

# THE BRIDGE

@ 717 OFFICE PARKWAY





# THE BRIDGE

## TRANSFORMATION

\*Existing building image



### RECRUITMENT AND RETENTION ARE BUILT IN.

Coming to work at The Bridge Building is a destination for inspiration.

We are in an era when more professionals than ever are hesitant to return to a traditional office. A building of fluorescent lights and traditional cubicles, or even more modern desk rows, aren't enough to lure in workers who could accept remote positions anywhere in the country.

Holding onto top talent during “The Great Resignation” requires a convenient location, quick access to amenities, and inviting workspaces where innovation, collaboration, and breakthroughs are built into the design.

The employees may be returning, but the video conferencing and tech collaboration habits acquired during remote working due to the pandemic are here to stay. Unfortunately, many modern professionals burn through an untold number of productive hours each year attempting to make cutting edge tools work on aging networks. As one of the most “wired” work spaces in the St. Louis region, The Bridge Building ensures your highly skilled workforce will be leveraging their time, focus, and efforts solving problems and growing sale, not endlessly troubleshooting Zoom meetings that won't connect.



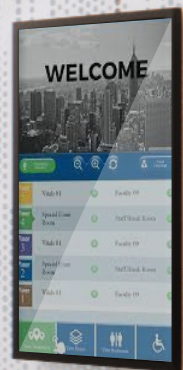


First impressions are made in one-tenth of a second, and the brain's quick response isn't just limited to meeting people.

When potential clients, candidates, and key stakeholders walk through the front door, the building speaks volumes about the company even before the first handshake.

The Bridge Building is designed from the ground up to create an unforgettable first impression, even before the first handshake.



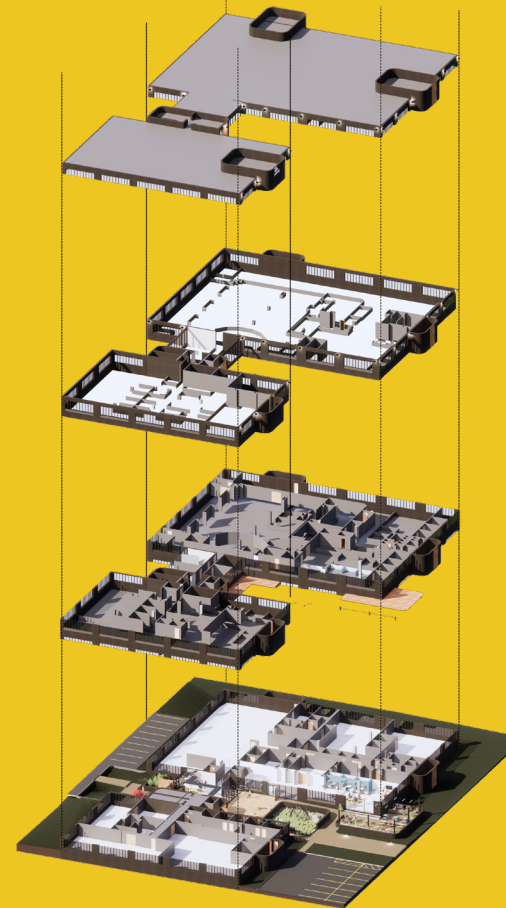




# RECRUIT & RETAIN

LET'S MAKE THE OFFICE A DESTINATION

PACKED FULL OF AMENITIES THAT YOUR EMPLOYEES WANT



Courtyard



Updated Design



Inspiring Lobby



Indoor / Outdoor  
Cafe



Gym



Conferencing



Collaboration









# CREVE COEUR

## THE HEART OF ST. LOUIS

Creve Coeur is a premier community for your business in the St. Louis area because of its central location, amenities, and high quality of life. Interstate I-270, Highway 40, and other primary roadways connect the city to the region, and the Lambert-St. Louis International Airport is less than 12 miles away.

Creve Coeur is a key node for technology, life sciences, and health services in St. Louis. The city is home to the 39 North AgTech District, Bayer Corporation (formerly Monsanto), the Donald Danforth Plant Science Center, Mercy Hospital St. Louis, Thomson Reuters, and Daugherty Systems, Inc.

Eight of the 25 largest IT consulting firms, two of the largest banks, and two of the largest international companies in the St. Louis metropolitan area are located in Creve Coeur.

