

Halcyon

MODERN
WORK SPACE

AT THE CENTRAL



1305 Central Avenue | St. Petersburg, FL 33705

HalcyonWorkSpace.com



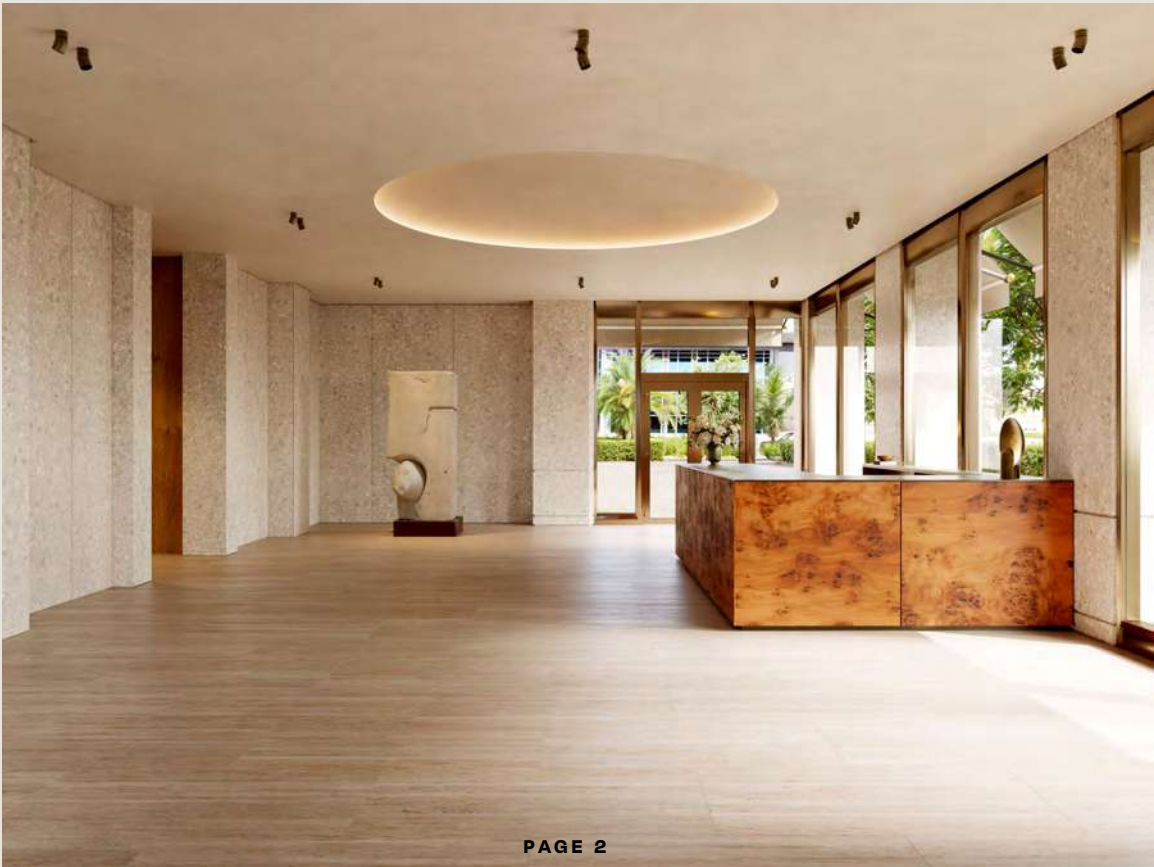
CUSHMAN &
WAKEFIELD



Halcyon will be the highest quality trophy office tower to deliver in over 30 years



HALCYON MODERN WORK SPACE





Halcyon Modern Work Space

AT THE CENTRAL

Property Highlights

Halcyon at The Central is just one component of a new mixed-use development designed to fit seamlessly into the eclectic urban fabric of downtown St. Pete's Edge District.

