

ESTIMATED DELIVERY Q4 2026

Halcyon MODERN WORKSPACE

AT THE CENTRAL



1305 Central Avenue | St. Petersburg, FL 33705

HalcyonWorkspace.com



CUSHMAN &
WAKEFIELD

Halcyon: A new mixed use development with a blend of creative uses including a 130,000 SF, 11 story office tower with top of building signage opportunities available.



HALCYON MODERN WORKSPACE





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AT THE CENTRAL

Property Highlights

Halcyon at The Central is just one component of a new mixed use activity center designed to fit seamlessly into the eclectic urban fabric of downtown St. Pete's Edge District. The development includes a new office tower, a 168 room Marriott Autograph hotel, venues for outdoor dining and gathering, 14,000 SF of retail shops, 42 workforce rental apartments and a 600 car parking garage.

Amenities

- On site retail & restaurants
- Fitness center
- Garage car and bike parking
- Suite balconies
- Amenity deck
- On site hotel & apartments

- 130,000 SF Class A office space
- 13,000 SF per floor, 10 floors
- Floors may be subdivided for smaller suites
- Contiguous floors can be combined via an interior stairwell
- All office floors feature balconies
- Green Certified, LEED Designation
- Dramatic views of downtown St. Pete
- Great headquarters opportunity
- 2.5/1000 garage parking with additional MTM employee parking available
- Station stop for the SunRunner Bus Rapid Transit line to the downtown waterfront and St. Pete Beach

