

WASH
AVE OFFICE

1017 Olive St.

MANOR REAL ESTATE

4th Floor Buildout

Floor Plan: 8,336 SF

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

The Office: 4th 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



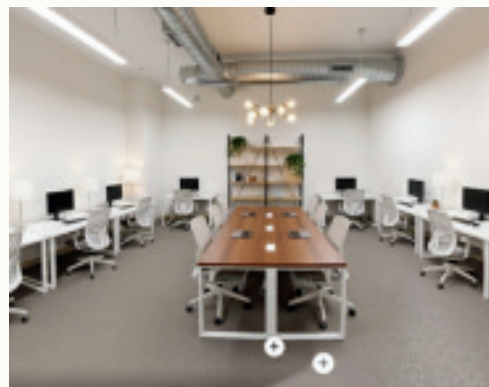
SCAN HERE
FOR 3D VIRTUAL TOUR

The Building.

COMING IN Q2 2026*

1st 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 COMING SOON | 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 COMING SOON | 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
- Entertainment & Activity Spaces
- Tech Hub
- Municipal Offices

WASHAVE OFFICE
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WASH AVE OFFICE

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SCAN NOW
TO FIND YOUR NEW OFFICE



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