

DESIGNED FOR  
EMPLOYEES'  
WELL-BEING  
+CONNECTION

FROM THE  
GROUND



NOW  
AVAILABLE



2022 COMMERCIAL REAL  
ESTATE AWARDS WINNER  
BEST NEW DEVELOPMENT CATEGORY  
ST. LOUIS BUSINESS JOURNAL

2023 IMPACT AWARD WINNER  
COMMERCIAL DEVELOPMENT OF THE  
YEAR IN ST. LOUIS  
COSTAR

EDGE@WEST

12645 OLIVE BOULEVARD, CREVE COEUR, MISSOURI 63141

SENECA  
CRE

LARSON

CBRE

Construction Cam: <https://app.oxblue.com/open/Clayco/EdgeWest>

[www.cbre.us/edge-at-west](http://www.cbre.us/edge-at-west)



## EDGE@WEST - WHY IT MAKES CENTS

The collection of improvements and amenities that are all available in EDGE@West have been brought together for one specific reason - to give companies who occupy the building a distinct competitive advantage for securing new employees, retaining existing employees and creating a healthy environment desirable by the best and the brightest.

Yes, EDGE@West is more expensive when comparing rent from one building to another, but is it really?

### Think about it:

- Amenities that the building already has do not have to be replicated in the tenant suites, reducing overall space needs by up to 20%, and reducing overall rent by up to 20% per RSF.
- Likely, the biggest cost to an organization is payroll. An average company with about 4 people for every 1,000 RSF occupied, with an average wage of \$50,000 per year, when compared to a \$10 per RSF difference in rent represents only about 5% of payroll costs.
- 5% better efficiency by employees equals no effective additional cost.
- Hiring the best and the brightest that are over 5% more efficient as employees offsets the additional cost.
- Having a place to work that is not a constant source of HR complaints offsets cost.
- Less absenteeism reduces your cost.
- Having office space that rewards employees for being in the office increases productivity and reduces cost.
- Having office space which helps attract and retain top talent reduces cost.
- Having a place to work designed for flexible work schedules reduces cost.
- In the COVID-19 era, there is no substitute for feeling safe.

Let us do a test fit and set the stage to see the entire cost impact, not just rent itself; it might be surprising.

PHOTOS BY SAM FENTRESS



SECOND FLOOR LOUNGE AREA



SECOND FLOOR COFFEE BAR



FIRST FLOOR COLLABORATION AREA



## EDGE@WEST – DESIGNED FOR EMPLOYEES’ WELL-BEING + CONNECTION FROM THE GROUND UP.

Employee well-being + connection are the heart of company decisions for location, now more than ever. EDGE@West was designed and built to provide the dynamic space for as many diverse employee needs as possible. With amenities on every floor, EDGE@West helps employees connect, invest, and re-charge seamlessly in an environment with state-of-the-art mitigation efforts to reduce virus transmission.

As employers re-think their work strategies for the near and long term, EDGE@West’s vast array of amenities allows employers to lease only the space they need for operations and leverage the common area amenities for all other purposes, dramatically reducing companies’ footprint and lease cost.

Looking forward, EDGE@West’s amenities and flexibility help companies provide for in-office and work-from-home requirements, further compressing their footprint and lease cost.

Where employees have the full choice of whether and when to come into the office, EDGE@West’s amenities serve as an incentive for employees to be in the office more often.

### Some of EDGE@West’s amenities include:



Staffed Coffee Bar  
in Building Lobby



Outdoor Meeting Spaces



Numerous Soft Seating Areas  
for Conversations, Collaboration, or  
Private Working



Multiple Collaboration  
Areas Throughout Building



Micro-Market



Basketball Court



Training Room



Fireplaces



Wi-Fi Access Throughout  
Common Areas



Multiple Huddle Rooms



Open Central Stair  
for Connectivity



Putting Green



Fitness Center With Men’s  
& Women’s Locker Rooms



Double Atrium for Visual  
Connectivity Between Floors



Bocce Court



Phone Booths for  
Isolation and Focus



Roll-Up Doors on First Floor to Bring  
the Outside In



Monthly Speaker Programs

**EDGE@West knows that the employee well-being is the foundation of each company’s success and has created a state-of-the-art common area environment designed to reduce virus transmission through:**