The Central includes the Halcyon office tower, a 168-room Autograph Collection property with flagship restaurant, 14,000 SF of retail shops, 42 workforce housing units and a 530-car parking garage.

Amenities

- On-site retail & restaurants
- Fitness & Wellness Facility
- 2.5/1000 parking ratio
- Private outdoor balconies
- Outdoor amenity deck
- Secure Bike Storage

- 140,000 SF Trophy office space
- 13,000 SF per floor, floors 2-11
- Floors can be subdivided for smaller suites
- Contiguous floors can be combined via interior stairwells
- All office floors feature outdoor balconies
- LEED Certified Core & Shell
- Dramatic views of downtown St. Pete
- Great headquarters opportunity
- Garage offers additional MTM employee parking
- SunRunner Station located at building

Downtown St. Pete's Edge District

AT THE CENTRAL

The Central Site Plan

Residential 42 Units

42 workforce housing units,
offering the best of downtown
urban living

Marriott Autograph Hotel

15-Story lifestyle hotel with
168 rooms, dining,
conference facilities,
fitness, theater & bars

Parking & Access

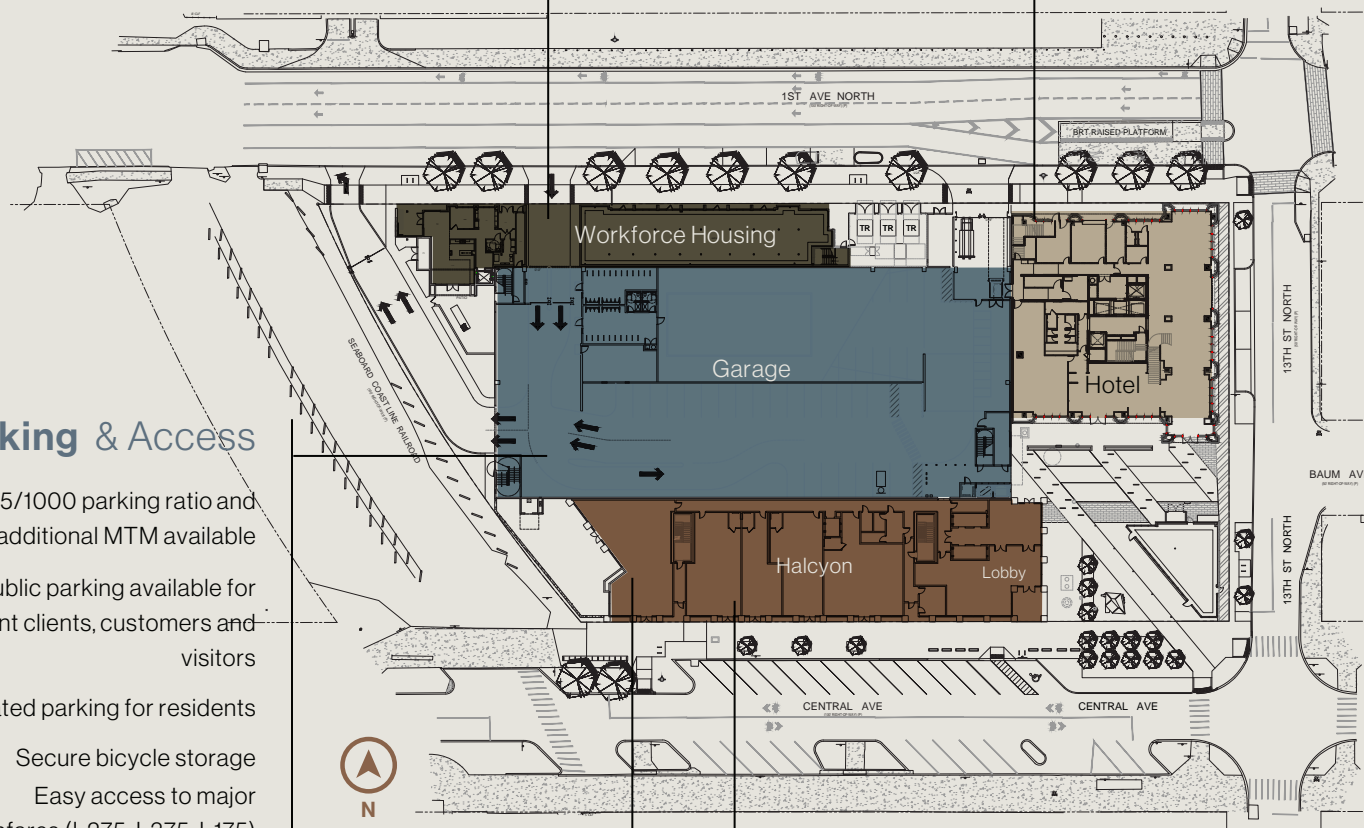
2.5/1000 parking ratio and
additional MTM available

