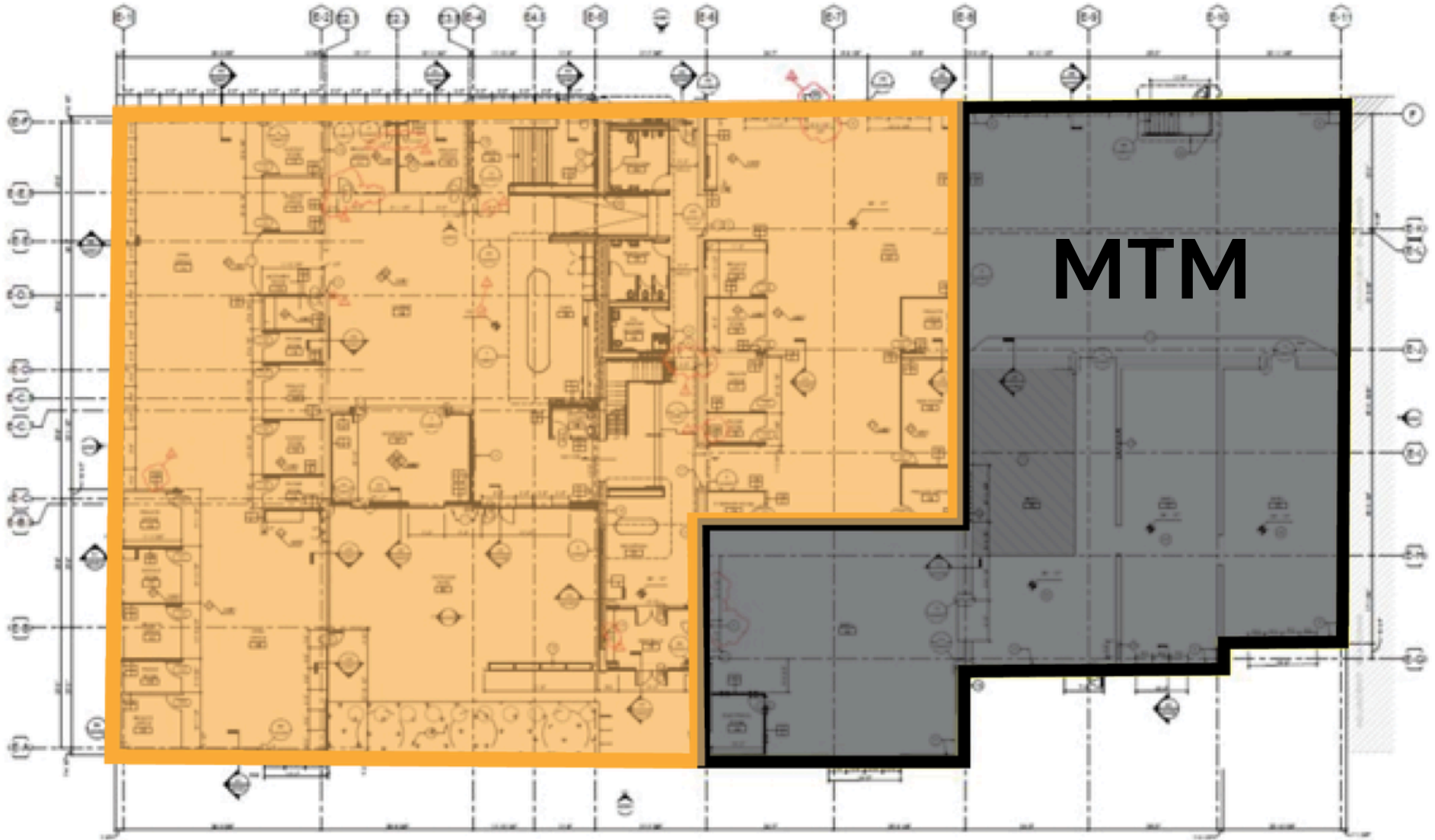
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Floor Plan