Downtown St. Pete's Edge District

AT THE CENTRAL

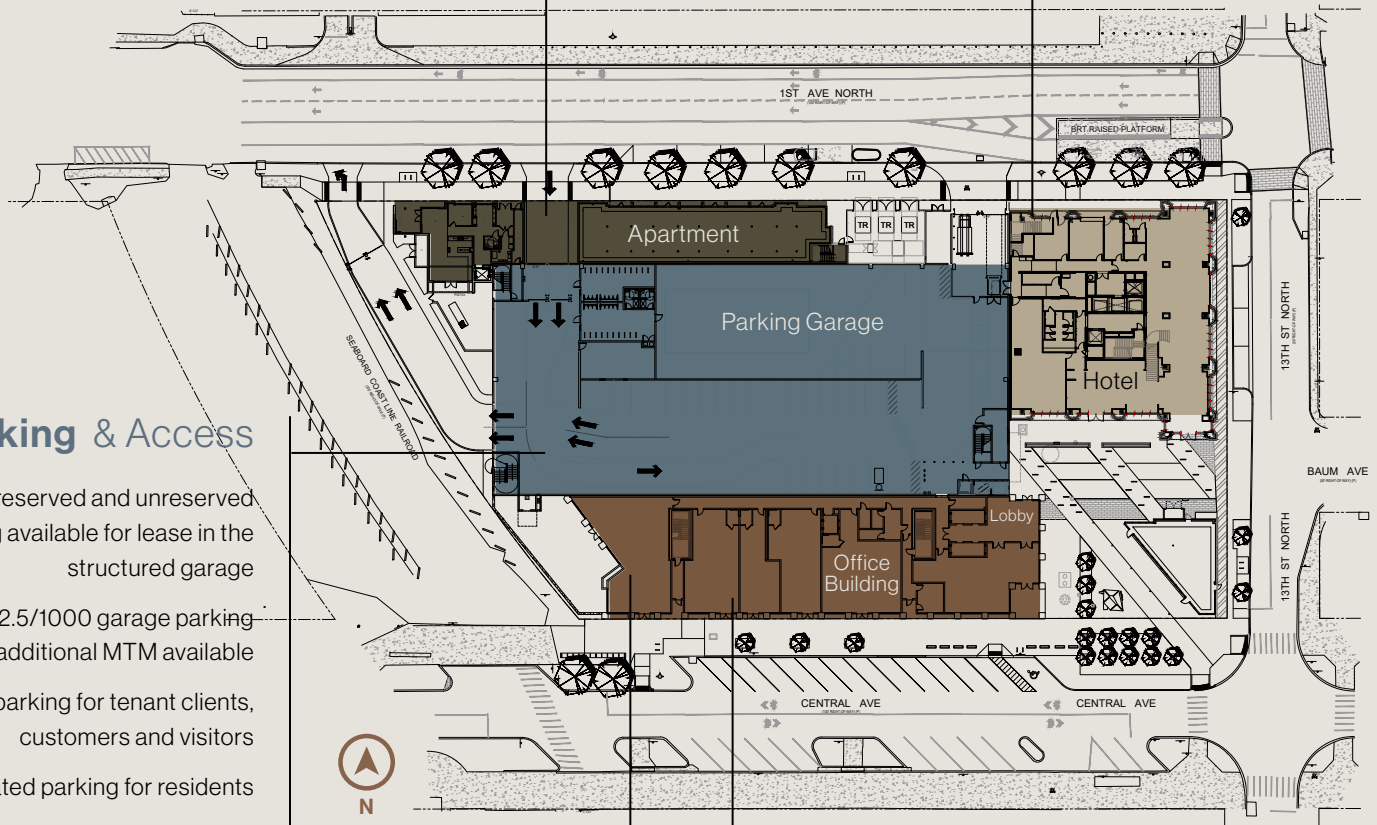
Mixed Use Development Site Plan

Marriott Autograph Hotel

15 story new upscale hotel with 168 rooms, dining, conference center, fitness, theater & bar.

Residential 42 Units

42 rental apartments priced for the downtown workforce, offering the best of downtown urban living



Parking & Access

On-site reserved and unreserved parking available for lease in the structured garage

Ratio of 2.5/1000 garage parking and additional MTM available

Public parking for tenant clients, customers and visitors

Dedicated parking for residents

Bicycle and skateboard parking

Easy access to I-275 and its two downtown feeders, I-375 and I-175

Office 130,000 SF

10 floors of office space with 13,000 SF per floor (which may be combined)

Dramatic views of downtown St. Pete

Green Certified LEED Designation

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

Animated pedestrian plaza

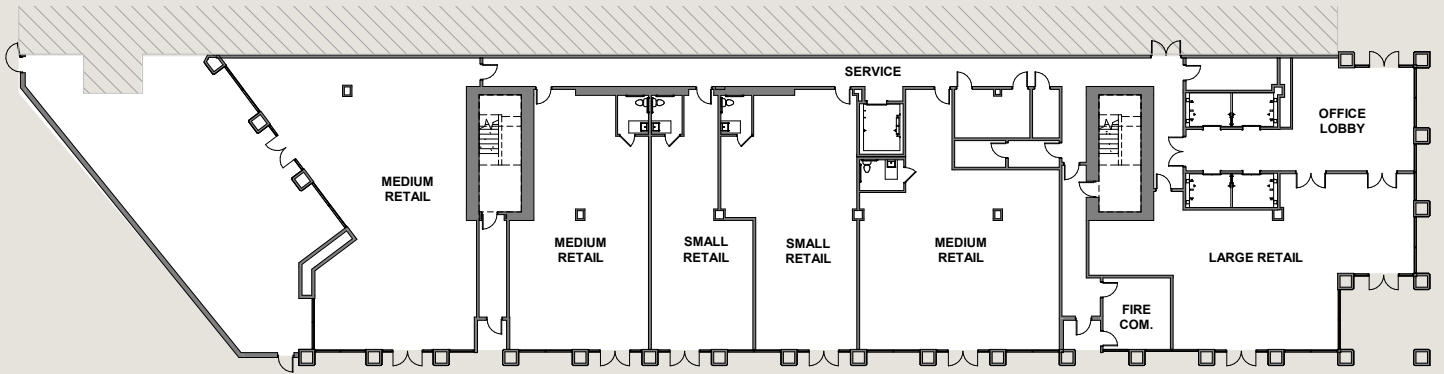
Multiple dining options with outdoor seating to enjoy the Florida climate