Public parking available for
tenant clients, customers and
visitors

Dedicated parking for residents

Secure bicycle storage

Easy access to major
thoroughfares (I-275, I-375, I-175)



Office 130,000 SF

10 floors of office space with 13,000 SF
per typical floor (Floors 2-10)

Dramatic city views

LEED Certified Core & Shell

Retail 14,000 SF

11,000 SF of ground floor retail fronting Central Avenue

3,000 SF of ground floor retail fronting 1st Avenue N

Activated pedestrian plaza

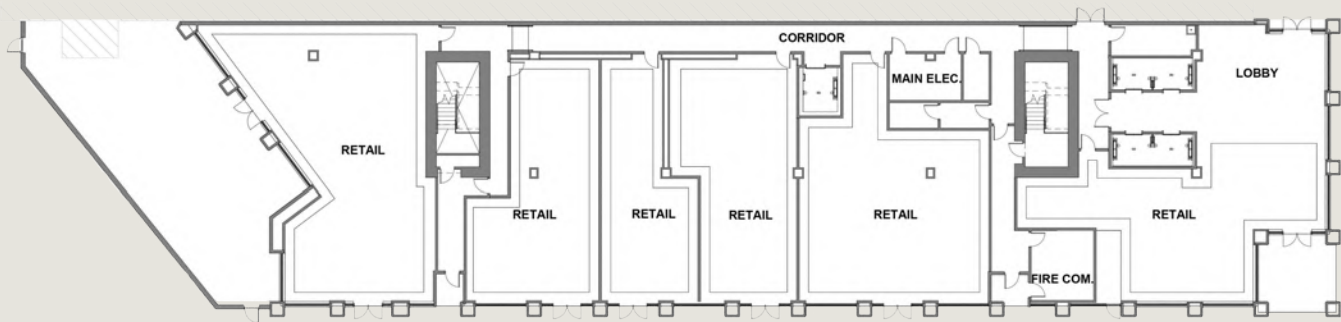
Multiple dining options with outdoor seating

