



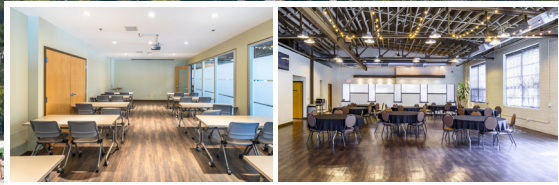
Class A Office Campus in the Heart of Webster Groves

OWEN RIDGE **CAMPUS**

345, 349, 353, 357, 359, 369, 383 Marshall Avenue | Webster Groves, MO 63119



AT THE CENTER OF IT ALL



THE EDGE

359 Marshall Ave

369 Marshall Ave

383 Marshall Ave

357 Marshall Ave

349 Marshall Ave

353 Marshall Ave

345 Marshall Ave

DIRECT GATEWAY TO



Clayton
2 Miles



Cortex
Innovation
District
5 Miles



Downtown
St. Louis
8 Miles



Lambert
International
Airport
9 Miles



AMENITIES, IT'S ALL **HERE**



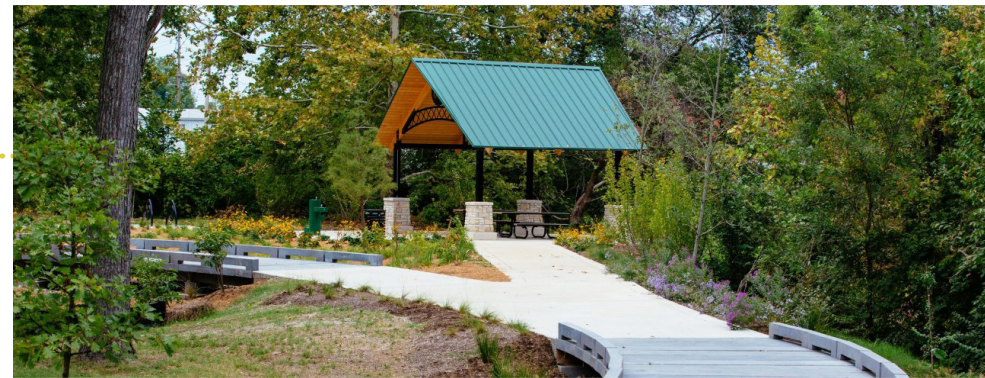
Edge at
Webster



Conference
Center

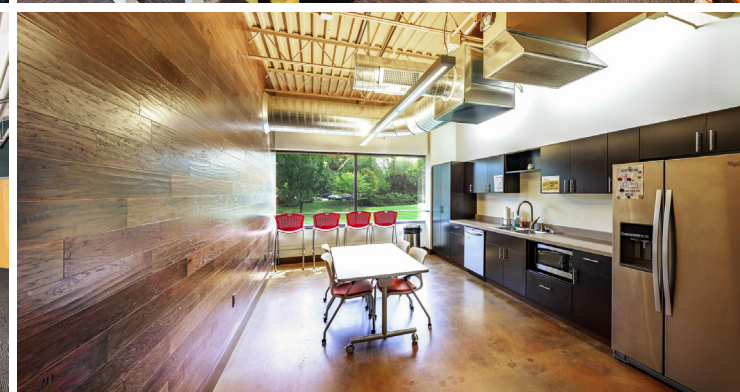
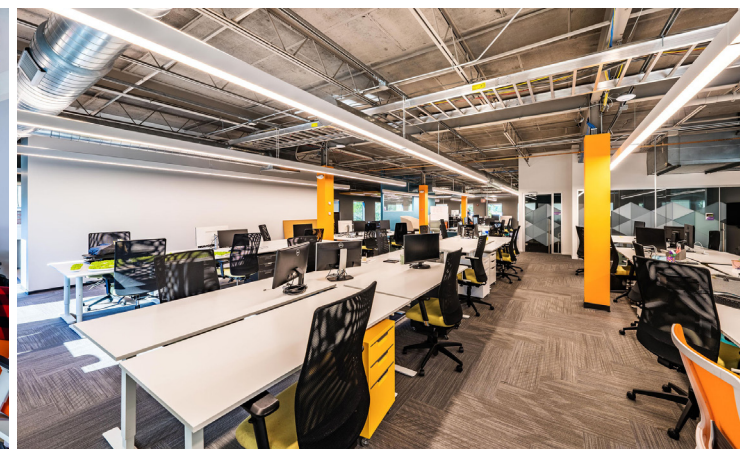
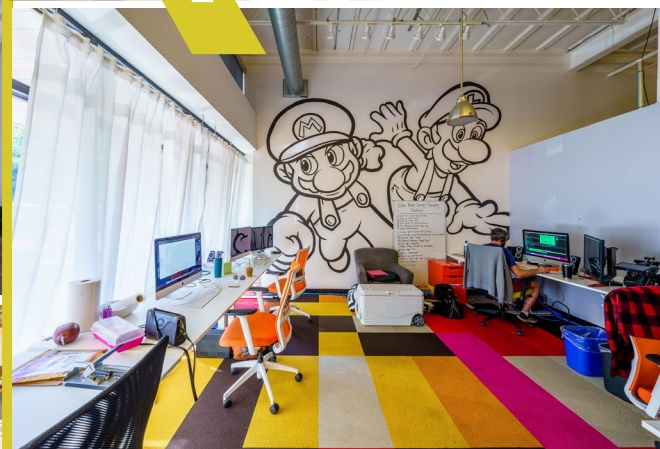
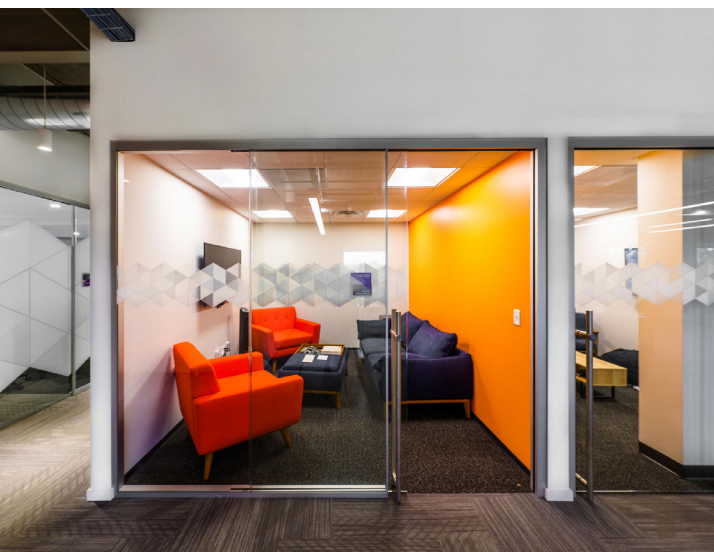


Direct Access to
Deer Creek Greenway



Nature Paths,
Outdoor Patios, and
Gathering Spaces





A New Office Experience

Founded in 2010, Intelica Commercial Real Estate was created from a desire to offer services catered specifically to the needs of the St. Louis region, rather than the “dot on a map” approach of national brokerages.

Over the course of 13+ years, Intelica has grown service lines in private equity, construction management, occupier services, architecture, and marketing.

The founders and team members remain committed to the economic development of the region through strategic partnerships, philanthropy, and thousands of volunteer hours with local nonprofits every year.

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