

FOR SUBLEASE

OFFICE SUITE

349 Marshall Avenue, Suite 300, Webster Groves, MO 63119



Property Highlights:

- 8,360 RSF office suite on the 3rd Floor
- Creative space in a modern renovated building
- 12 private offices, 3 conference rooms, training room, copy room, break room, lobby and open area
- 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

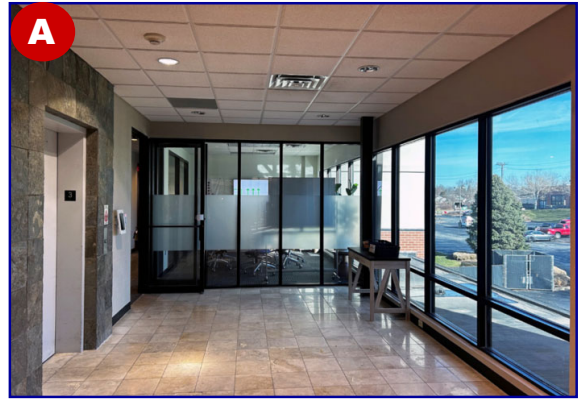
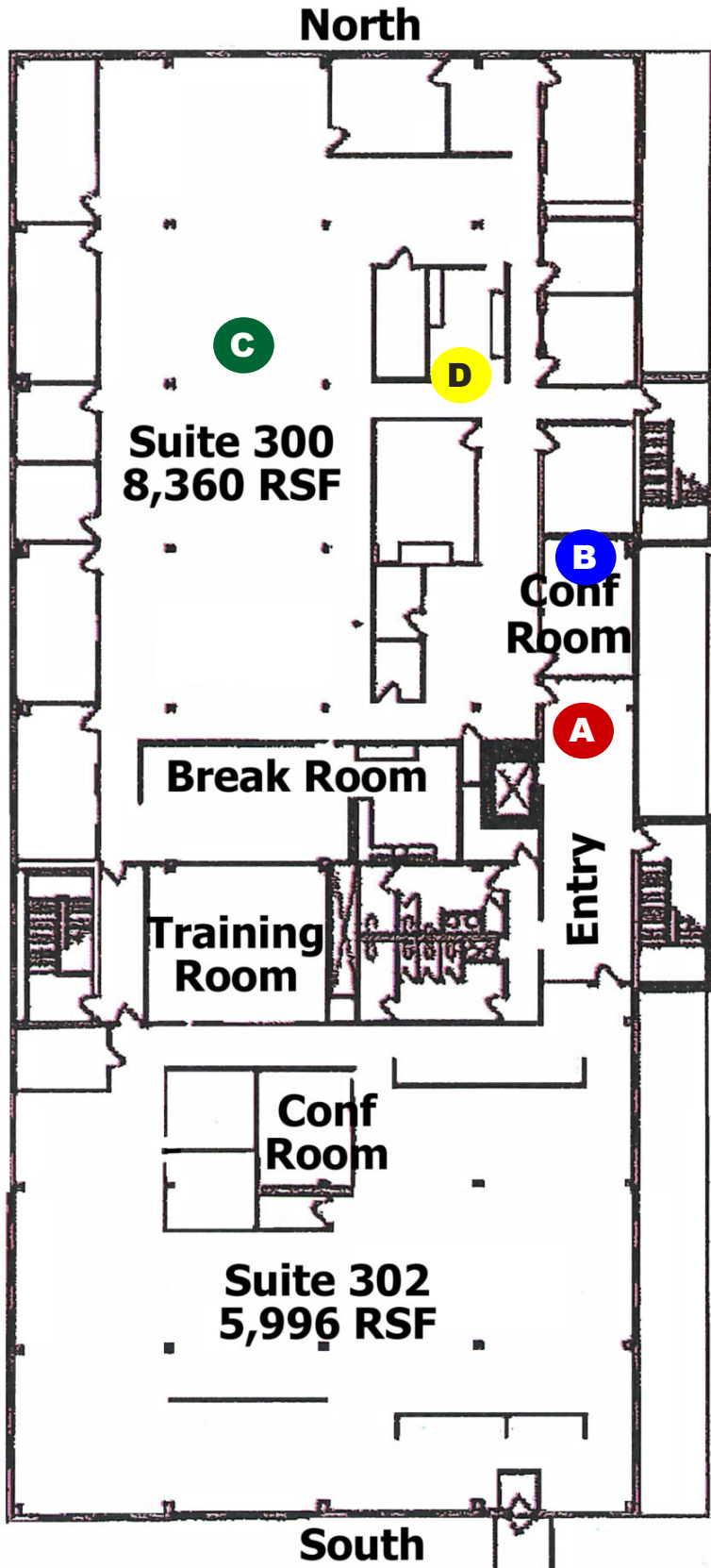
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North Entry



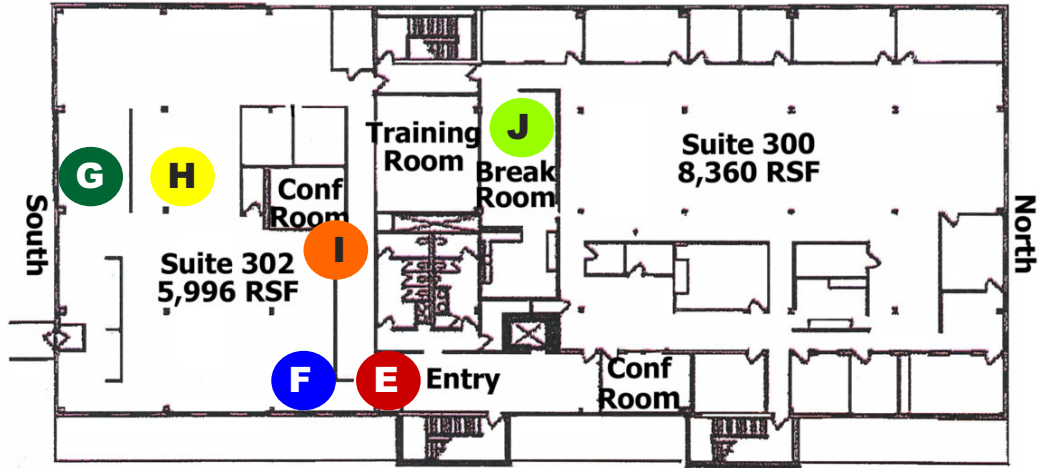
North Conference Room



North Open Work Area



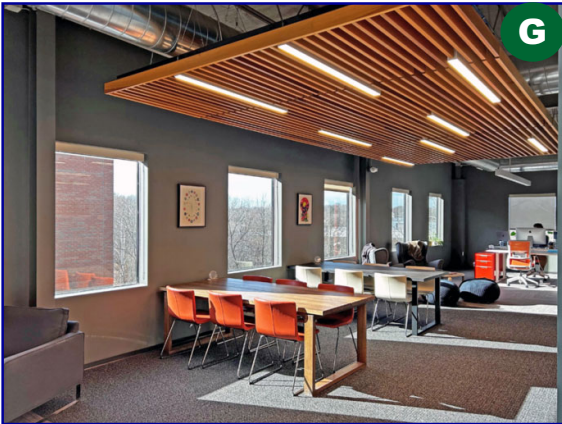
North Copy Room



E
*South
Entry*



*South
Lobby*



G
*South
Open
Area*



*South
Open
Area*



I
*South
Small
Conference
Room*



*South
Break
Room*



North View