Halcyon Modern Work Space

AT THE CENTRAL

Retail Floor Plan

+11,500 SF

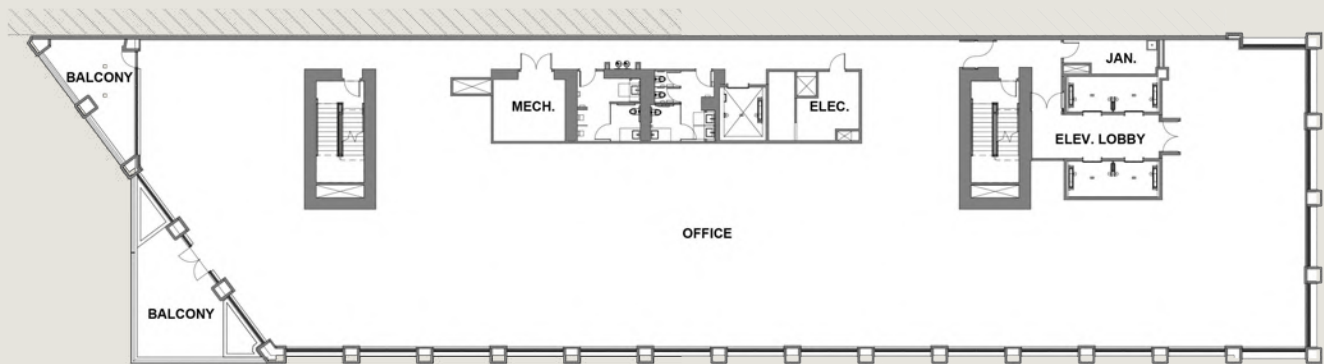


2nd Floor

Features two balconies overlooking amenity lawn and Central Avenue.

