

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

### The Office: 4<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
- Mechanical Room



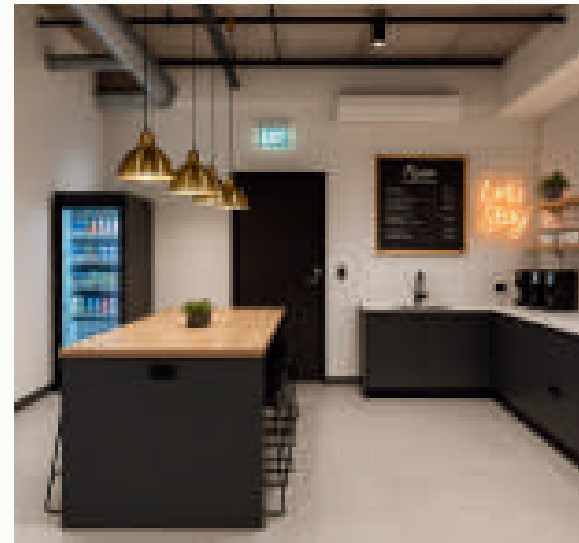
SCAN HERE  
FOR 3D VIRTUAL TOUR

# The Building.

# COMING IN Q2 2026\*

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

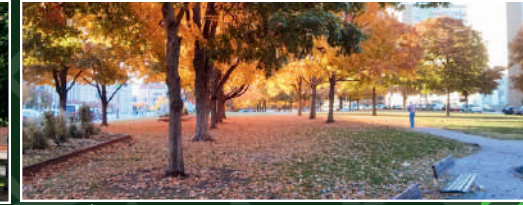
- Collaborative Space
- Shared Conference
- Meeting Spaces
- Cafe/Market
- Fitness Center
- Event Space



St. Louis, MO

# WashAve Neighborhood

The Most Walkable neighborhood in St. Louis



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

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

**4** Entertainment & Activity Spaces

**3** Tech Hub - Close Proximity

**3** Municipal Offices Minutes Away

## Restaurants: Lunch, Dinner & Coffee

- |  |                               |
|--|-------------------------------|
| 1. Washave Foodhall <b>COMING SOON</b> | 19. Medina Grill              |
| 2. Insomnia Cookies                    | 20. Level (West African)      |
| 3. Charles P. Stanley Cigar            | 21. Amazing Arepa Bar         |
| 4. The Moniker                         | 22. Asian Arch                |
| 5. Sen-Thai Asian Bistro               | 23. Bridge Tap House & Bar    |
| 6. The Over/Under Bar Grill            | 24. Thaxton Speakeasy         |
| 7. Buddy's Local Grill                 | 25. The Crack Fox             |
| 8. Dorsa Speakeasy <b>COMING SOON</b>  | 26. John Patrick' Bar & Grill |
| 9. Mizu Sushi Bar                      | 27. Sushi Ai                  |
| 10. Rooster Breakfast                  |                               |
| 11. Bella's Coffee Cafe                |                               |
| 12. Stl City Grill                     |                               |
| 13. Crabs Landing Seafood              |                               |
| 14. Hair of the Dog                    |                               |
| 15. Boom N' Brew STL Cafe              |                               |
| 16. Rosalita's Cantina                 |                               |
| 17. Mositos Barbeque                   |                               |
| 18. The Masala Republic                |                               |

## Entertainments:

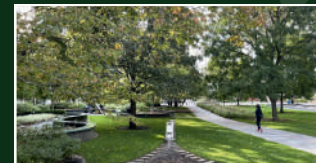
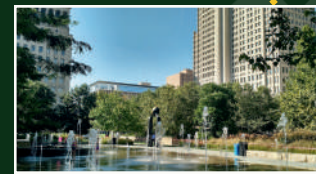
1. Freestyle Creative
2. Flamingo Bowl
3. Escape The Room
4. Boom Boom Room

## Municipal Offices:

1. St. Louis City Hall
2. STL Municipal Court
3. SLDC Offices

## Tech Hub:

1. T-Rex Downtown STL
2. The Globe Building
3. The Post Building



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

**WASHAVE OFFICE**  
1017 Olive St.



# WASH AVE OFFICE

1017 Olive St., St.Louis



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**SCAN NOW**  
TO FIND YOUR NEW OFFICE



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