

# Halcyon

MODERN  
WORK SPACE

AT THE CENTRAL



1305 Central Avenue | St. Petersburg, FL 33705

[HalcyonWorkSpace.com](https://HalcyonWorkSpace.com)



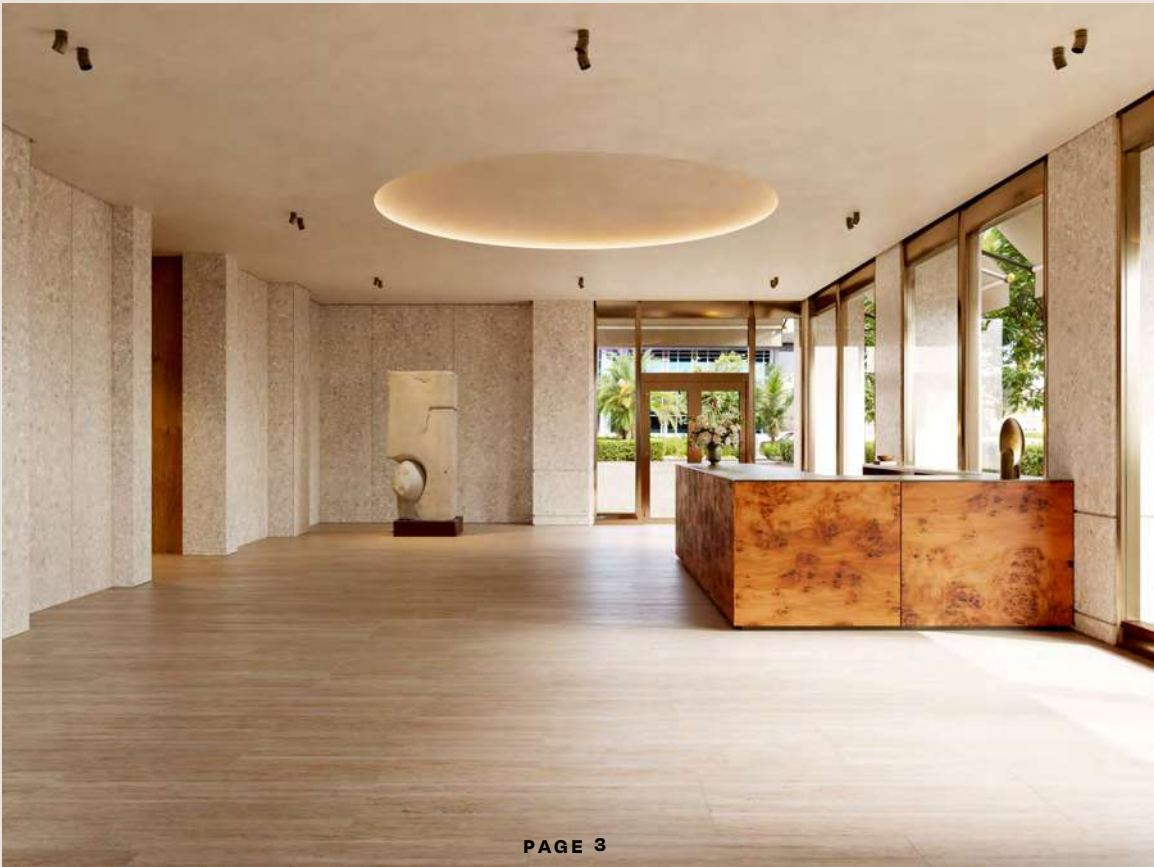
CUSHMAN &  
WAKEFIELD



Halcyon will be the highest quality trophy office tower to deliver in over 30 years



HALCYON MODERN WORK SPACE





# Halcyon Modern Work Space

AT THE CENTRAL

## Property Highlights

Halcyon at The Central is just one component of a new mixed-use development designed to fit seamlessly into the eclectic urban fabric of downtown St. Pete's Edge District.

The Central includes the Halcyon office tower, a 168-room Autograph Collection property with flagship restaurant, 14,000 SF of retail shops, 42 workforce housing units and a 530-car parking garage.