12 Minutes to Ladue

14 Minutes to Chesterfield

15 Minutes to St. Charles

16 Minutes to Kirkwood

25 Minutes to Tower Grove



# 717 OFFICE PARKWAY

## THE POWER OF CONNECTIVITY

20+

Restaurants nearby

3

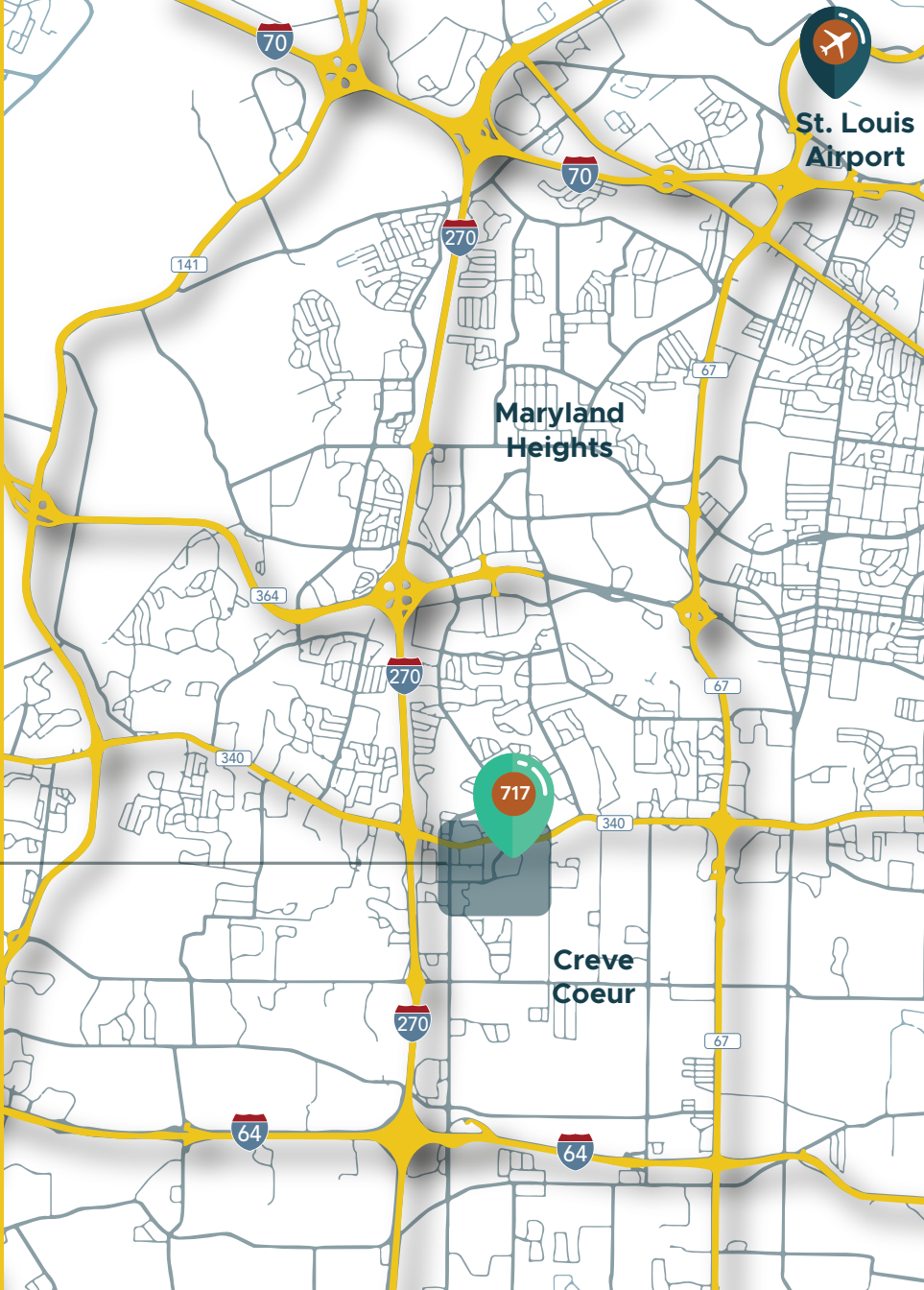
Interstates within 6 miles

10

Miles to the airport

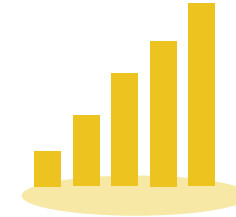
8

Fortune 500 companies nearby





# STAY CONNECTED



## “CRITICAL ENVIRONMENT” BUILDING FEATURES:

- Over 360 tons of cooling
- 3 backup generators
- 3 fully redundant power feeds
- Level 3 fiber optics (AT&T ®)
- Automatic transfer system
- Pre-action sprinkler systems

Up to **10 gb of upload** and download per second, circuit.