Halcyon Modern Workspace

AT THE CENTRAL

Retail Floor Plan

+11,500 SF

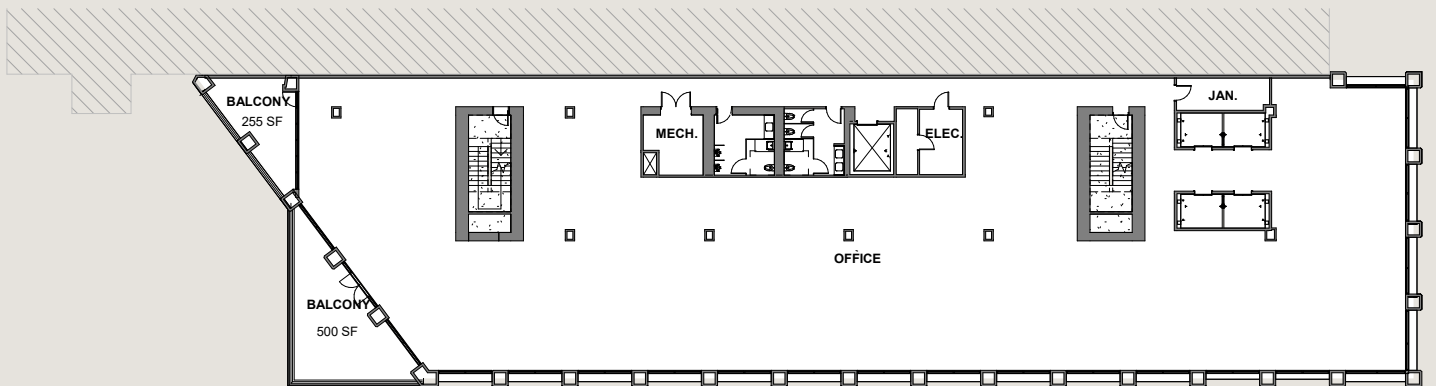


2nd Floor

Features two balconies overlooking an amenity lawn and Central Avenue. Easy access to ground floor.

