

# NEW DEVELOPMENT OPPORTUNITY @ Owen Ridge

39,221 SF OF  
FLEX SPACE



367 Marshall Avenue | St. Louis, MO 63119







# Property Highlights



New flex development opportunity on the Owen Ridge campus in Webster Groves



Consists of 4 units ranging from 9,543 - 9,893 SF



Can be combined in any configuration up to 39,221 SF



17.5' Sloped clear height



12'x12' Drive in doors – Sectional Steel doors w/ lites



84 Parking spaces



Walking distance to on-campus cafe and conference center



## AMENITIES



Edge at Webster



Direct Access To Deer Creek Greenway

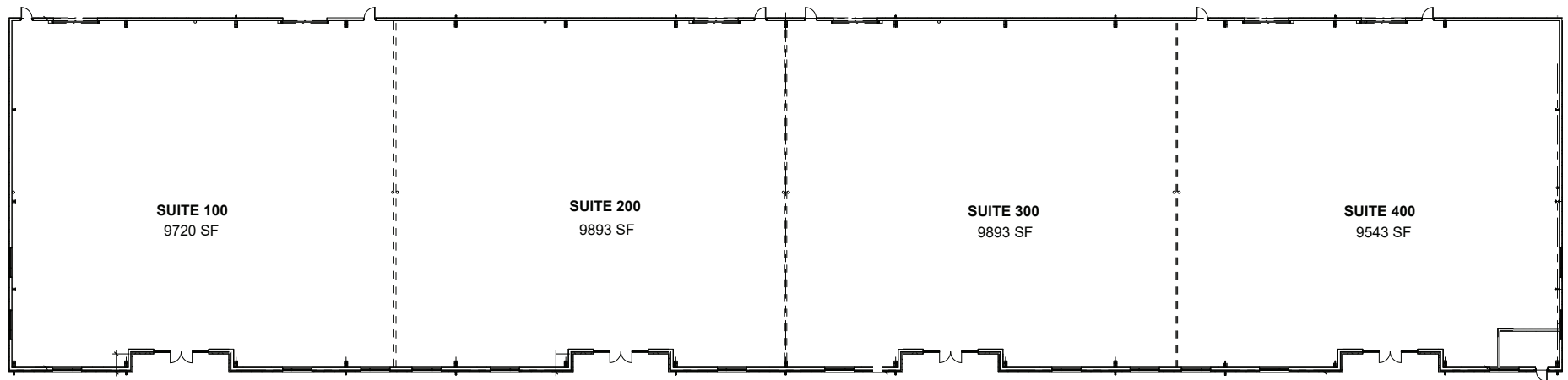


Conference Center



Nature Paths, Outdoor Patios, and Gathering Spaces

## Floor Plans



### Efficiency

We sought to create space that was highly efficient not only in its use of materials and on-going consumption of energy, but perhaps more importantly, space. Every square foot of each unit has been considered in an effort to deliver the most effective use of space possible. Thus, each space consumes less energy and building materials, reducing rent and operating costs for you.



### Design

With a modern minimalism and an elegant clean inspiration, we designed an open space that would give each tenant the flexibility for interior upfit design layouts that could meet their specific business requirements.



### Effective Functionality

By this we not only intend to create space that properly fits your tools and products of your trade, we also aim to fit a new generation of people. Every space will have ample natural lighting and will be in walking distance to appealing outdoor spaces and on-campus amenities at Owen Ridge.



# AMENITIES, IT'S ALL **HERE**



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Webster



Conference  
Center



Direct Access to  
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# Leasing Contacts



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