



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

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**



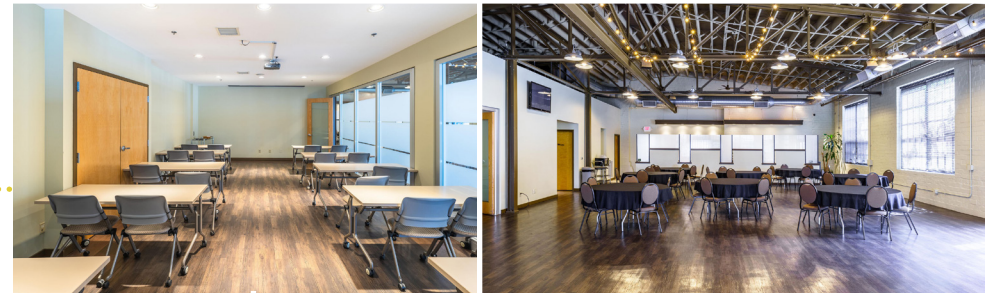
Edge at  
Webster



Direct Access to  
Deer Creek Greenway



Conference  
Center

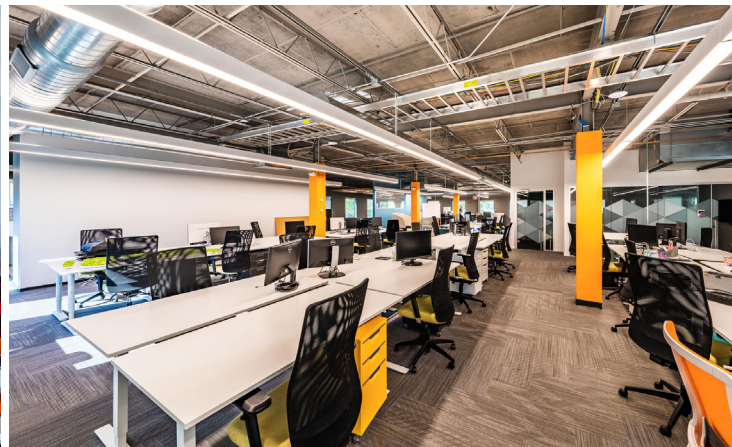


Nature Paths,  
Outdoor Patios, and  
Gathering Spaces



Pickleball Court  
Coming Soon





# 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.

## Leasing Contacts



### Joel Meyer

Principal  
(314) 744-8992  
jmeyer@intcre.com



### Ed Backer, SIOR

Principal  
(314) 744-8997  
ebacker@intcre.com



### Michael Backer

Vice President  
(314) 744-8979  
mbacker@intcre.com



### Ericka Seidel

Senior Associate  
(314) 528-2296  
eseidel@intcre.com

