

# NEWS

## Construction begins on 325-unit apartment community near YMCA in Grand Central District

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The Henry at Whitney Village  
FK Architecture



Construction has officially commenced on a 325-unit apartment community that will anchor a new live-work-play neighborhood in St. Pete's Grand Central District.

As first reported by *St. Pete Rising*, the five-story apartment building, dubbed The Henry at Whitney Village, is part of a larger development, which will also include a 32,000-square-foot pedestrian-only retail village and a 600-space parking garage for residents and visitors.

The mixed-use project will occupy 4.5 acres on the east side of the **Jim & Heather Gills YMCA** at 3200 1st Avenue South.

South Carolina-based multifamily developer **Greystar Real Estate Partners** purchased the property from the neighboring YMCA in February for \$12 million.



WHITNEY VILLAGE, CONTAINING A 325-UNIT APARTMENT COMMUNITY, 32,000 SQUARE FEET OF RETAIL, AND A 600-SPACE PARKING GARAGE, WILL BE CONSTRUCTED ON A 4.5-ACRE PROPERTY AT THE CORNER OF 1ST AVENUE SOUTH AND 31ST STREET | GOOGLE MAPS

The 25-year-old, 55,000-square-foot YMCA will undergo a major renovation funded by proceeds from the sale of the athletic field property.

Greystar will partner with California-based real estate investment and management group **Griffin Capital** to develop the apartment community and St. Pete-based investment firm **Blake Investment Partners** to develop the retail village, which has yet to break ground.

"We're proud to activate a long-vacant site with new housing that complements the energy and growth of the Grand Central District," said David King, managing director for development at Greystar.

"This neighborhood has evolved into one of St. Pete's most vibrant destinations, surrounded by walkable restaurants, breweries, and retail," continued King.



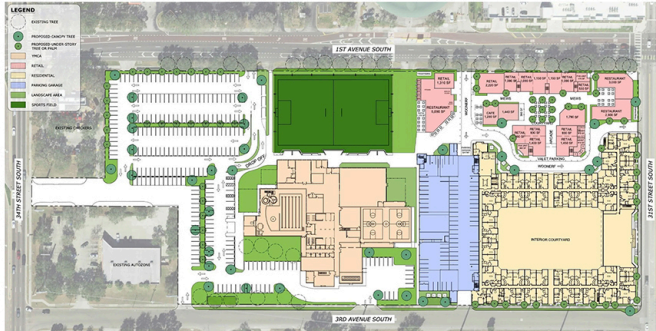
WHITNEY VILLAGE, A 325-UNIT APARTMENT COMMUNITY AND A 32,000-SQUARE-FOOT RETAIL VILLAGE HAS BEEN PROPOSED FOR THE CORNER OF 1ST AVENUE SOUTH AND 31ST STREET IN ST. PETE | FK ARCHITECTURE

The Henry will offer a mix of studio, one-, two-, and three-bedroom apartments, along with best-in-class indoor and outdoor amenities.

Residents will be able to enjoy a host of outdoor amenities, such as a pool with private cabanas, shuffleboard courts, ping pong tables, grill stations, fire pits, and spacious lounging areas.

Indoor amenities will include a clubhouse with bar and lounge, a pet spa with grooming stations, a sauna, a fitness center, coworking spaces, private offices, and more.

Residents will also receive memberships to the adjacent YMCA.



SITE PLAN FOR PROPOSED CHANGES TO THE JIM & HEATHER GILLS YMCA, FEATURING A NEW SPORTS FIELD AND WHITNEY VILLAGE, A 325-UNIT APARTMENT COMMUNITY AND A 32,000-SQUARE-FOOT RETAIL VILLAGE | VICKSTROM ENGINEERING SERVICES

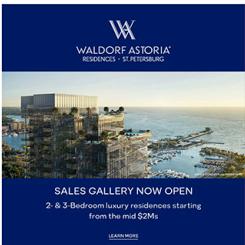
"We are proud to be a part of the transformation and growth in St. Petersburg, FL, which we consider to be one of the best cities and submarkets in Central Florida, as evidenced by our numerous high-quality developments in the market," added Lewis Stoneburner, senior managing director for development at Greystar.

Greystar is collaborating with Tim Clemmons of St. Pete-based **Place Architecture** and the engineering firm **George F. Young** on the Whitney Village project.

The Henry is expected to be completed by March 2027, with pre-leasing scheduled to begin in December 2026.

The Henry is one of several projects Greystar is involved with in Pinellas County.

Greystar developed the 36-story **Ascent St. Pete luxury apartment tower** and 172-key **ACHotel** by Marriott in downtown St. Pete, the 412-unit **Marlowe Gateway** apartment community in north St. Pete, and is currently planning a new 376-unit apartment complex in Largo.



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