Office Floor Plans

± 13,000 SF



Floors 3, 5, 7-10

Feature two balconies facing west and south over Central Avenue

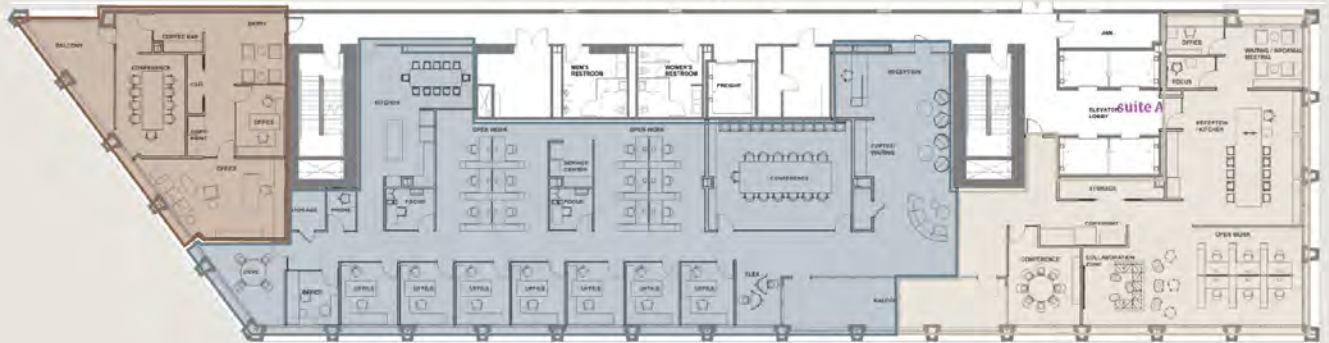
Single Tenant Floor Layout



4th Floor

Direct Access to Autograph Collection Hotel via skybridge

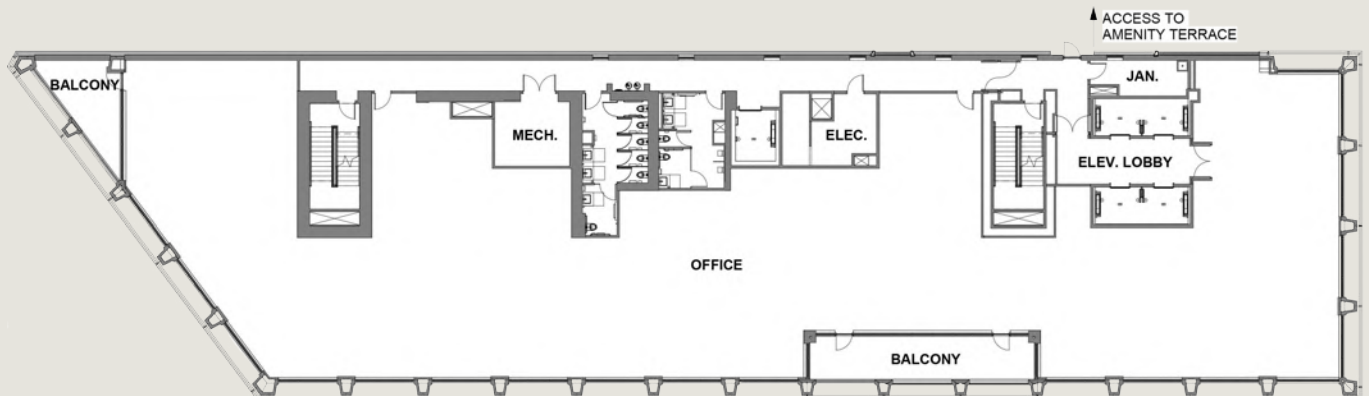
Multi-Tenant Floor Layout



6th Floor

Direct access to garage Amenity Deck

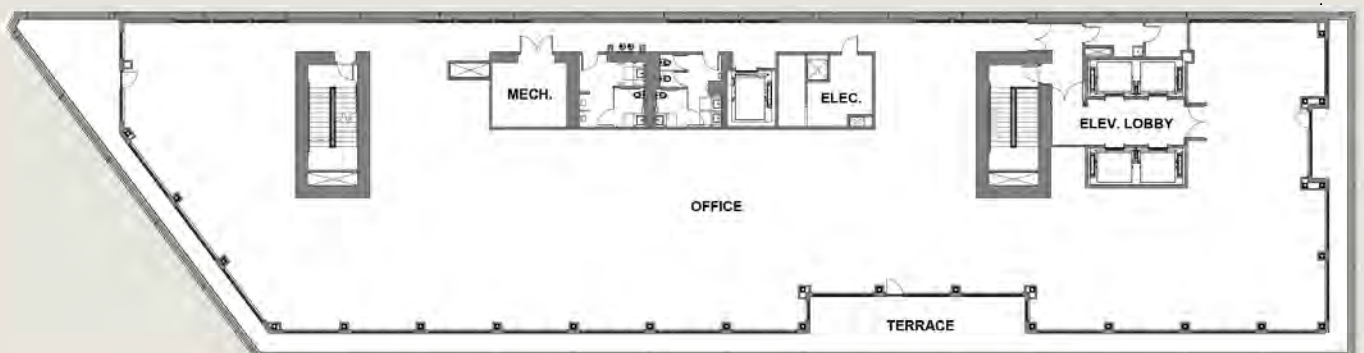
± 13,000 SF



Penthouse (11th Floor)

Penthouse floor with a full south, west, and east terrace wrap with stunning views of the skyline and Tampa Bay.

± 13,000 SF



Located in the Heart of Downtown St. Petersburg

with access to all of Tampa Bay

ST. PETE IS
THE
BEST
SPOT
FOR **#2**
TECH JOBS

– FinanceBuzz, 2025

#1
BEST-RUN
CITY
IN FLORIDA

– Wallet Hub, 2024

#1
IN
WORK/LIFE
BALANCE

– CommercialCafe, 2024

#4
ECONOMIC
GROWTH
IN U.S. MID-SIZED
CITIES

– CoWorking Cafe, 2024

TOP SPOT FOR
MILLENNIAL
MOVES

– Hire A Helper, 2024





Edge District

Downtown St. Petersburg

St. Petersburg, Florida's fifth largest city, is one of the brightest spots on America's Gulf coast. Located in the heart of the Tampa Bay metro area, the Sunshine City combines the tropical splendor of a vacation destination with the sophistication of an urban resort. St. Pete routinely ranks as one of the top places to live and work in the U.S. Its quarter of a million inhabitants enjoy a vibrant arts and cultural climate, endless sports and recreational opportunities, delicious craft beer scene, charming and historic neighborhoods, and one of the fastest growing economies in the United States. For vacation, work or spending a lifetime, St. Petersburg is the ideal choice.

