

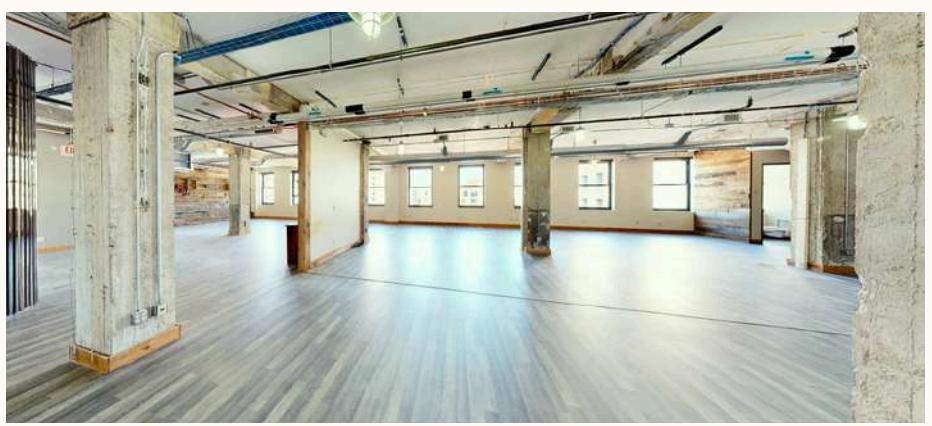
WASH
AVE OFFICE

1017 Locust St.

Modern Offices.
Historic Character.
Rich Amenities.
Walkable Neighborhood.

The Office: 9th Floor

- Tall 12' ceilings
- Tons of windows and light
- Kitchen
- Restrooms
- Private offices and conference rooms



9th Floor Buildout

Floor Plan: ~8,000 SF



**CREATIVE
OFFICE SPACE**

- Offices
- Conference Room
- Kitchen/Social
- Restrooms
- Storage



SCAN HERE
FOR 3D VIRTUAL TOUR

MANOR REAL
ESTATE

The Building.

COMING IN Q2
2026*

1st Floor Shared Amenities:

- Collaborative Space
- Shared Conference
- Meeting Spaces
- Cafe/Market
- Fitness Center
- Event Space



St. Louis, MO



Wash Ave Neighborhood

The Most Walkable neighborhood in St. Louis



“Walkable neighborhoods attract talent, strengthen culture, and support collaboration.”

28 Restaurants (Food, Bar & Cafe)

3 Entertainment & Activity Spaces

3 Tech Hub - Close Proximity

3 Municipal Offices Minutes Away

Restaurants:

- The Moniker
- Charles P Stanley Cigar
- Sen-Thai Asian Bistro
- Buddy' Local Grill
- Mizu Sushi Bar
- Bella's Coffee Cafe
- Rooster Breakfast
- Bridge Tap House & Bar
- Insomnia Cookies
- Stl City Grill
- Hair of the Dog
- Boom N' Brew- STL Cafe
- Rosalita's Cantina
- Amaizing Arepa Bar
- The Over/Under Bar Grill
- Asian Arch
- Thaxton Speakeasy
- Jack Patrick's Bar & Grill
- Sushi Ai
- Planet Downtown STL
- Pharaohs Donut
- Sandy Fruit Juice
- Gyro Express
- Sauce in the Side
- The Crack Fox
- KFC
- Papa John's Pizza
- Odditeas Cafe

Entertainments

- Flamingo Bowls
- Freestyle Creative
- Escape The Room

Tech Hub:

- T-Rex Downtown STL
- The Globe Building
- The Post Building

Municipal Offices:

- St.Louis City Hall
- STL Municipal Court
- SLDC Offices



MUNICIPAL OFFICE
St.Louis City
Mayor's Office



**WASH
AVE** OFFICE

1017 Locust St.

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● Restaurants

● Entertainment & Activity Spaces

● Tech Hub

● Municipal Offices



WASH AVE OFFICE

1017 Locust St., St. Louis

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SCAN NOW
TO FIND YOUR NEW OFFICE