

THE OFFICES AT



ORANGE STATION

AT THE EDGE | ST. PETE

Estimated Delivery Q4 2023



*This mixed use development
is a blend of creative uses
& the largest new
multi-tenant office tower
in Pinellas County
in 30 years.*



50,000 SF Office Building



The Offices at Orange Station

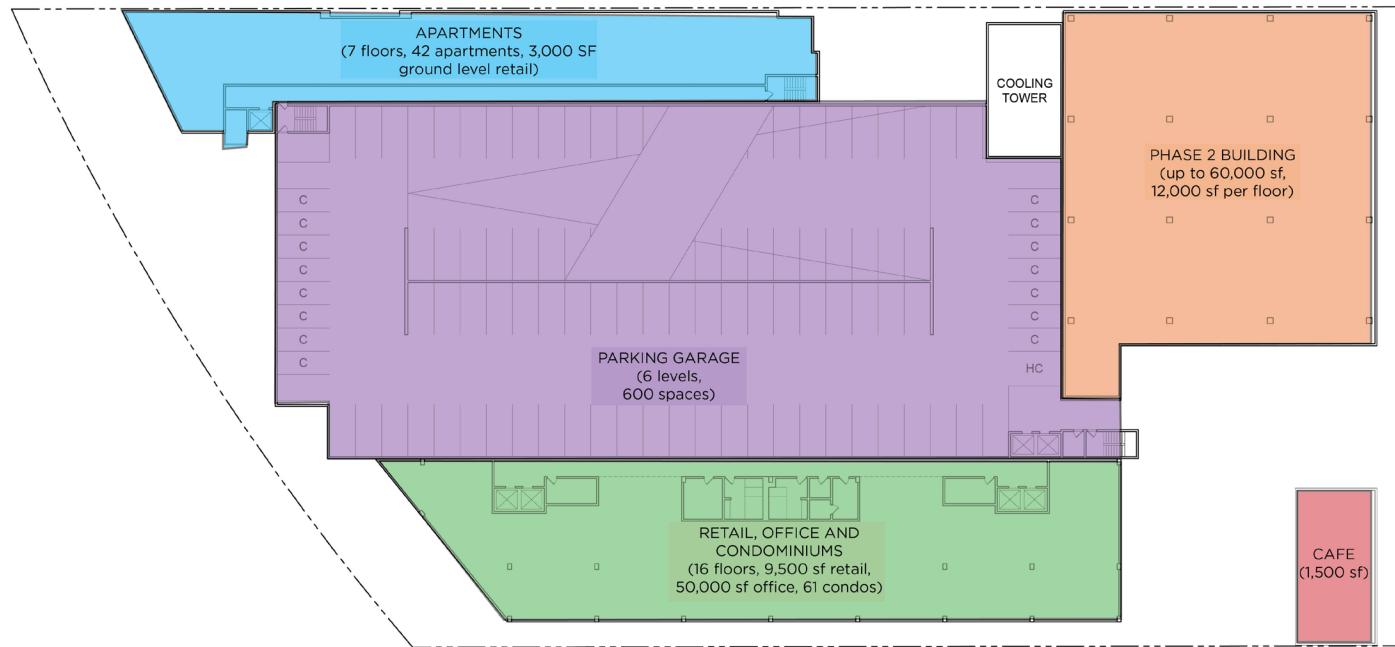
Property Highlights

Orange Station will be a new mixed use activity center designed to fit seamlessly into the eclectic urban fabric of downtown St. Pete's Edge District. In addition to the Phase One 50,000 s.f. of new Class A office space, Orange Station includes a 60,000 SF Build to Suit opportunity, a public plaza with three venues for outdoor dining and gathering, 14,000 s.f. of retail shops, 61 condominium residences, 42 workforce rental apartments and a 600 car parking garage.

- 50,000 SF Class A office space
- 12,200 s.f. per floor, 4 floors
- Floors may be subdivided for smaller suites
- Contiguous floors can be combined via an interior stairwell
- Some office floors feature balconies
- Green Certified, LEED Designation
- Dramatic views of downtown St. Pete
- Great headquarters opportunity
- 2.0/1000 garage parking with an additional 1.0/1,000 MTM employee parking available
- Station stop for the SunRunner Bus Rapid Transit line to the downtown waterfront and St. Pete Beach
- Build to Suit opportunity for a 60,000 SF office, medical or hotel

Downtown St. Pete's Edge District

Mixed Use Development Site Plan



Office 50,000 SF

- 4 floors of office space with 12,200 s.f. per floor (which may be combined)
- Dramatic views of downtown St. Pete
- Green Certified LEED Designation
- **Phase 2 Build to Suit** opportunity for a five story, 60,000 SF office corporate headquarters, medical user or hotel

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 café seating to enjoy the Florida climate