A Front of Fresh Air



Touchless Critical Points



Socially Distant Common  
Area Seating



Temperature Check Stations



Self-Cleaning High Touch Surfaces



Upgraded Janitorial Service







## HEALTH AND WELL-BEING AT EDGE@WEST

**A Front of Fresh Air:** Outside air intake far higher than the latest ASHREA standards and fresh air cycles nearly double those of older buildings. As outside air comes into the HVAC system, it goes through two filters before circulating into tenant spaces. One removes dust and particles, and a plasma filter kills microorganisms.

**Temperature Check Stations:** Temperature check stations at each building entry require each entrant to discreetly check their temperature and receive a sticker telling others their temperature is not above normal.

**Touchless Critical Points:** Main building entries, restroom doors, faucets, and toilets are all hands-free to reduce virus transmission and maximize convenience.

**Self-Cleaning High Touch Surfaces:** State-of-the-art cleaning innovations by nanoSeptic™ turn high traffic touchpoints such as door handles and elevator buttons into continuously self-cleaning surfaces.

**Social Distancing:** Soft seating in common collaboration areas will be socially distanced and movable by users.

**Upgraded Janitorial Service:** Upgraded janitorial service five (5) nights per week to meet today's higher cleaning standards.

**Sanitizer and Wipes:** Ample hand sanitizer stations and wipe dispensers will be available throughout common spaces.



## SECOND FLOOR - FLOOR PLAN





# RENDERINGS

**FIRST FLOOR**



**THIRD FLOOR**



**FOURTH FLOOR**







FIRST FLOOR  
PHOTO BY SAM FENTRESS



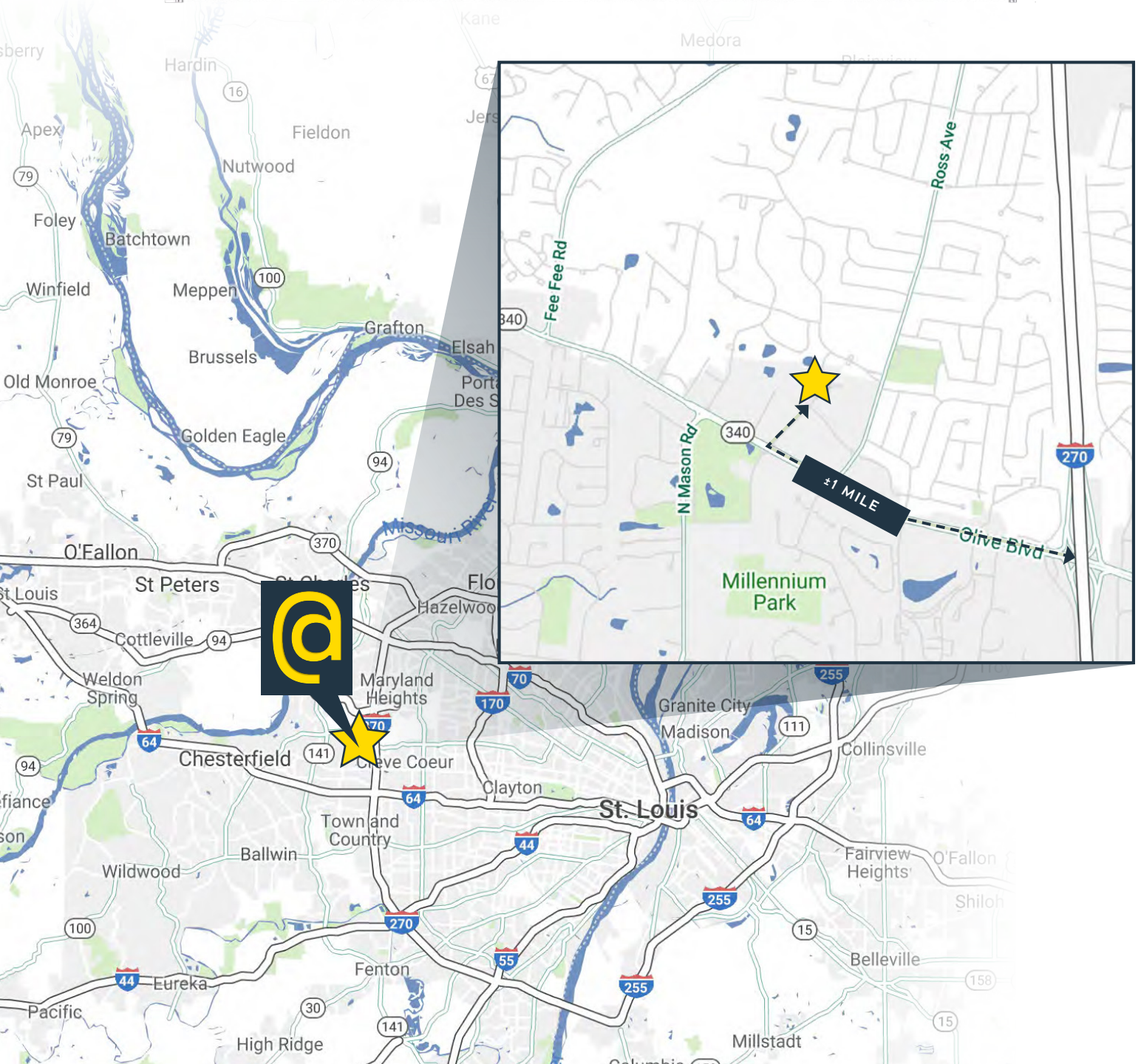
FOURTH FLOOR



FOURTH FLOOR



# FIRST FLOOR





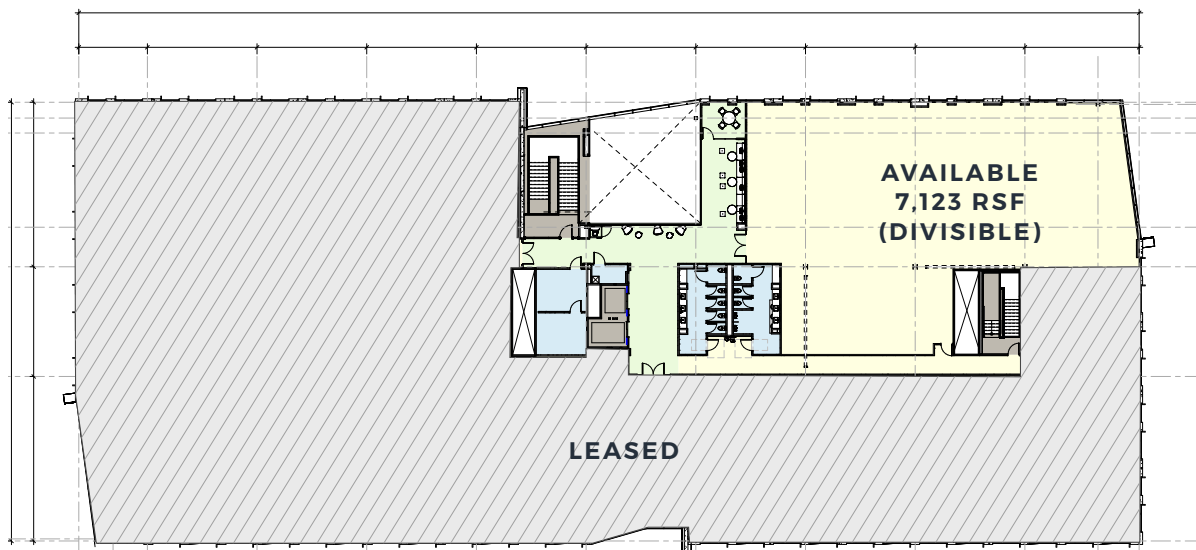
## SECOND FLOOR



## THIRD FLOOR



## FOURTH FLOOR







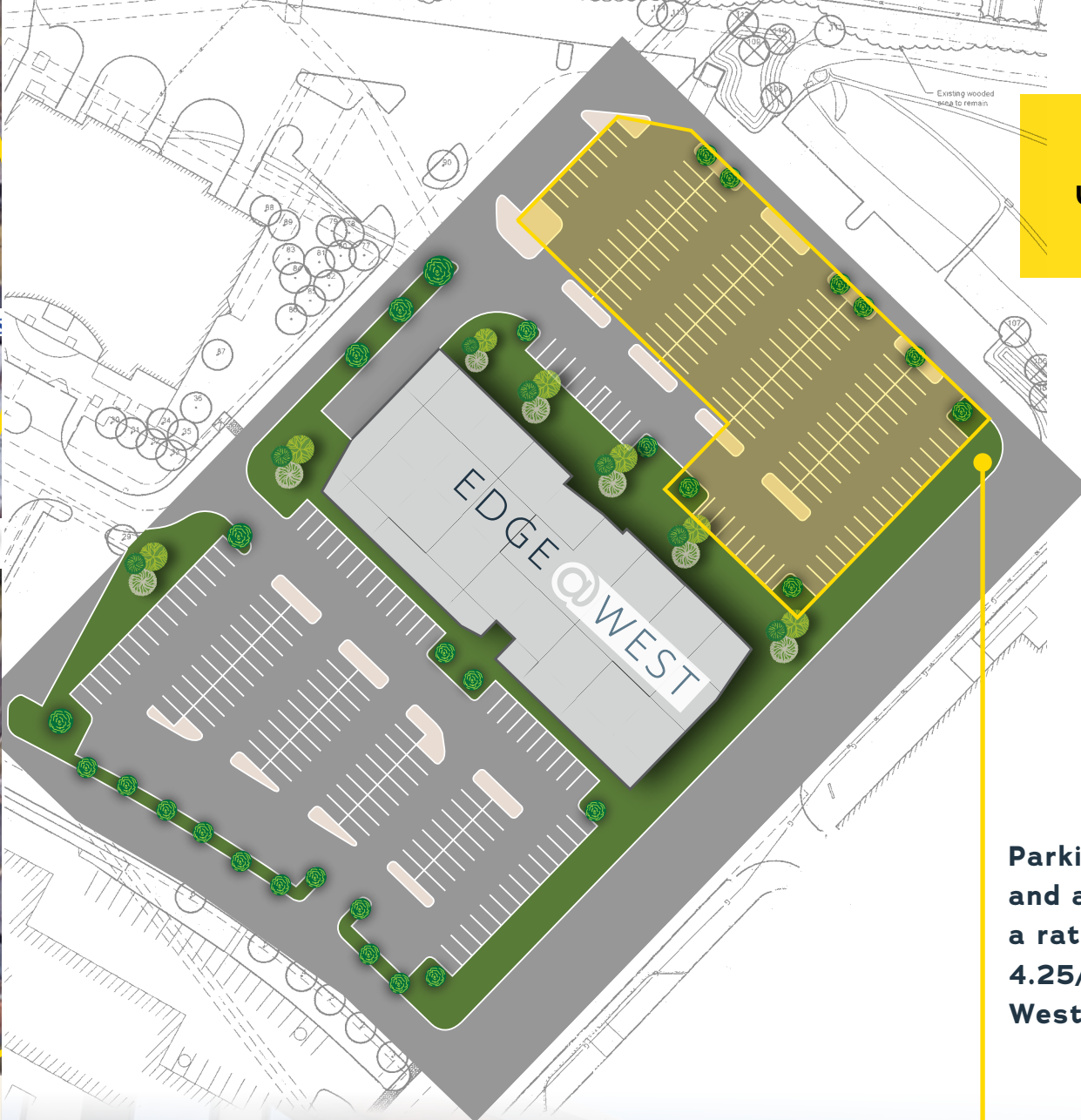
**WALKABLE ENVIRONMENT:** EDGE@West offers a uniquely walkable environment with a dozen restaurants within a 5-7 minute walk. Several retail services are also available within a few minutes walk.