## Amenities

- On-site retail & restaurants
- Fitness & wellness facility
- 2.5/1000 parking ratio
- Private outdoor balconies
- Outdoor amenity deck
- Secure bike storage

- 140,000 SF trophy office tower
- 13,000 SF per floor, floors 2-11
- Floors can be subdivided for smaller suites
- Contiguous floors can be combined via interior stairwells
- All office floors feature outdoor balconies
- LEED certified core & shell
- Dramatic views of downtown St. Pete
- Great headquarters opportunity
- Garage offers additional MTM employee parking
- SunRunner station located at building

# Downtown St. Pete's Edge District

AT THE CENTRAL

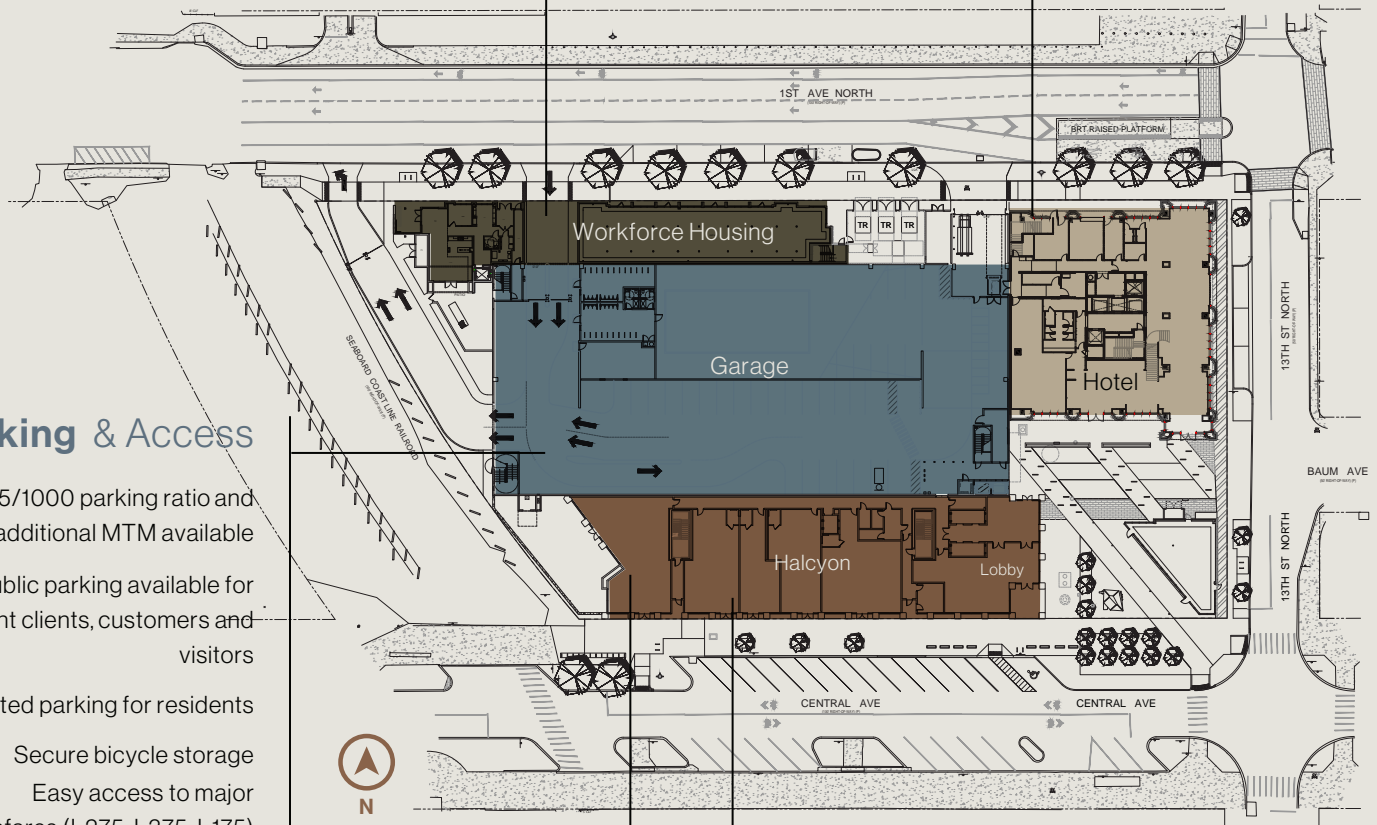
## The Central Site Plan

### Marriott Autograph Hotel

15-Story lifestyle hotel with 168 rooms, dining, conference facilities, fitness, theater & bars

