

# FOR SUBLEASE

## OFFICE SUITE

349 Marshall Avenue, Suite 302, Webster Groves, MO 63119



### Property Highlights:

- 5,996 RSF office suite on the 3rd Floor
- Creative space in a modern renovated building
- 3 private offices, conference room, large divided open area, and lobby 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**

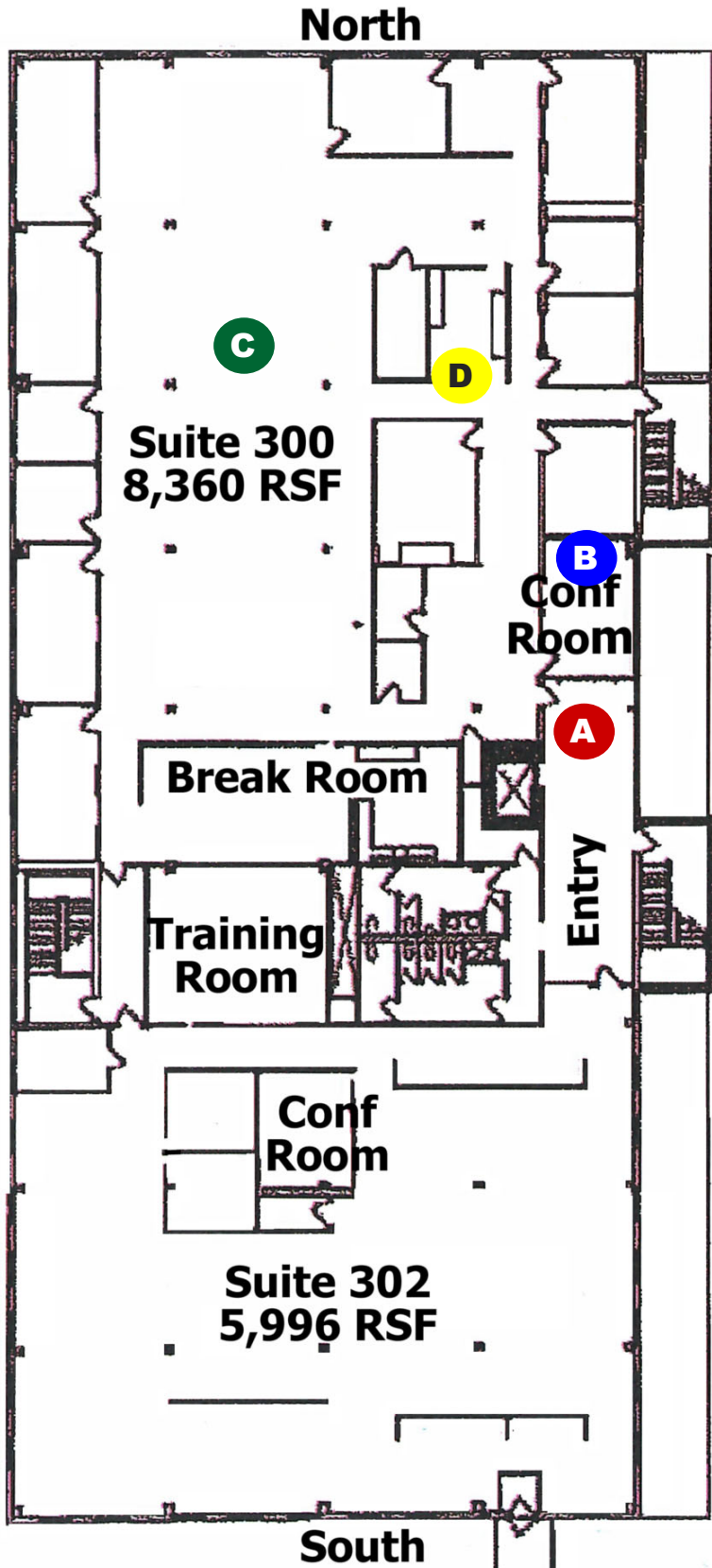
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*North Entry*



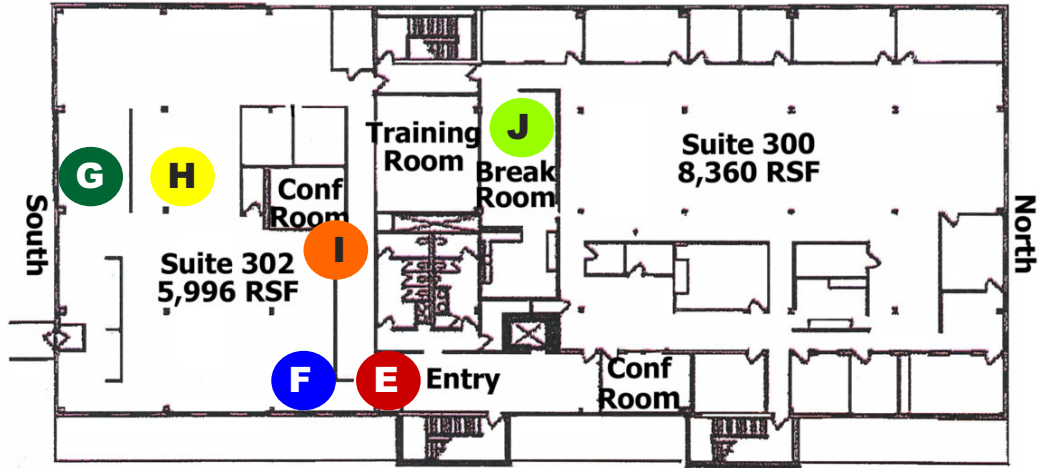
*North Conference Room*



*North Open Work Area*



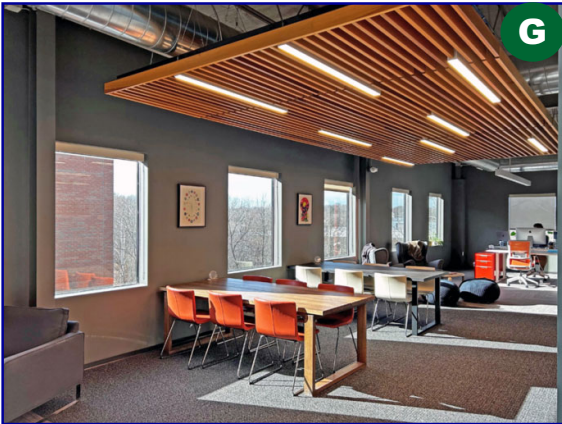
*North Copy Room*



**E**  
*South  
Entry*



**F**  
*South  
Lobby*



**G**  
*South  
Open  
Area*



**H**  
*South  
Open  
Area*



**I**  
*South  
Small  
Conference  
Room*



**J**  
*South  
Break  
Room*



**North View**