Residential 103 Units

- 61 luxury condos offering the best of downtown urban living
- Overlooking Central Avenue
- Another residential building includes 42 rental apartments priced for the downtown workforce

Parking & Access

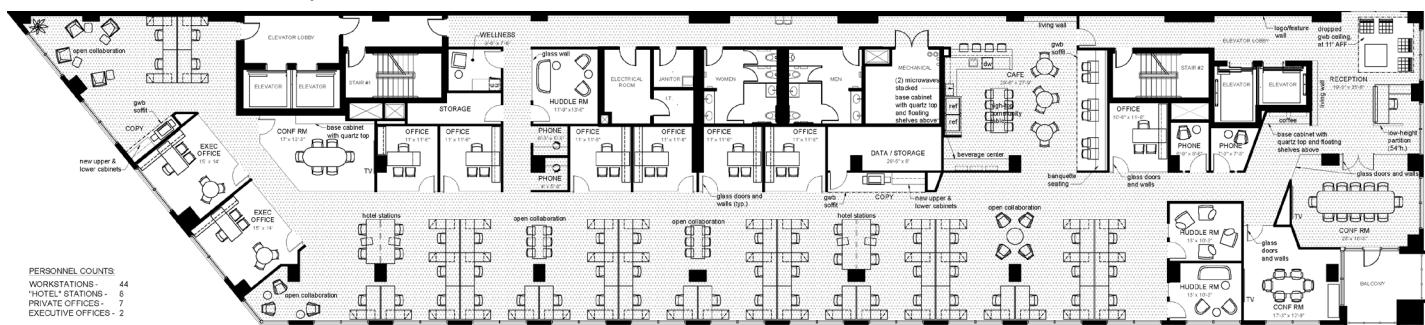
- On-site reserved and unreserved parking available for lease in the structured garage
- Ratio of 2/1000 garage parking and additional 1/1,000 MTM available
- Public parking for tenant clients, customers and visitors
- Dedicated parking for residents
- Bicycle and skateboard parking
- Easy access to I-275 and its two downtown feeders, I-375 and I-175

~12,200 RSF
Office Floor Plans

Typical full floor (floors 2-5)



4th Floor: Speculative Full Floor Plan



[Click for Virtual Walkthrough](#)

Each floor may be combined with contiguous floors or subdivided. Some floors will feature balconies.



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. Orange Station is located in the heart of St. Pete's most animated districts:

- [Edge District](#)
- [Grand Central District](#)
- [Waterfront Arts District](#)
- [Central Arts District](#)
- [Warehouse Arts District](#)
- [Innovation District](#)



Located in the Heart of Downtown St. Petersburg with Access to all of Tampa Bay and Sarasota.



St. Pete is the **#1** Best City for 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

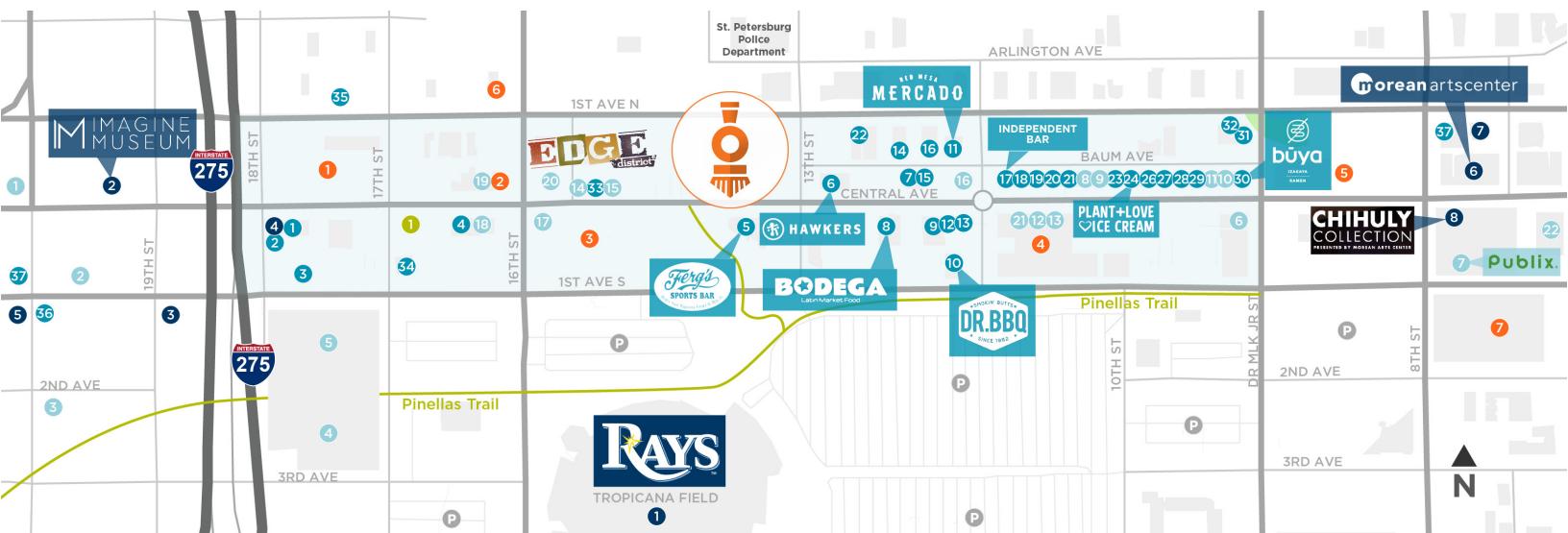
Top 10 Best Big Cities in the U.S.