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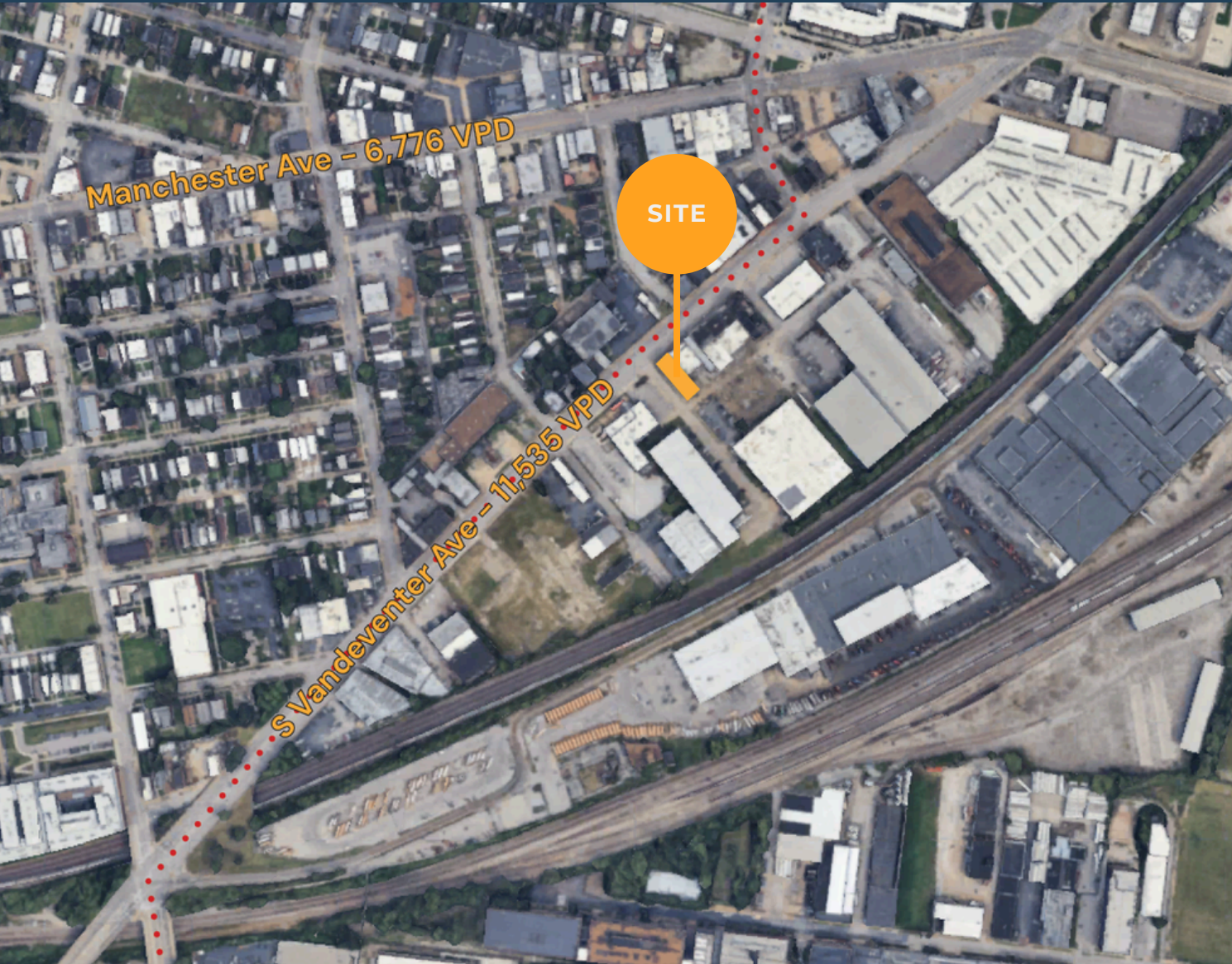
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Aerial

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### HIGHLIGHTS

Premier Midtown location

10-minute walk to Cortex Innovation Community, the city's leading bioscience and tech district

Adjacent to The Grove, City Foundry STL, Chroma Apartments, and Rockwell Beer Co.

Minutes from Central West End, Washington University Medical Campus, SLU Campus, and major area hospitals

Direct access to I-64/40, I-44, Vandeventer, Kingshighway, and Manchester

2 minutes to Grand MetroLink station, 5 minutes to Central West End MetroLink station

23 minutes to St. Louis Lambert International Airport

New bike and pedestrian connectivity through the surrounding corridor, supporting urban and active commuting



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Area Overview

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