



EDGECollective

A NEW LIGHT IN THE SUNSHINE CITY

Club **1246**

A BOUTIQUE WORKPLACE EXPERIENCE

1246 Central Avenue, St. Petersburg, FL 33705

Delivery Available Immediately
5% Broker's Commission

1,800 SF - 8,000 SF available per floor
16,000 SF total



Leasing@PTMpartners.com



Club **1246** at The **EDGE** Collective
is hosted in a 3-story historic warehouse on Central Avenue and 13th Street, neighboring the Moxy





Club **1246**

- * **sub-divide according to your needs**
spec suites available

1,800 - 8,000 SF per floor

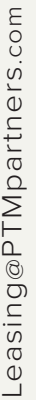
16,000 SF total across Levels 2 + 3

- * top of building signage
- * prime location on Central Avenue
‘90 Walk Score’ directly across from Tropicana Field
- * outdoor balconies

- * **As part of Club 1246**, members have access to the amenities of the **EDGE** Collective, including:

- * use of the hotel amenities at the Moxy St. Petersburg:
 - 24 hour fitness studio
 - rooftop pool
 - garden access
- * valet parking
- * secure bicycle storage
- * members-only discounts at the Lobby Bar Moxy
- * members-only discounts and VIP access to Sparrow rooftop and lounge
- * hotel room booking discounts
- * hotel meeting room reservations
- * access to unique EDGE Collective events, including guest speakers, music events, food and wine tastings

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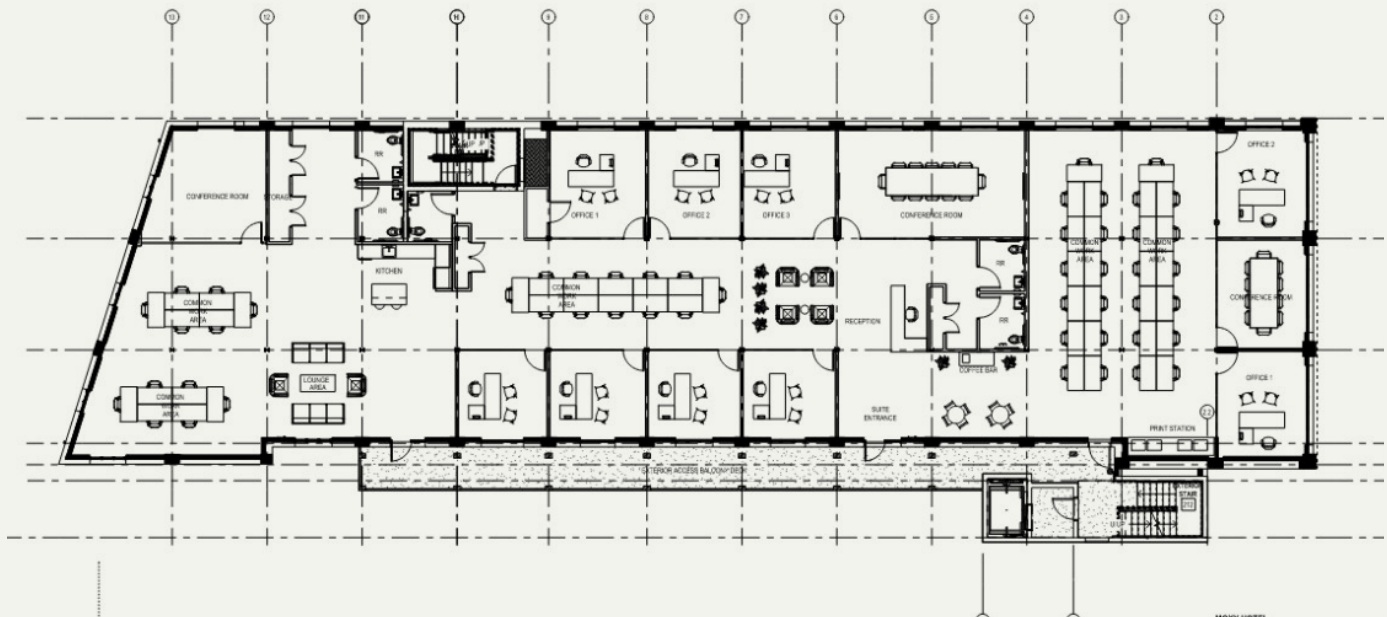