### **RESTAURANTS WITHIN WALKING DISTANCE:**

Cobalt Sea and Smoke | Buffalo Wild Wings | Anis Hyderabad House | Pastries of Denmark | The Shack | Cecil Whittaker's Pizzeria | McAllister's Deli | Penn Station East Coast Subs | Smoothie King | Dierbergs | HuHot Mongolian Grill



**APPROX. 143  
SPACES ON  
UPPER LEVEL OF  
PARKING DECK.**

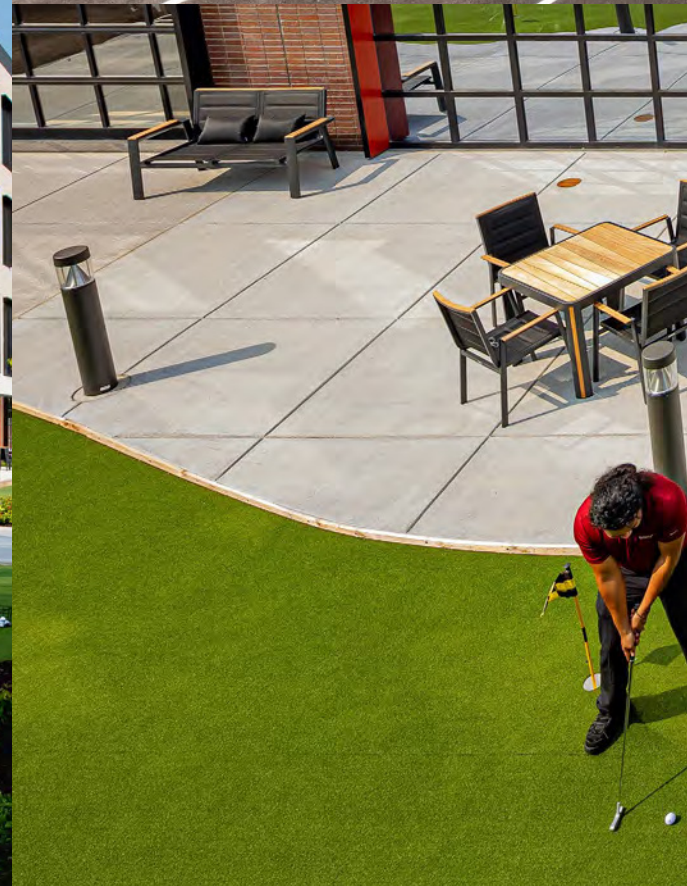


**Parking is convenient  
and abundant, with  
a ratio of more than  
4.25/1000 across the  
West Park campus.**





# AMPLE OUTDOOR AMENITIES













VIEW FROM SOUTHWEST





# EDGE@WEST

DESIGNED FOR  
EMPLOYEES'  
WELL-BEING +  
CONNECTION  
FROM THE  
GROUND



Staffed Coffee Bar in  
Building Lobby



Multiple Collaboration  
Areas Throughout Building



Training Room



Multiple Huddle Rooms



Outdoor Meeting Spaces



Fitness Center With Men's  
& Women's Locker Rooms



Roll-Up Doors on First Floor



Bocce Court



Fireplaces



Open Central Stair for Connectivity



Basketball Court



Putting Green



Micro-Market

## EDGE@WEST HEALTH AND WELL-BEING

- A Front of Fresh Air
- Temperature Check Stations
- Touchless Critical Points
- Self-Cleaning High Touch Surfaces
- Socially Distant Common Area Seating
- Upgraded Janitorial Service.

## TOM RAY

+1 314 655 6012  
tom.ray@cbre.com

[www.cbre.us/edge-at-west](http://www.cbre.us/edge-at-west)

SENECA  
CRE

LARSON

CBRE

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio\_February2020