

# FOR SUBLEASE

## OFFICE SUITE

349 Marshall Avenue, Suites 300 and 302, Webster Groves, MO 63119



### Property Highlights:

- 14,106 RSF office suite on the 3rd Floor, may be divided to 5,996 RSF or 8,360 RSF
- Creative space in a modern renovated building
- 15+ private offices, 2 conference rooms, training room, copy room, break room, 2 lobbies and open areas
- Abundant parking
- The Edge of Webster contemporary-style special event venue/catering/conference center is on site
- Close to S. Brentwood Boulevard and Manchester Road with easy access to Hwy. 61/Lindbergh, I-64/40 and I-44
- **Sublease term through January 31, 2027**

**FOR SUBLEASE:**  
**\$19.95 prsf, full service**

For more information, call  
(314) 862-3000  
Sheldon Johnson, SIOR, ext. 6  
mobile (314) 503-3880  
shell@j-group.com

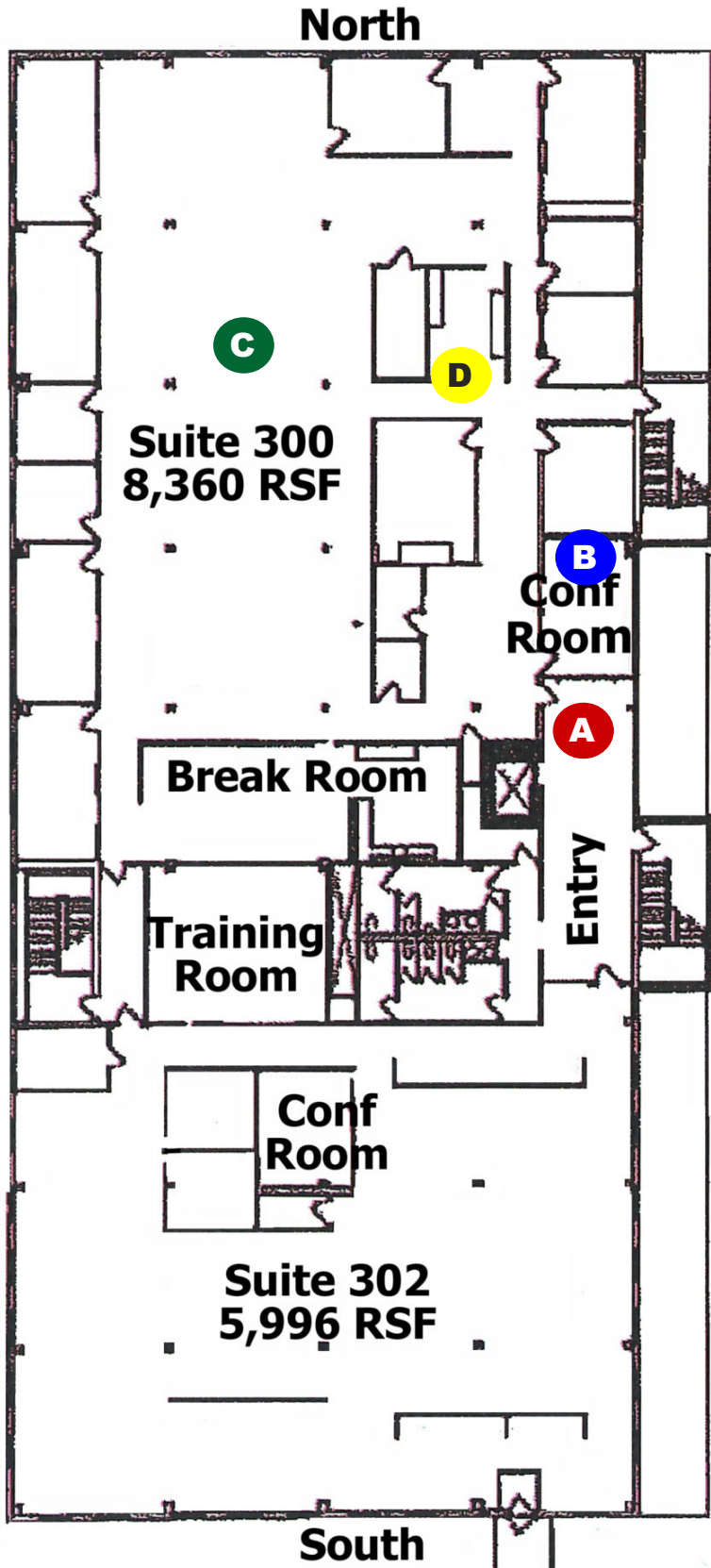
**Johnson  
Group**

1714 Deer Tracks Trail, Suite 100  
St. Louis, Missouri 63131  
(314) 862-3000/fax (314) 862-1307  
www.j-group.com

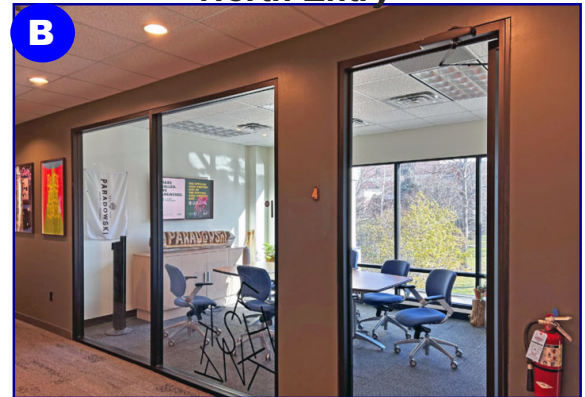