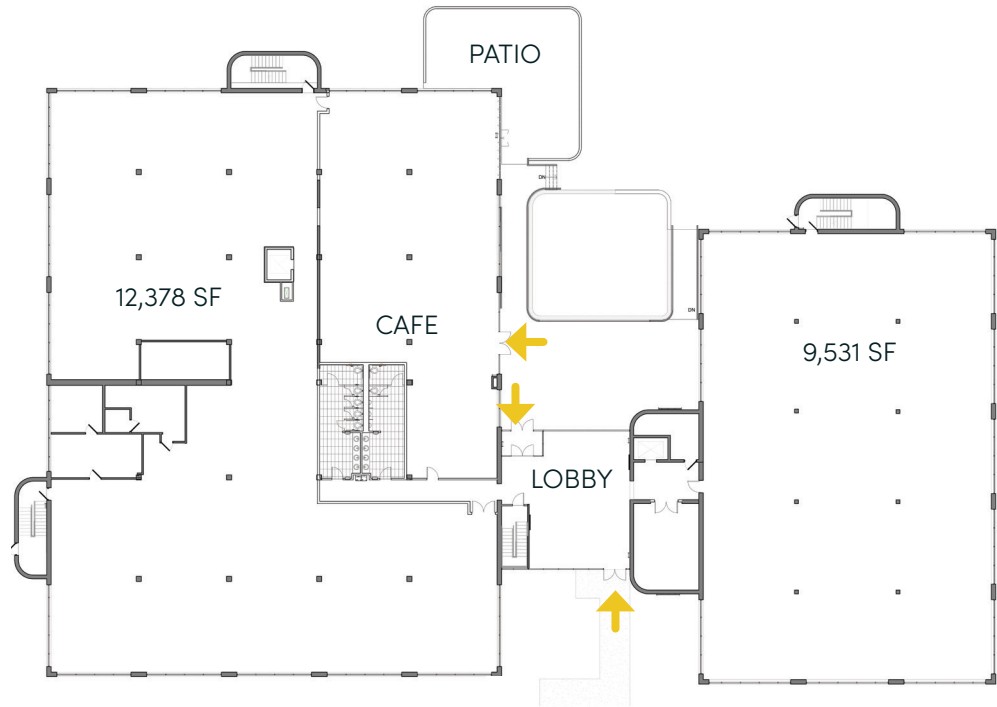
Network built to **exceed the needs of the typical workforce**, including dropbox, zoom, streaming audio and video, and remote desktop sessions.

The fiber network could also handle extremely data heavy tasks, such as uploading and downloading **100 gb to 1 terabyte** video files and software development packages.

