



311  
PARK PLACE

# INSPIRING COLLABORATION AND PRODUCTIVITY

Each space has been

*meticulously crafted*

to meet the needs of

*today's professionals*





CORPORATE  
HEADQUARTERS  
APPEAL WITH  
QUALITY  
FINISHES



STATE OF  
THE ART  
CONFERENCE  
ROOMS



EMPLOYEE  
WELLNESS  
ROOM



FOOD  
SERVICE,  
TENANT  
LOUNGE







# A NEW STANDARD OF EXCELLENCE

**119,015 sf**

CLASS A CORPORATE  
OFFICE BUILDING

***Prominent signage***

ALONG SR 60 (56,000 AADT)  
AT SHARED INTERSECTION WITH  
CLEARWATER MALL ENTRANCE

**4 per 1,000 sf**

PARKING RATIO

***Energy management***

SYSTEM WITH TWO CHILLERS  
AND VARIABLE AIR VOLUME  
AIR-CONDITIONING

**ENERGY STAR<sup>®</sup>**

CERTIFIED BUILDING

***Non-evacuation zone***

FLOOD ZONE X

# STRATEGICALLY LOCATED

311 Park Place offers spectacular retail amenities nearby saving office employees time and effort.



## DRIVE TIMES

Downtown Tampa	<b>25 Minutes</b>
Downtown St Pete	<b>25 Minutes</b>
Tampa International Airport (BNA)	<b>20 Minutes</b>
St Petersburg / Clearwater Airport (PIE)	<b>10 Minutes</b>

## DINING

- |                             |                                 |   |
|-----------------------------|---------------------------------|---|
| 1. Burger King              | 11. Indian Bistro               | 22. Pete & Shorty's Bistro                  |
| 2. Carrabba's Italian Grill | 12. Jimmy John's                | 23. Raising Cane's Chicken                  |
| 3. Chick-fil-A              | 13. Joe's Crab Shack            | 24. Razzel's Bar and Lounge                 |
| 4. Chipotle Mexican Grill   | 14. Ken Sushi and Asian Bistro  | 25. Saki Endless Sushi & Hibachi Restaurant |
| 5. Crumbl Cookies           | 15. McDonald's                  | 26. Smokey Bones Bar & Fire Grill           |
| 6. Dunkin'                  | 16. Mellow Mushroom Clearwater  | 27. Starbucks                               |
| 7. Einstein Bros. Bagels    | 17. Moe's Southwest Grill       | 28. Starbucks                               |
| 8. Five Guys                | 18. Newk's Eatery               | 29. Subway                                  |
| 9. Green Market Cafe        | 19. Panera Bread                | 30. Tijuana Flats                           |
| 10. Hooters                 | 20. Pattaya Thai Restaurant     |   |
|                             | 21. Perkins Restaurant & Bakery |   |

