

# NEW DEVELOPMENT OPPORTUNITY @ Owen Ridge

3,115 – 37,452 SF 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 (8) 3,115 SF units and (2) 6,266 SF units



Can be combined in any configuration up to 37,452 SF



15'-19' Sloped clear height



12'x12' Aluminum/full-glass drive-in doors with power openers



6/1,000 SF Parking ratio



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



Pickleball Court  
Coming Soon

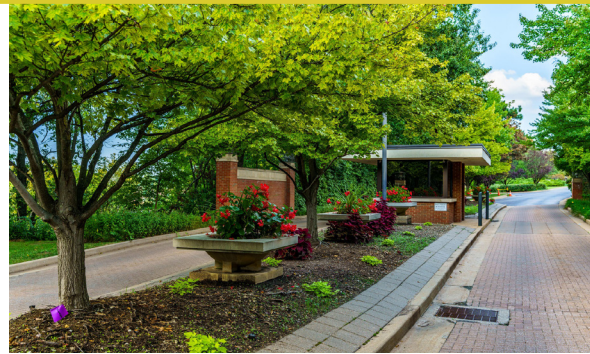


# Location Highlights



## About Owen Ridge

The Owen Ridge campus is a multi-tenant office portfolio consisting of seven buildings totaling 128,702 square feet on 21 acres. Owen Ridge is a premier suburban office park with professional landscaping, sculpture gardens, prominent architecture, direct access to Deer Creek Greenway, and numerous desirable amenities. The campus is uniquely located in the town of Webster Groves, one of St. Louis' most desirable executive neighborhoods, and offers a proximity office option to many of St. Louis' decision-makers.



## Direct Gateway To

2 Miles



Clayton

5 Miles



Cortex Innovation  
District

8 Miles



Downtown  
St. Louis

9 Miles

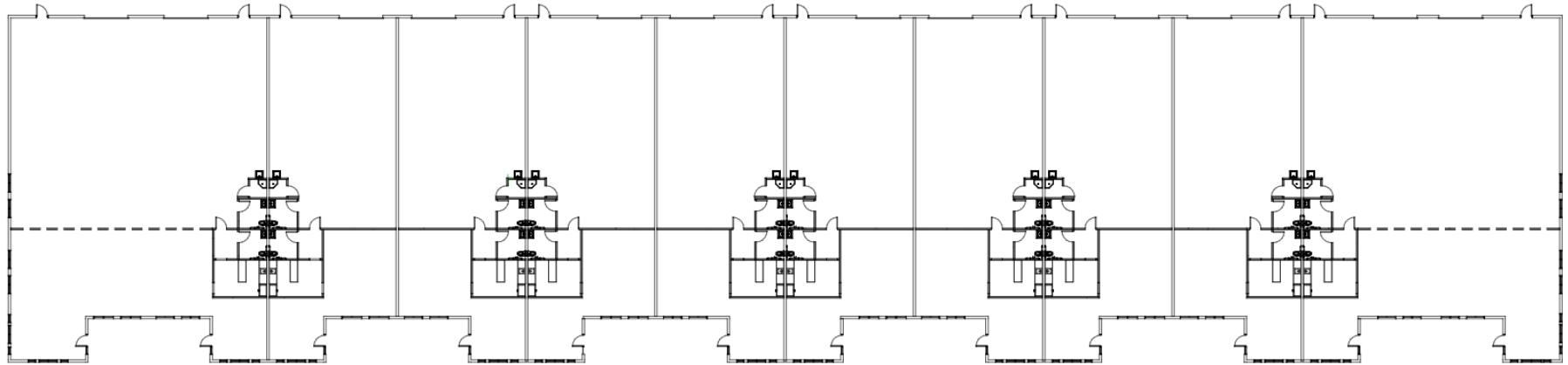


Lambert International  
Airport



# Total Building Area: 37,452 SF

Consists of (8) 3,115 SF units & (2) 6,266 SF units



## 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 modern minimalism in mind and a clean elegant inspiration, we crafted a home for your business that you can be proud of and that appeals to the current generation of consumer and workforce.



## 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.



# Leasing Contacts



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