

# NEW FLEX OPPORTUNITY

@ Owen Ridge

10,661 SF FLEX SPACE AVAILABLE



369 Marshall Avenue | St. Louis, MO 63119

 INTELICA  Bamboo  
EQUITY PARTNERS™



# Property Highlights

**For Lease:**  
**\$16.50/SF**  
**NNN**



First time available to market



New freestanding flex opportunity on the Owen Ridge campus in Webster Groves



Consists of 10,661 SF (7,302 SF office, 3,359 SF warehouse)



5/1,000 SF Parking ratio



Walking distance to on-campus cafe and conference center



Generous tenant improvement allowance available



## AMENITIES



Edge at Webster



Direct Access To Deer Creek Greenway



Conference Center



Nature Paths, Outdoor Patios, and Gathering Spaces



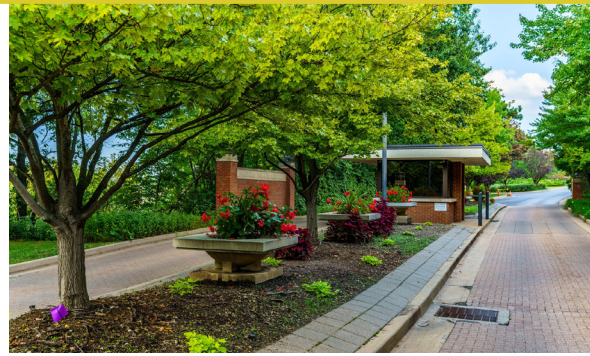
Pickleball Court Coming Soon

# 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

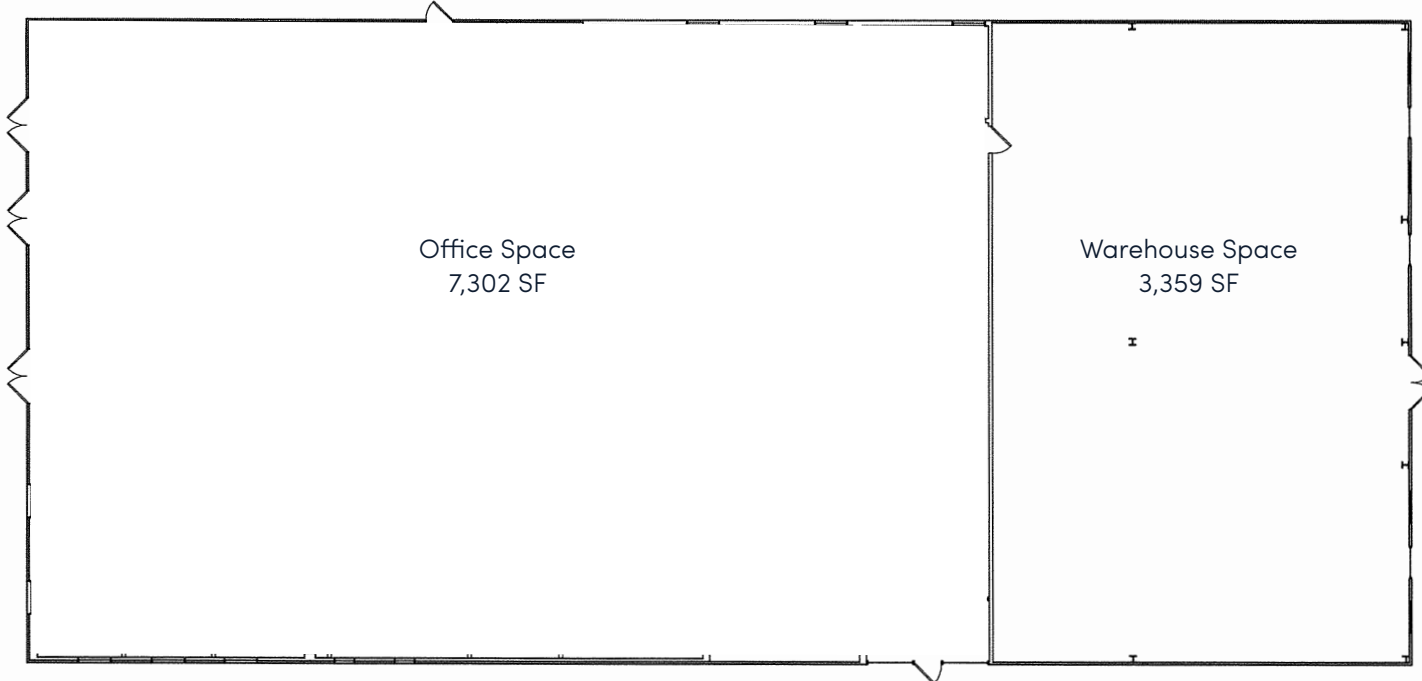


Lambert International Airport



# Total Building Area: 10,661 SF

Consists of (1) 7,302 SF office & (1) 3,359 SF warehouse



# Leasing Contacts



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