St. Pete is home to several different vibrant arts districts, all surrounding downtown. Each district has distinctive character and boasts museums, galleries, studios, and thriving businesses. Halcyon at The Central is located in the heart of St. Pete's most animated districts:



EDGE DISTRICT

HISTORIC GAS PLANT REDEVELOPMENT DISTRICT

GRAND CENTRAL DISTRICT

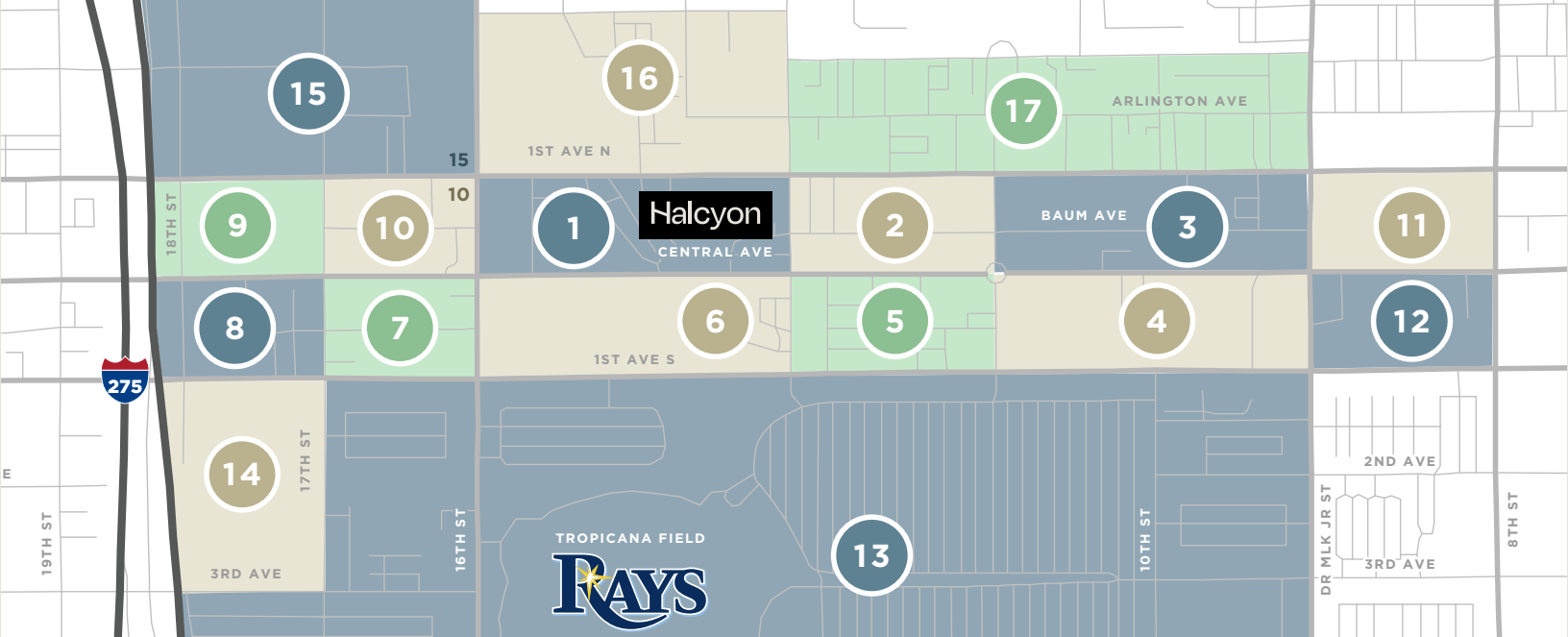
WATERFRONT ARTS DISTRICT

CENTRAL ARTS DISTRICT

WAREHOUSE ARTS DISTRICT

INNOVATION DISTRICT

2024 DOWNTOWN PARTNERSHIP DEVELOPMENT GUIDE



Edge District and Surrounding Area

Amenities in Walking Distance

- Apartments & Condos
- Brewery's, Bars & Clubs
- Hospitality
- Recreation, Arts & Entertainment
- Restaurants
- Retail / Office
- Services

