



311
PARK PLACE

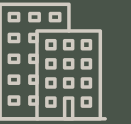
INSPIRING COLLABORATION AND PRODUCTIVITY

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 (56,661 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®

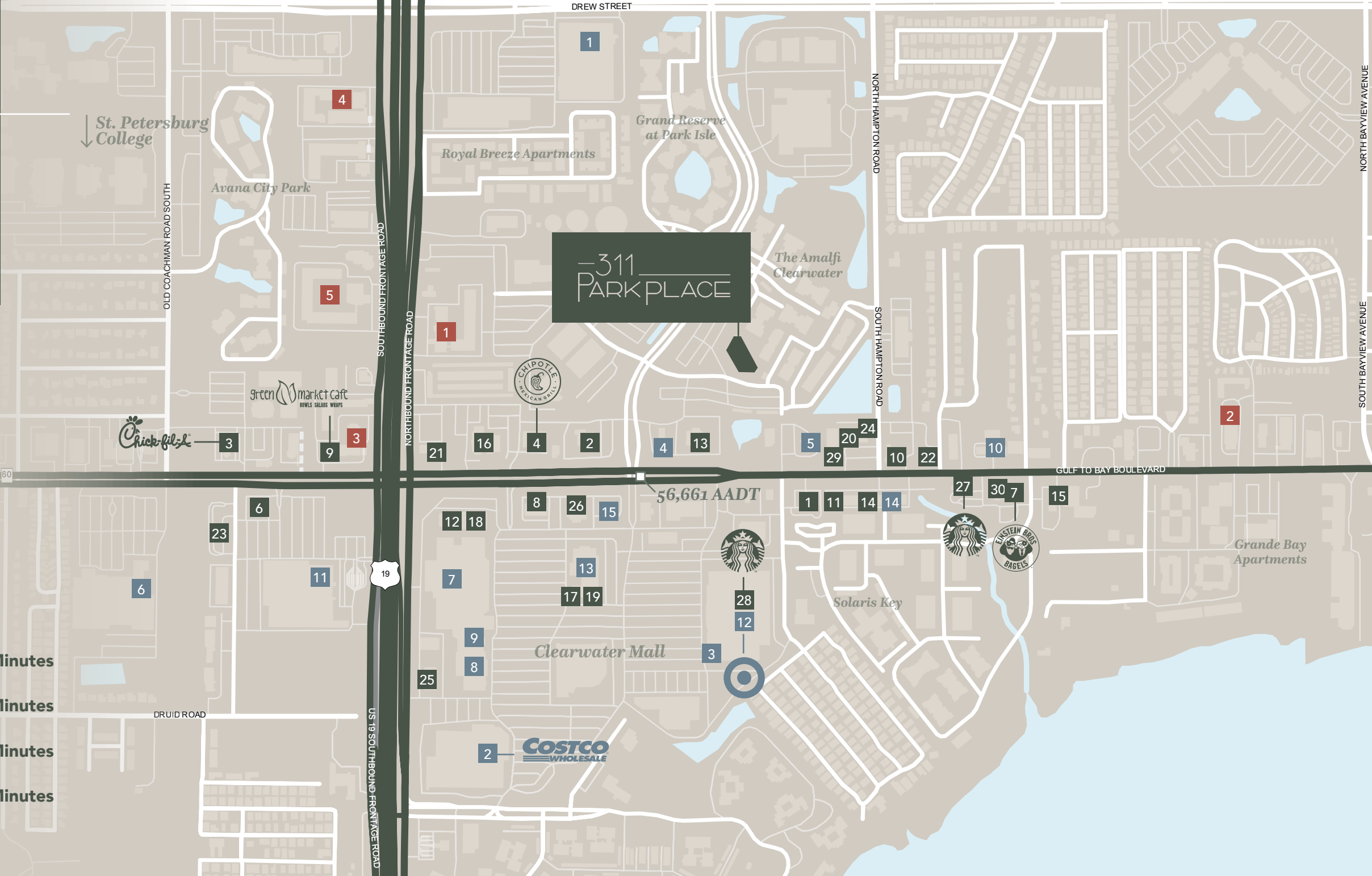
CERTIFIED BUILDING

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

- | | | | | | |
|---|---|--|---|--|---|
| <p>DINING</p> <ol style="list-style-type: none"> 1. Burger King 2. Carrabba's Italian Grill 3. Chick-fil-A 4. Chipotle Mexican Grill 5. Crumbl Cookies 6. Dunkin' 7. Einstein Bros. Bagels 8. Five Guys 9. Green Market Cafe 10. Hooters | <ol style="list-style-type: none"> 11. Indian Bistro 12. Jimmy John's 13. Joe's Crab Shack 14. Ken Sushi and Asian Bistro 15. McDonald's 16. Mellow Mushroom Clearwater 17. Moe's Southwest Grill 18. Newk's Eatery 19. Panera Bread 20. Pattaya Thai Restaurant 21. Perkins Restaurant & Bakery | <ol style="list-style-type: none"> 22. Pete & Shorty's Bistro 23. Raising Cane's Chicken 24. Razzel's Bar and Lounge 25. Saki Endless Sushi & Hibachi Restaurant 26. Smokey Bones Bar & Fire Grill 27. Starbucks 28. Starbucks 29. Subway 30. Tijuana Flats | <p>RETAIL, BANKING</p> <ol style="list-style-type: none"> 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 | <ol style="list-style-type: none"> 8. Michaels 9. PetSmart 10. RaceTrac 11. Sam's Club 12. Target 13. Ulta Beauty 14. The UPS Store 15. Wells Fargo Bank | <p>HOTEL</p> <ol style="list-style-type: none"> 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

**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.

EMPLOYEE *well-being*



WORKSPACES THAT *inspire*

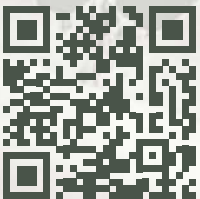


Creativity AND
COGNITIVE PERFORMANCE





—311—
PARK PLACE



311PARKPLACE.COM



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