2nd Floor

sample layout, two ~2,000 SF suites
outdoor balcony overlooking the garden

**the space is not demised, 8,000 SF total*



3rd Floor

sample layout, one ~8,000 SF suite
views of Central Ave, downtown St. Pete

**the space is not demised, 8,000 SF total*

EDGE District amenities



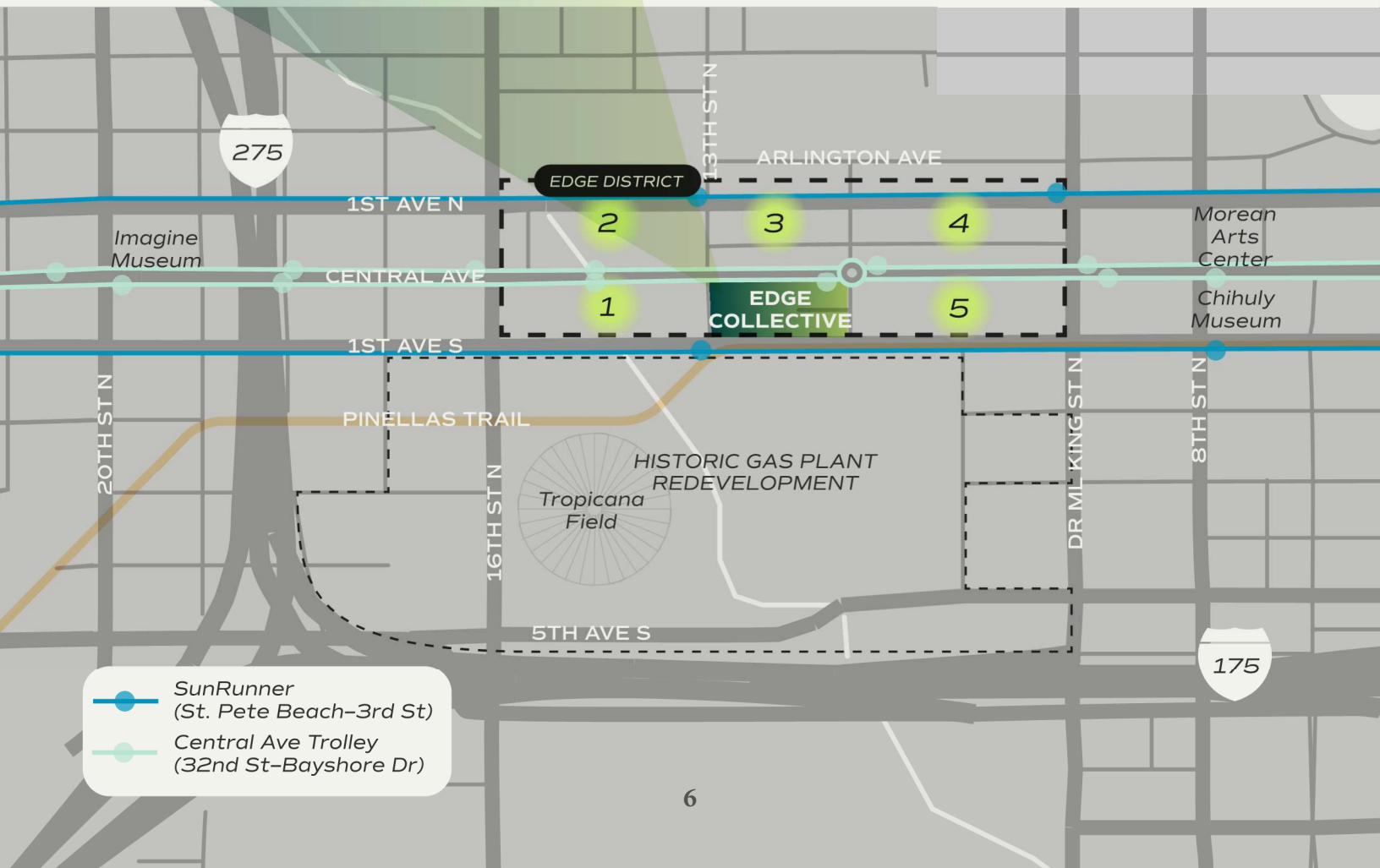
FOOD & BEVERAGE / SHOP & SERVICE / HOSPITALITY / RESIDENTIAL

EDGE COLLECTIVE

1246 Central Ave office

Bosphorous Turkish Cuisine
MOXY by Marriott
 Rose's Coffee Bar
 Sparrow Rooftop restaurant & bar
 Sip 'n Dip poolside bar & grill
 Bar MOXY
 Fitness center
 [solidcore] Pilates
 Floyd's 99 Barbershop
 Bodega Cuban Cafe
 Sweetgreen
 Enigma Bar & Lounge
 Chai Mixology
 Pin On Cafe

- 1 Ferg's Sports Bar & Grill
 Edge Eatery food hall
 Nomi Nori, Creperie,
 Sabor-S-Peru & more
 The Local Draught House
 Aficianado Lounge
 Salon Sequence
 Fusion 1560 Apts
- 2 Shiso Crispy
 Brooklyn South sandwiches
 TeBella Tea
 Marriott Autograph
 Wye Apts
- 3 Green Bench Brewing
 Webb's City Center
 Red Mesa Mercado
 Hawkers Asian Street Food
 Sourdough Co
 Intermezzo
 Indie Flea Market
- 4 Engine No. 9
 Poppo's Taqueria
 Cecelia's Sweets
 Pizza box
 Bavaro's
 Buya Ramen
 COPA
 No Vacancy
 Steve's Tavern
 Mint House Hotel
 Viv Apts
- 5 Kalamozoo Olive Co.
 Boutique clothing (multiple)
 Blo Blow Dry Bar
 Suncoast Credit Union
 Ten Ten Central Condos
 930 Centra Flats





#1
**BEST RUN CITY
IN FLORIDA**
WalletHub

New residents of Downtown St. Pete are on average, 33 years old and make \$35,000 per year.

#1
**WORK-LIFE BALANCE
IN FLORIDA**
CoWorking Cafe

**87% have college degrees,
44% male, 56% female, and
60% are unmarried.**

#4
**CITY FOR ECONOMIC
GROWTH**
CoWorking Cafe

Within 1 mile of Club **1246**
50% of residents are of
workforce age, and 71%
commute less than half an
hour to work.

#1
**STATE FOR ECONOMY
& GDP GROWTH**
U.S. News & World Report

#2
**STATE FOR BUSINESS
GROWTH**
U.S. News & World Report



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visit www.Lease1246.com
or email Leasing@PTMpartners.com