St. Petersburg College

Avana City Park

Chick-fil-A

green market cafe  
BOWLS SALADS WRAPS

GULF TO BAY BOULEVARD

DRUID ROAD EAST

DRUID ROAD

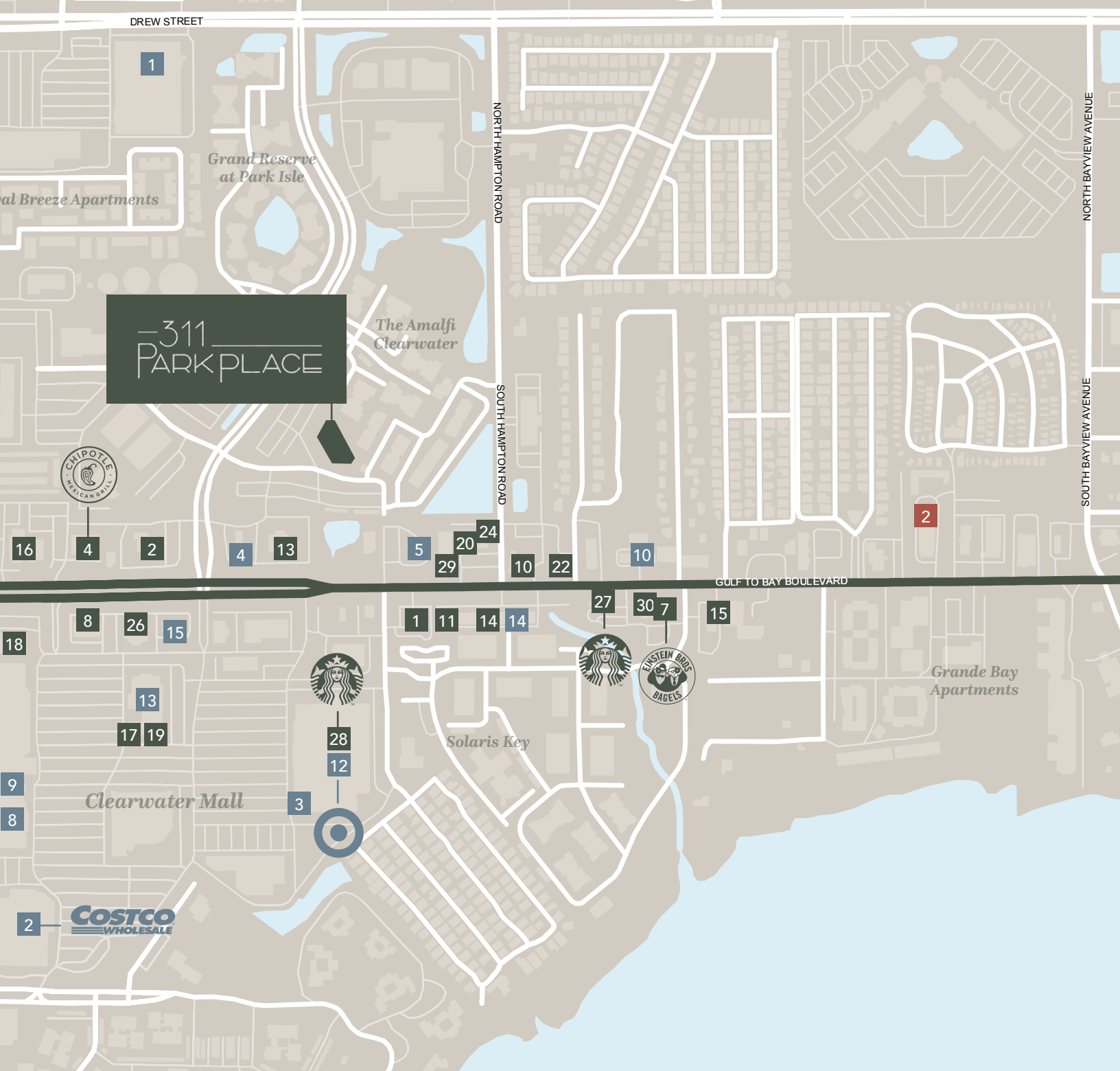
19

US 19 SOUTHBOUND FRONTAGE ROAD

OLD COACHMAN ROAD SOUTH

SOUTHBOUND FRONTAGE ROAD

NORTHBOUND FRONTAGE ROAD



### RETAIL, BANKING

1. Best Buy
2. Costco Wholesale
3. CVS Pharmacy
4. Fifth Third Bank & ATM
5. Grow Financial Federal Credit Union
6. The Home Depot
7. Lowe's Home Improvement

8. Michaels

9. PetSmart
10. RaceTrac
11. Sam's Club
12. Target
13. Ulta Beauty
14. The UPS Store
15. Wells Fargo Bank

### HOTEL

1. Clarion Inn & Suites
2. Days Inn by Wyndham
3. Holiday Inn Express & Suites
4. La Quinta Inn by Wyndham
5. SureStay Plus Hotel by Best Western





***Collaboration*** AND  
COMMUNICATION

EMPLOYEE *well-being*



WORKSPACES THAT *inspire*



# INSPIRING EMPLOYEE PRODUCTIVITY

Open corridors and natural lighting positively impact employee productivity by enhancing collaboration, supporting mental well-being, boosting energy levels, reducing eye strain, and stimulating creativity.



*Creativity* AND  
COGNITIVE PERFORMANCE





# -311 PARK PLACE



[311PARKPLACE.COM](http://311PARKPLACE.COM)



*Contact us:*

**HANS KAUNATH, CCIM**

+1 813 387 1309  
[hans.kaunath@jll.com](mailto:hans.kaunath@jll.com)

**DEANA BEER**

+1 813 387 1298  
[deana.beer@jll.com](mailto:deana.beer@jll.com)