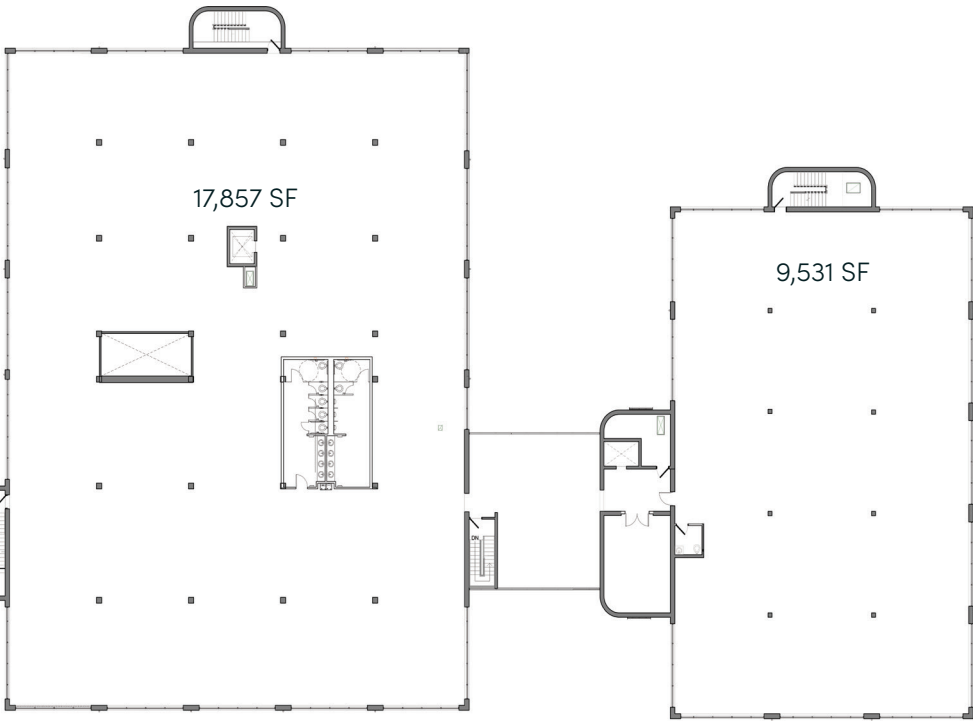


# FLOOR PLATE

LEVEL 1



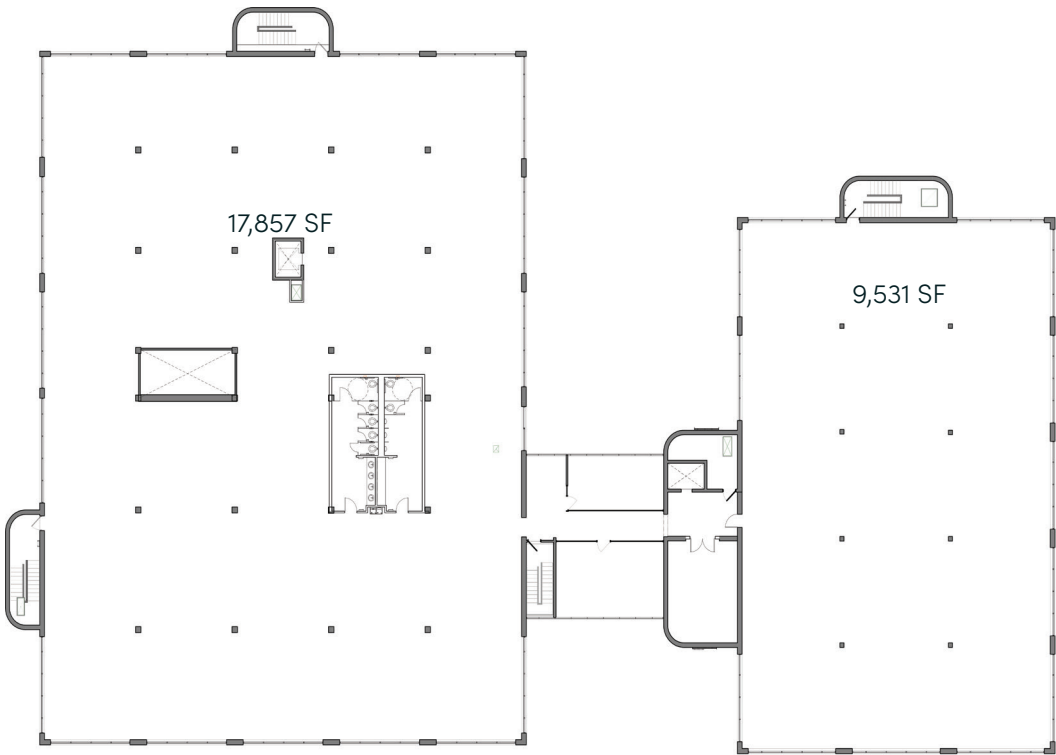
LEVEL 2



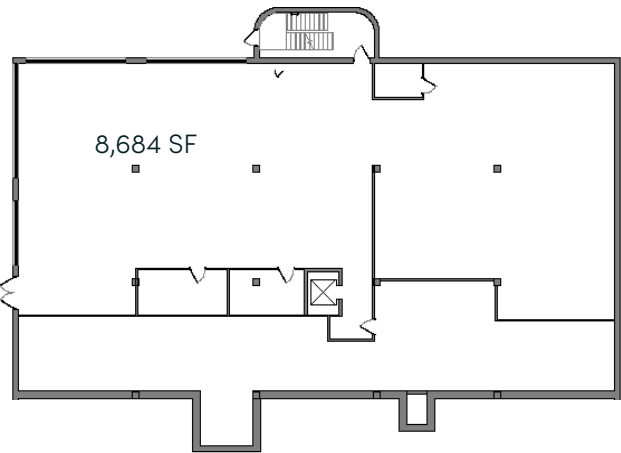


# FLOOR PLATE

LEVEL 3



BASEMENT







717  
THE BRIDGE

COMMUTES ..... SHORT  
AMENITIES ..... CLOSE  
ATTRACTIONS ..... GUARANTEED



# A NEW OFFICE EXPERIENCE

## About Us:

Founded in 2010, Intelica was born 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 12 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.

## Contact us:

**Joel Meyer, SIOR**  
Principal  
(314) 413-4952  
jmeyer@intcre.com

**Michael Backer**  
Vice President  
(314) 221-0014  
mbacker@intcre.com

**Ed Backer, SIOR**  
Principal  
(314) 221-0272  
ebacker@intcre.com

**Ericka Seidel**  
Senior Associate  
(314) 971-0750  
eseidel@intcre.com

**INTELICA**

**Bamboo**  
EQUITY PARTNERS

**oak|inestudio**

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