### Residential 42 Units

42 workforce housing units, offering the best of downtown urban living



### Parking & Access

- 2.5/1000 parking ratio and additional MTM available
- Public parking available for tenant clients, customers and visitors
- Dedicated parking for residents
- Secure bicycle storage
- Easy access to major thoroughfares (I-275, I-375, I-175)

### Office 130,000 SF

10 floors of office space with 13,000 SF per typical floor (Floors 2-10)  
Dramatic city views  
LEED Certified Core & Shell

### Retail 14,000 SF

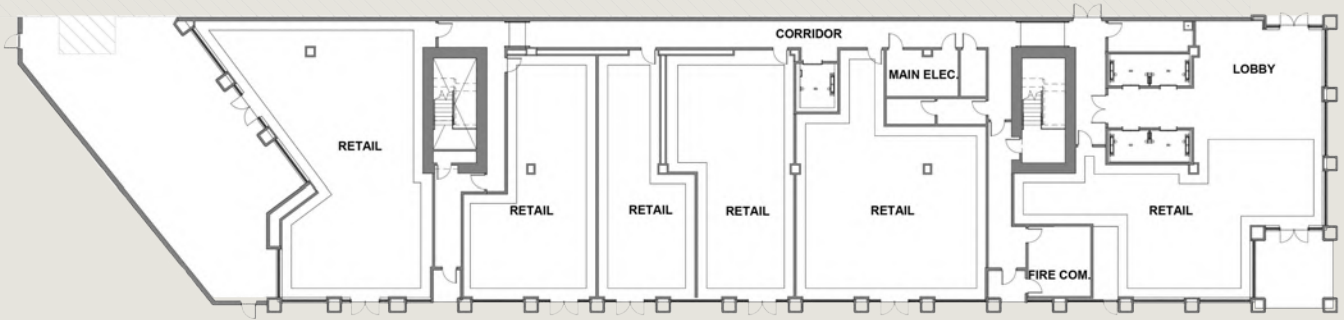
11,000 SF of ground floor retail fronting Central Avenue  
3,000 SF of ground floor retail fronting 1st Avenue N  
Activated pedestrian plaza  
Multiple dining options with outdoor seating

# Halcyon Modern Work Space

AT THE CENTRAL

## Retail Floor Plan

+11,500 SF

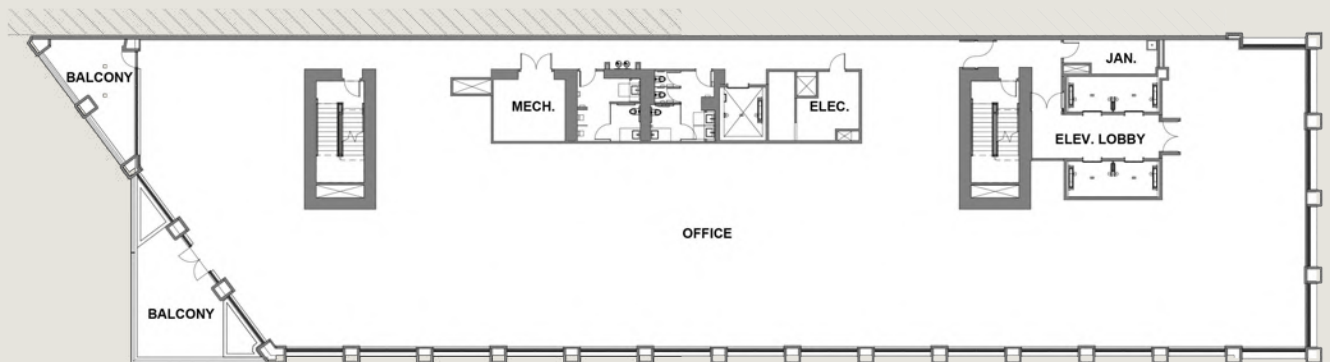


## 2<sup>nd</sup> Floor

Features two balconies overlooking amenity lawn and Central Avenue.

