



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



## 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



Conference  
Center



Direct Access to  
Deer Creek Greenway

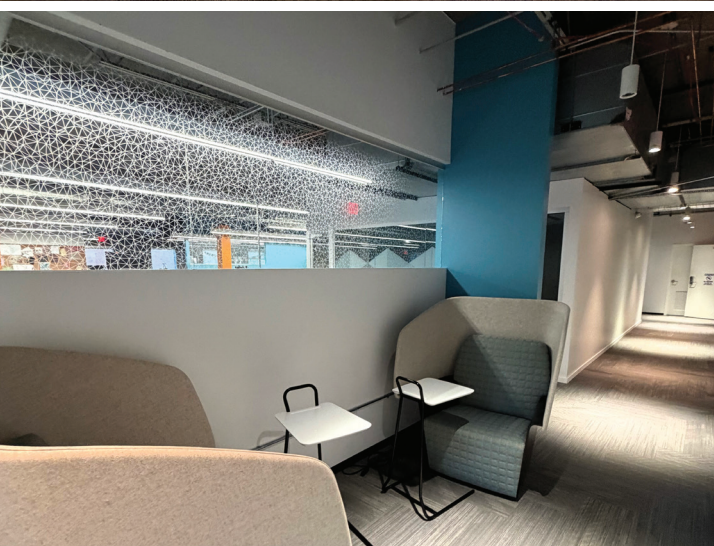
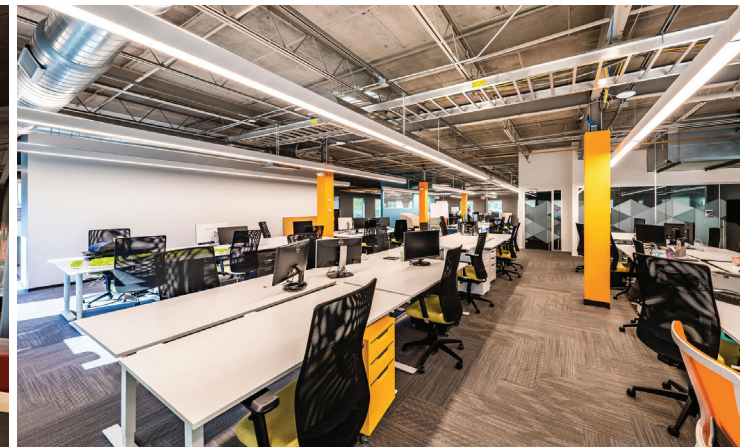


Nature Paths,  
Outdoor Patios, and  
Gathering Spaces





# TENANT FINISHES



# 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



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