

WASH  
AVE OFFICE

1017 Olive St.

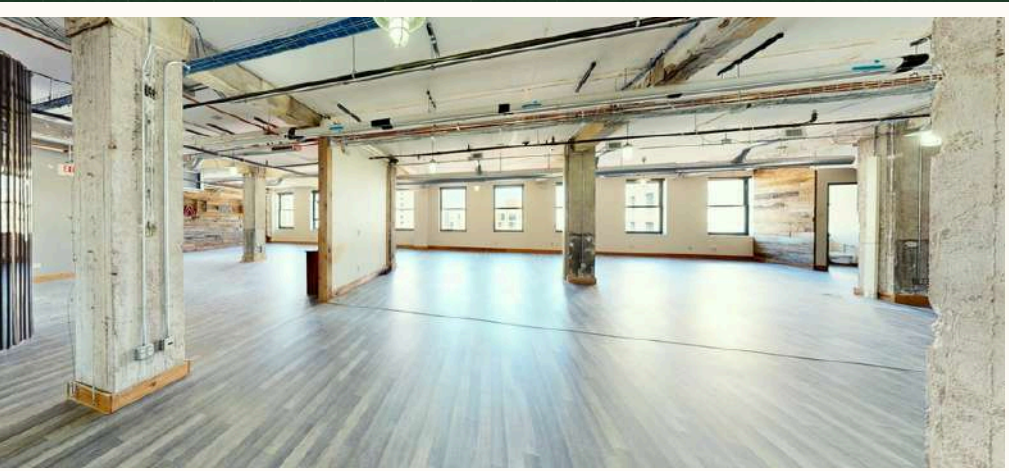
# 9th Floor Buildout

Floor Plan: ~8,000 SF

Modern Offices.  
Historic Character.  
Rich Amenities.  
Walkable Neighborhood.

## The Office: 9<sup>th</sup> Floor

- Tall 12' ceilings
- Tons of windows and light
- Kitchen
- Restrooms
- Private offices and conference rooms



**CREATIVE**  
OFFICE **SPACE**

- Offices
- Restrooms
- Conference Room
- Storage
- Kitchen/Social



SCAN HERE  
FOR 3D VIRTUAL TOUR

**MANOR** REAL ESTATE

# MANOR REAL ESTATE

The Building.

COMING IN Q2  
2026\*

## 1<sup>st</sup> Floor Shared Amenities:

- Collaborative Space
- Shared Conference
- Meeting Spaces
- Cafe/Market
- Fitness Center
- Event Space



St. Louis, MO

# Wash Ave Neighborhood

The Most Walkable neighborhood in St. Louis



“Walkable neighborhoods attract talent, strengthen culture, and support collaboration.”

**28** Restaurants (Food, Bar & Cafe)

**3** Entertainment & Activity Spaces

**3** Tech Hub - Close Proximity

**3** Municipal Offices Minutes Away

## Restaurants:

- The Moniker
- Charles P Stanley Cigar
- Sen-Thai Asian Bistro
- Buddy' Local Grill
- Mizu Sushi Bar
- Bella's Coffee Cafe
- Rooster Breakfast
- Bridge Tap House & Bar
- Insomnia Cookies
- STL City Grill
- Hair of the Dog
- Boom N' Brew- STL Cafe
- Rosalita's Cantina
- Amazing Arepa Bar
- The Over/Under Bar Grill
- Asian Arch
- Thaxton Speakeasy
- Jack Patrick's Bar & Grill
- Sushi Ai
- Planet Downtown STL
- Pharaohs Donut
- Sandy Fruit Juice
- Gyro Express
- Sauce in the Side
- The Crack Fox
- KFC
- Papa John's Pizza
- Odditeas Cafe

## Entertainments

- Flamingo Bowls
- Freestyle Creative
- Escape The Room

## Tech Hub:

- T-Rex Downtown STL
- The Globe Building
- The Post Building

## Municipal Offices:

- St. Louis City Hall
- STL Municipal Court
- SLDC Offices



**WASH AVE OFFICE**

1017 Olive St.

**MANOR** REAL ESTATE

- Restaurants
- Entertainment & Activity Spaces
- Tech Hub
- Municipal Offices





# WASH AVE OFFICE

1017 Olive St., St.Louis

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**SCAN NOW**  
TO FIND YOUR NEW OFFICE