## Office Floor Plans

± 13,000 SF



## Floors 3, 5, 7-10

Feature two balconies facing west and south over Central Avenue

Single Tenant Floor Layout



# 4th Floor

Direct Access to Autograph Collection Hotel via skybridge

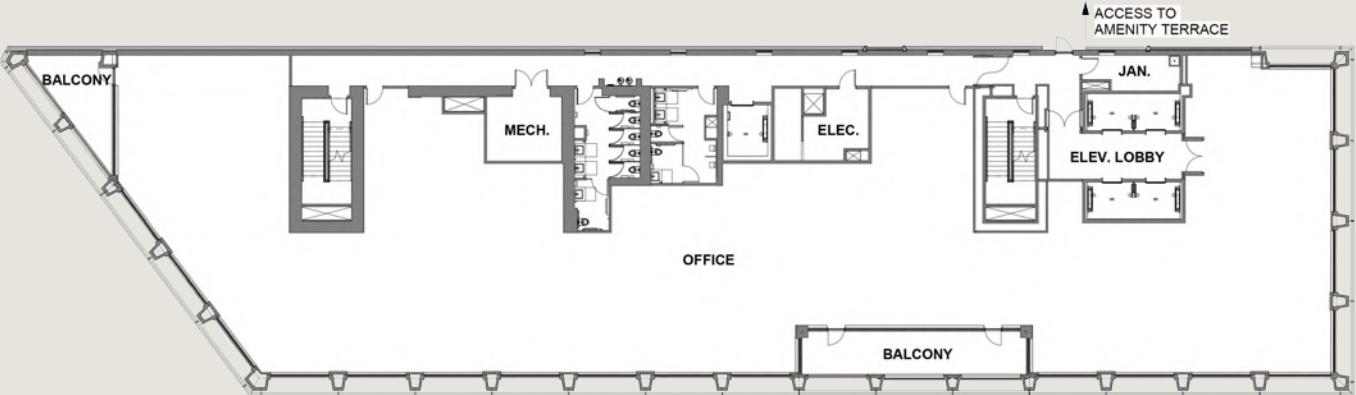
Multi-Tenant Floor Layout



# 6th Floor

Direct access to garage Amenity Deck

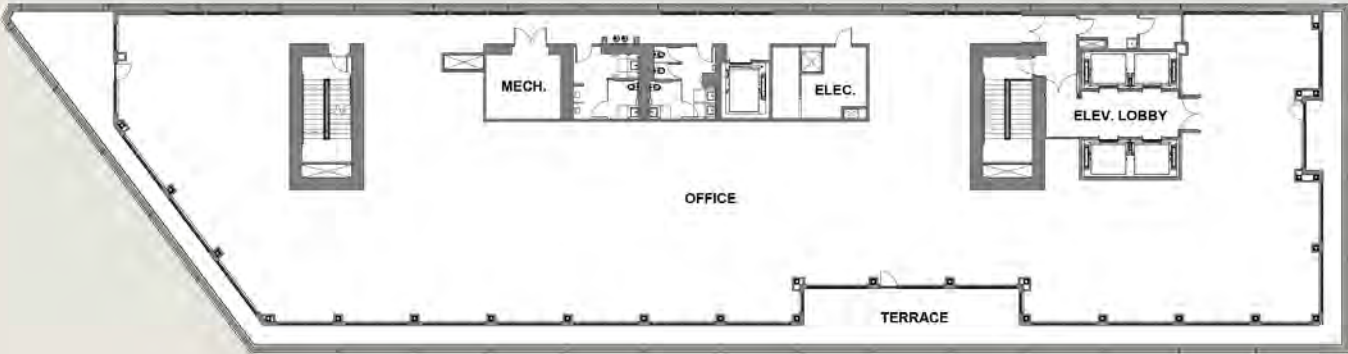
± 13,000 SF



# Penthouse (11th Floor)

Penthouse floor with a full south, west, and east terrace wrap with stunning views of the skyline and Tampa Bay.