- Condé Nast Traveler, 2020 Readers' Choice Awards

Edge District and Surrounding Area

Amenities in Walking Distance

Orange Station 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!



Restaurants & Breweries

- 1 The Burg Bar & Grill
- 2 Lolita's Wine Company
- 3 Avid Brew Company
- 4 AWAPUHI by Leafy Greens Cafe
- 5 Ferg's Sports Bar & Grill
- 6 Hawkers Asian Street Food
- 7 Karma Juice Bar & Eatery
- 8 Bodega on Central
- 9 Enigma
- 10 Dr. BBQ
- 11 Red Mesa Mercado
- 12 Chai Mixology
- 13 Chiang Mai Thai
- 14 Green Bench Brewing Company
- 15 Intermezzo Coffee & Cocktails
- 16 Webb's City Cellar
- 17 Independent Bar St. Petersburg
- 18 COPA
- 19 Italy Bottega
- 20 Sweet Stack Shack
- 21 Poppo's Taqueria
- 22 Better Than Sex - A Dessert Restaurant
- 23 Grassroots Kava House
- 24 Plant Love Ice Cream
- 25 The German Knolle
- 26 Bavaro's Pizza
- 27 No Vacancy
- 28 Steve's Tavern
- 29 Pizza Box
- 30 Buya Ramen
- 31 The Blue Goose
- 32 Engine No. 9
- 33 Brooklyn South Sandwiches
- 34 Sunshine Kitty Café
- 35 Shirley's Crab Shack
- 36 Pinellas Ale Works
- 37 Cage Brewing
- 38 Overflow Brewing Company



Retail

- 1 Haslam's Book Store
- 2 Wild Roots
- 3 Escape Room St. Pete
- 4 Jagged Peak
- 5 Vertical Ventures
- 6 Anytime Fitness
- 7 Publix
- 8 Matter of Fact (Men's Apparel)
- 9 Ashe Couture
- 10 Machine Shop Barber Co.
- 11 Atlas Body + Home
- 12 Kalamazoo Olive Co.
- 13 Fashion Spot
- 14 Articles Gallery
- 15 Gracie Provisions
- 16 Royal Palm Market
- 17 The Chair Salon Studio
- 18 Chase Bank
- 19 Mibella Nail and Spa
- 20 Sunoco Gas Station
- 21 Suncost Credit Union
- 22 First Home Bank



Arts & Entertainment

- 1 Tropicana Field (Home of the Rays)
- 2 Imagine Museum: Contemporary Glass Art
- 3 Creative Clay
- 4 Hideaway Cafe
- 5 Spitfire Comedy House
- 6 Morean Arts Center
- 7 Morean Arts Center Glass Studio & Hot Shop
- 8 Museum Chihuly



Residential

- 1 1701 Central Apartments
- 2 Artistry Apartments
- 3 Fusion 1560 Apartments
- 4 1010 Central Condominium
- 5 Icon Central Apartments
- 6 Vantage Luxury Apartment Homes
- 7 Hermitage Apartments



Hotels

- 1 Tru by Hilton

Coming soon to the EDGE district



The EDGE Collective

The Edge Collective will be anchored by a Marriott Moxy Hotel and include a co-working space operated by St. Petersburg-based Station House; a European-inspired, full-service food hall managed by the team behind the Hall on Franklin in Tampa; a midblock paseo with unique experiential features; a 7,000-square-foot outdoor garden; and 4,500 square feet of dedicated retail space.

[READ MORE](#)



St. Pete Pier

This gleaming new attraction on the city's picturesque waterfront promises limitless fun for everyone, from first-time visitors to long-time residents. Its 26 beautiful acres seamlessly combine the peaceful blue waters of Tampa Bay with the vibrant greenery of downtown St. Petersburg's parks, creating the ultimate place to stroll, bike, dine, drink, shop, swim, take in a concert and more.

[VISIT WEBSITE](#)

Work in the amenity rich environment of

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