Information contained herein has been obtained from the owner of the property or from other sources deemed reliable; however, Broker does not guarantee the accuracy or completeness of this information. Broker cannot guarantee the suitability of these premises for the ultimate lessee's intended use or investment nor does Broker make any representation as to the environmental or other condition of the property and recommends that prospective lessee investigate fully. All properties are subject to prior sale, lease, change or withdrawal. Neither listing broker(s) nor Johnson Group shall be responsible for any typographical errors, misinformation, or misprints and shall be held totally harmless.





**North Entry**



**North Conference Room**

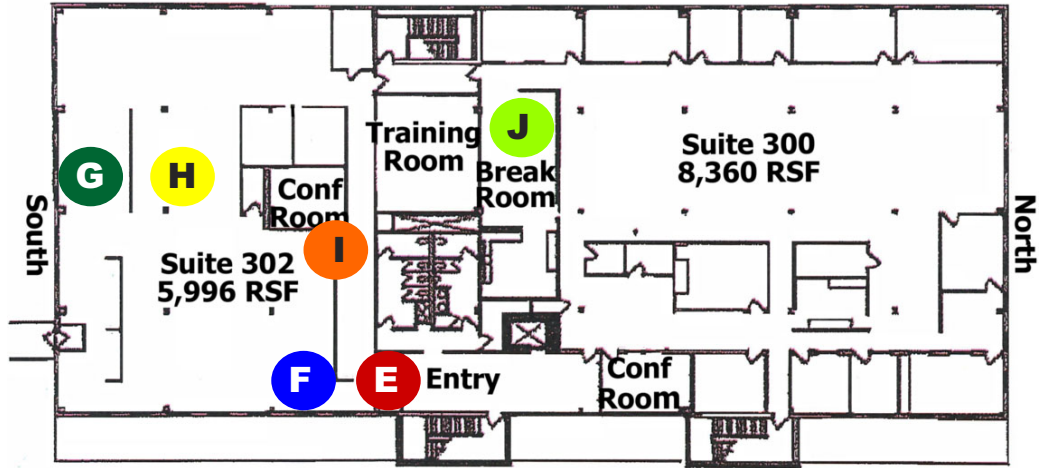


**North Open Work Area**



**North Copy Room**

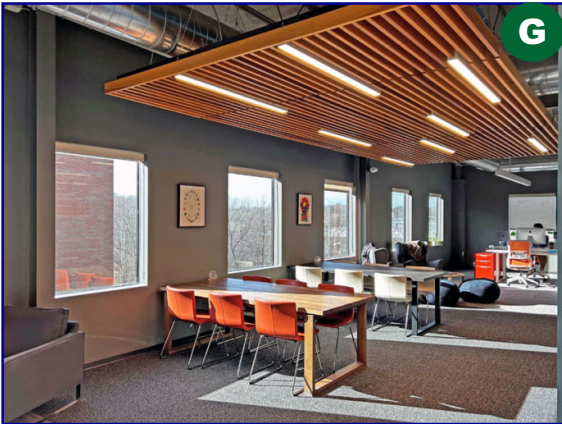




**E**  
*South  
Entry*



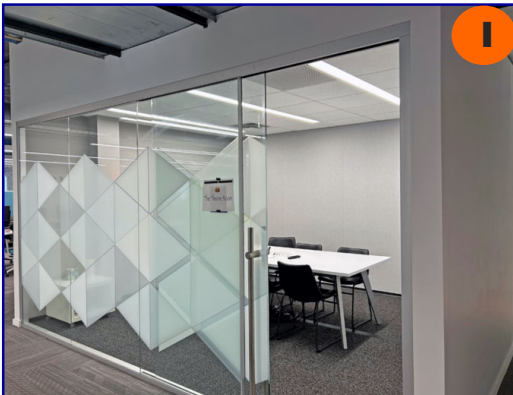
*South  
Lobby*



**G**  
*South  
Open  
Area*



*South  
Open  
Area*



**I**  
*South  
Small  
Conference  
Room*



*South  
Break  
Room*





**North View**