± 13,000 SF



# Located in the Heart of Downtown St. Petersburg

with access to all of Tampa Bay

ST. PETE IS THE BEST SPOT FOR TECH JOBS **#2**

- FinanceBuzz, 2025

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

- Wallet Hub, 2024

**#1** IN WORK/LIFE BALANCE

- CommercialCafe, 2024

**#4** ECONOMIC GROWTH IN U.S. MID-SIZED CITIES

- CoWorking Cafe, 2024

TOP SPOT FOR MILLENNIAL MOVES

- Hire A Helper, 2024





# Edge District

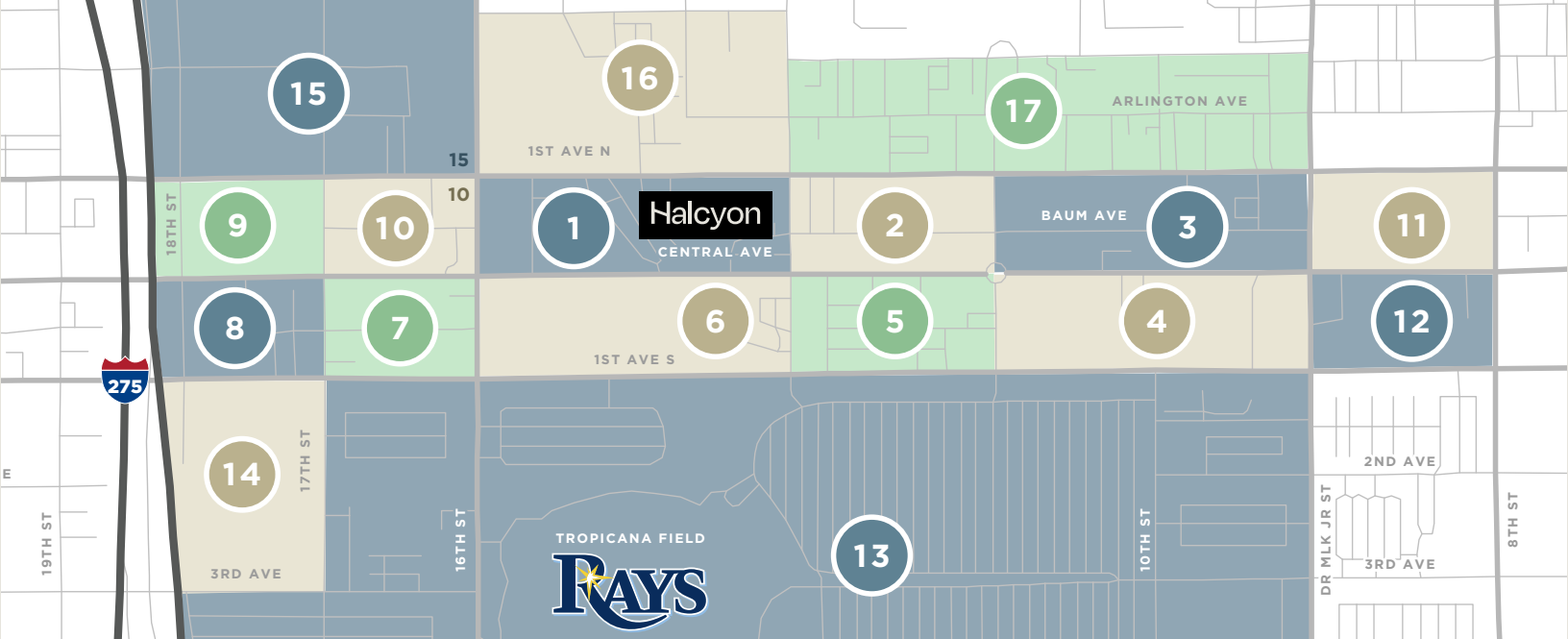
## Downtown St. Petersburg

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. Halcyon at The Central 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](#)
- [2025 DOWNTOWN PARTNERSHIP DEVELOPMENT GUIDE](#)