Office Floor Plans

± 13,000 SF



Floors 3, 5, 7-10

Feature two balconies facing west and south over Central Avenue

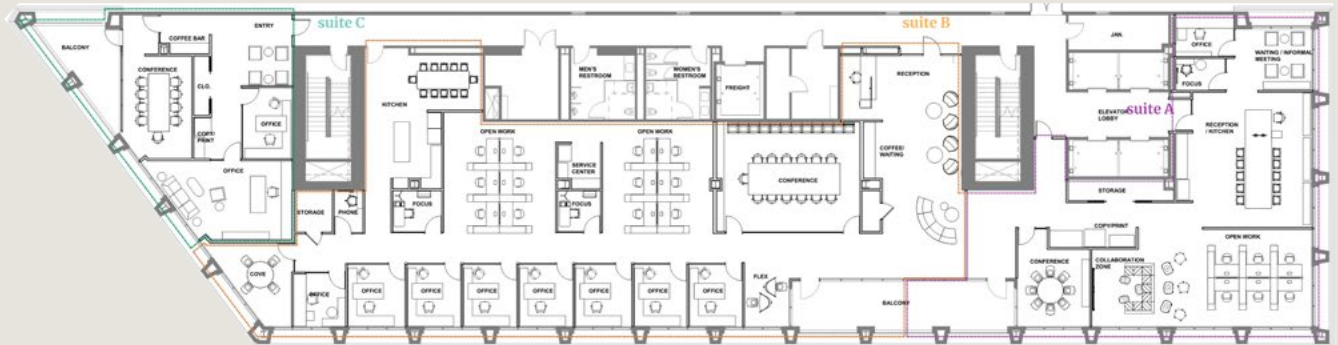
Example Single Tenant Floor Layout



4th Floor

Direct Access to Marriott Autograph Hotel via skybridge

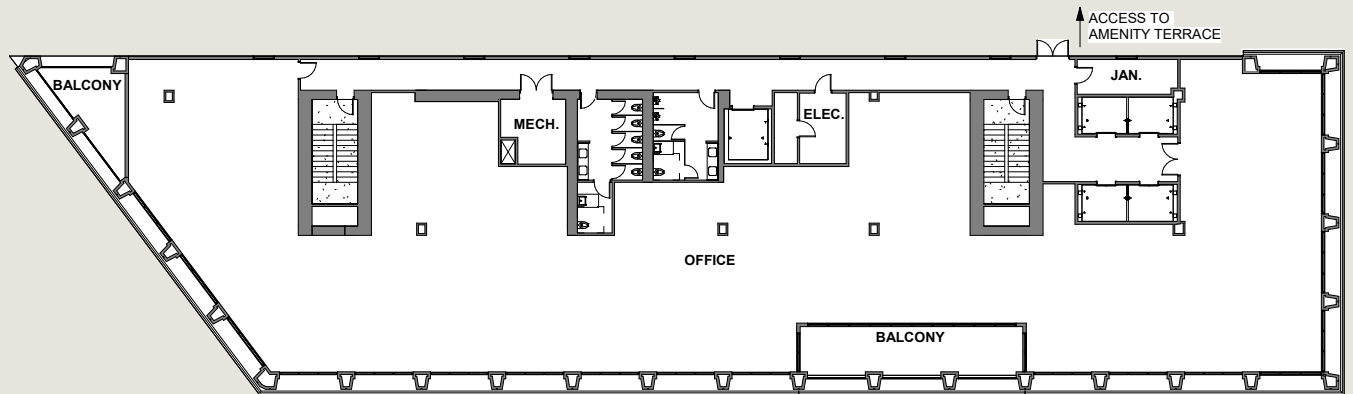
Example Multi-Tenant Floor Layout



6th Floor

Direct Access to top of garage Amenity Deck

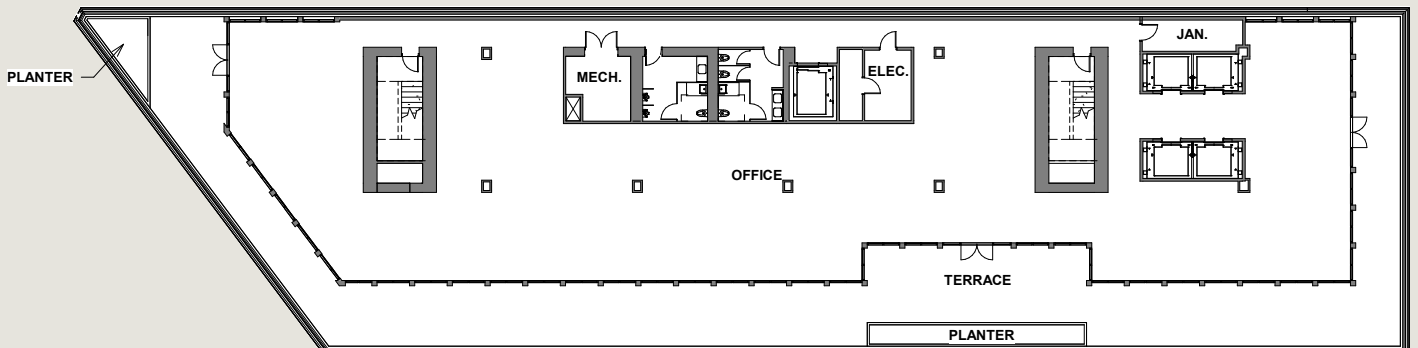
± 13,000 SF



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





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



Located in the Heart of Downtown St. Petersburg

with Access to all of Tampa Bay

ST. PETE IS THE
BEST CITY FOR
#1
MILLENNIAL
JOB SEEKERS

- NerdWallet, 2015

#1

CITY IN
FLORIDA
FOR FISCAL
HEALTH

- The Fiscal Times, 2017

#2

AMERICA'S
FASTEST
GROWING
CITIES

- Forbes, 2017

#2

MOST
BEAUTIFUL
CITY IN
THE U.S.