BLOCK 1

- Halcyon Office & Retail
- Marriott Autograph Hotel
- Workforce Housing
- Shiso Crispy
- Brooklyn South
- TeBella Tea
- Classic Tattoos
- C-Ride Board Shop
- The Hemp Spot
- Sunoco

BLOCK 2

- Green Bench Brewing
- Webb's City Cellar
- Red Mesa Mercado
- Hawkers Asian Street Food
- Sourdough Co. Intermezzo
- Indie Flea Market

BLOCK 3

- Viv Apartments (269 units)
- The Independent
- Steve's Tavern
- No Vacancy
- Copa
- Mint House Hotel
- Engine No. 9
- Poppo's Taqueria
- Cecelia's Sweets
- Pizza Box
- Bavaro's
- Buya Ramen

- German Knoodle
- Grass Roots Kava House
- Plant Love Ice Cream
- Ashe Couture
- Sans Market
- Atlas Body + Home
- Hot Wax Smoke Shop
- Matter of Fact
- Expedia Cruises
- Machine Shop Barber
- Flagship Bank

BLOCK 4

- 1010 Central Condos
- 930 Central Flats Apartments
- The Fashion Spot
- Kalamazoo Olive Company
- Culture Spice
- Big Frog Custom T-shirts
- Full Court Classics
- Saltwash Boutique
- Blo Blow Dry Bar
- Suncoast Credit Union

BLOCK 5

- Edge Collective Apartments (360 units)
- Enigma Bar & Lounge
- Marriott Moxy Hotel
- Solid Core Pilates Studio
- Bodega
- Rose's Coffee Bar

- Bacon Bitch
- Pin On Café
- Sparrow
- Candle Pour
- Emoto Electric Motorbikes

BLOCK 6

- Fusion 1560 Apartments
- The Local Draught House
- Aficiando Lounge
- Ferg's Sports Bar & Grill
- Nomi Nori
- Edge Eatery
- Salon Sequence
- The Chair Salon

BLOCK 7

- Tru by Hilton Hotel
- Zaytoon Grill
- Bohemian Reves
- Peace of Mind Smoke
- Chase Bank

BLOCK 8

- The Neon Lunchbox
- Sunshine Kitty Café
- The Burg Bar & Grill
- Dirty Laundry
- Fraze Design

BLOCK 9

- 1701 Central Apartments
- Under Grounds Coffee
- Journey into Fitness

BLOCK 10

- Arte 1661 Apartments
- Mamma Mia Gelato
- Raining Berries
- Mibella Nail Spa

BLOCK 11

- Camden Central
- Fiore Steak House
- Bohemios Tapas
- Tweed's
- Fit 2 Run
- Watt's Dental

BLOCK 12

- Social Security

BLOCK 13

- Tropicana Field (Rays Baseball)

BLOCK 14

- Modera Apartments (383 units)
- Vertical Ventures Climbing

BLOCK 15

- Vantage Apartments
- Teak Furnishings
- Zebra Photography

BLOCK 16

- St. Petersburg Police Station

Halcyon at The Central is among a variety of retail shops, restaurants, bars, breweries, arts and entertainment with immediate access to the Pinellas Trail, a 37-mile hiking and biking trail and SunRunner Bus Rapid Transit, a direct line to the beach or downtown waterfront and back!

BLOCK 17

- The Bends Nightclub
- Deep Blue Fitness
- Hope Beauty + Wellness
- St. Pete Massage Therapy
- Zubrick Magic Theater
- Cellar Masters Wine Bar and Bottle Shop
- Casa Thrift Shop
- First Avenue Liquors
- Edge Animal Hospital



Work in the Amenity Rich Environment of

Halcyon

HalcyonWorkSpace.com

For more information, please contact:

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