# Edge District and Surrounding Area

## Amenities in Walking Distance

- Apartments & Condos
- Brewery's, Bars & Clubs
- Hospitality
- Recreation, Arts & Entertainment
- Restaurants
- Retail / Office
- Services

### BLOCK 1

- Halcyon Office & Retail
- Marriott Autograph Hotel
- Workforce Housing
- Shiso Crispy
- Brooklyn South
- TeBella Tea
- Classic Tattoos
- C-Ride Board Shop
- The Hemp Spot
- Sunoco

### BLOCK 2

- Green Bench Brewing
- Webb's City Cellar
- Red Mesa Mercado
- Hawkers Asian Street Food
- Sourdough Co. Intermezzo
- Indie Flea Market

### BLOCK 3

- Viv Apartments (269 units)
- The Independent
- Steve's Tavern
- No Vacancy
- Copa
- Mint House Hotel
- Engine No. 9
- Poppo's Taqueria
- Cecelia's Sweets
- Pizza Box
- Bavaro's
- Buya Ramen

- German Knoodle
- Grass Roots Kava House
- Plant Love Ice Cream
- Ashe Couture
- Sans Market
- Atlas Body + Home
- Hot Wax Smoke Shop
- Matter of Fact
- Expedia Cruises
- Machine Shop Barber
- Flagship Bank

### BLOCK 4

- 1010 Central Condos
- 930 Central Flats Apartments
- The Fashion Spot
- Kalamazoo Olive Company
- Culture Spice
- Big Frog Custom T-shirts
- Full Court Classics
- Saltwash Boutique
- Blo Blow Dry Bar
- Suncoast Credit Union

### BLOCK 5

- Edge Collective Apartments (360 units)
- Enigma Bar & Lounge
- Marriott Moxy Hotel
- Solid Core Pilates Studio
- Bodega
- Rose's Coffee Bar

- Bacon Bitch
- Pin On Café
- Sparrow
- Candle Pour
- Emoto Electric Motorbikes

### BLOCK 6

- Fusion 1560 Apartments
- The Local Draught House
- Aficiando Lounge
- Ferg's Sports Bar & Grill
- Nomi Nori
- Edge Eatery
- Salon Sequence
- The Chair Salon

### BLOCK 7

- Tru by Hilton Hotel
- Zaytoon Grill
- Bohemian Reves
- Peace of Mind Smoke
- Chase Bank

### BLOCK 8

- The Neon Lunchbox
- Sunshine Kitty Café
- The Burg Bar & Grill
- Dirty Laundry
- Fraze Design

### BLOCK 9

- 1701 Central Apartments
- Under Grounds Coffee
- Journey into Fitness

### BLOCK 10

- Arte 1661 Apartments
- Mamma Mia Gelato
- Raining Berries
- Mibella Nail Spa

### BLOCK 11

- Camden Central
- Fiore Steak House
- Bohemios Tapas
- Tweed's
- Fit 2 Run
- Watt's Dental

### BLOCK 12

- Social Security

### BLOCK 13

- Tropicana Field (Rays Baseball)

### BLOCK 14

- Modera Apartments (383 units)
- Vertical Ventures Climbing

### BLOCK 15

- Vantage Apartments
- Teak Furnishings
- Zebra Photography

### BLOCK 16

- St. Petersburg Police Station

Halcyon at The Central is among a variety 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!

### BLOCK 17

- The Bends Nightclub
- Deep Blue Fitness
- Hope Beauty + Wellness
- St. Pete Massage Therapy
- Zubrick Magic Theater
- Cellar Masters Wine Bar and Bottle Shop
- Casa Thrift Shop
- First Avenue Liquors
- Edge Animal Hospital



Work in the Amenity Rich Environment of

# Halcyon

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For more information, please contact:

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