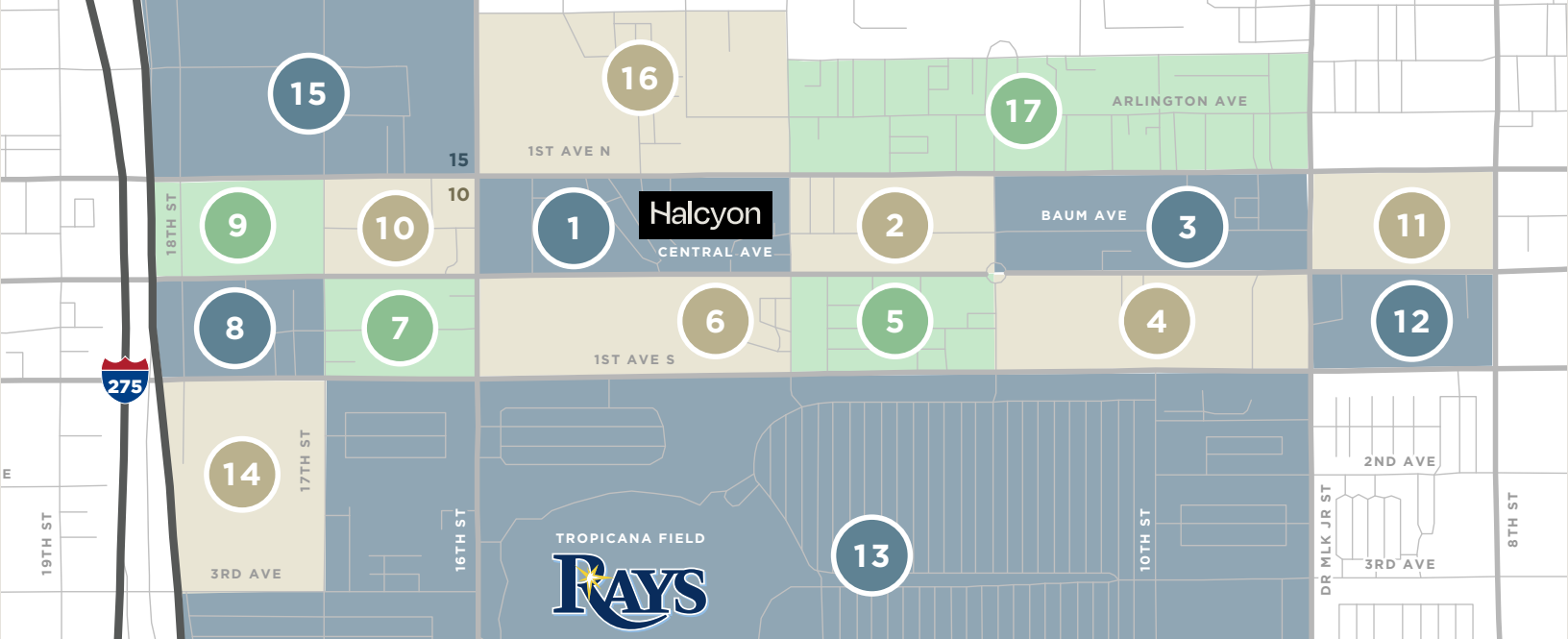
- The Culture Trip, 2019

TOP
10

BEST BIG CITIES
IN THE U.S.

- Condé Nast Traveler, 2020
Readers' Choice Awards





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
- Wye Apartments
- 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 plethora 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



MARRIOTT MOXY HOTEL

The EDGE Collective

Directly southeast of The Central, the Edge Collective, currently housing the new 163 room Marriott Moxy Hotel and several retailers, has broken ground on Phase 2 of its mixed-use project which will include a connected and walkable addition of a 20 story, 360-unit apartment tower, a 365-space parking garage and the redevelopment of the 100-year-old adjacent building into office and retail space.

MOXY HOTEL & OFFICE BUILDING



COURTYARD



Gas Plant Redevelopment

In July 2024, the St. Petersburg City Council made an historic vote on the redevelopment of the Gas Plant/ Tropicana Field voting to approval plans for Hines and the Tampa Bay Rays to move forward with a nearly 8 million square foot destination district and community gathering place just one block from The Central, which will include:

- New 30,000 seat Tampa Bay Rays stadium
- 1.4 million SF of office and medical space
- 750,000 SF of retail space
- 750 hotel rooms
- 4800 market rate apartment units



- 1200 workforce/affordable housing units
- 600 senior living units
- 100,000 SF entertainment venue
- 100,000 SF conference space
- 50,000 SF Woodson African American Museum
- 14,000 parking spaces
- Green space and gathering areas



<https://www.mlb.com/rays/ballpark/historic-gas-plant>





Work in the Amenity Rich Environment of

Halcyon

HalcyonWorkspace.com

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