

Halcyon MODERN OFFICE SPACE

AT THE CENTRAL



1305 Central Avenue | St. Petersburg, FL 33705

HalcyonOfficeSpace.com



CUSHMAN &
WAKEFIELD



Halcyon will be the highest quality multi-tenant trophy office tower to be delivered to Pinellas County in over 30 years.



HALCYON MODERN OFFICE SPACE





127,000 SF
OFFICE BUILDING

Halcyon Modern Office 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 165-room Marriott Autograph property with flagship restaurant led by Geoffrey Zakarian, 14,000 SF of retail space, 42 workforce housing units and a 530-car parking garage.

Amenities

- On site retail & restaurants
- Fitness center
- 2.5/1000 parking ratio
- Private outdoor balconies
- Outdoor amenity deck

- 127,000 SF trophy office tower
- 12,500 SF per floor, floors 2-10
- 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

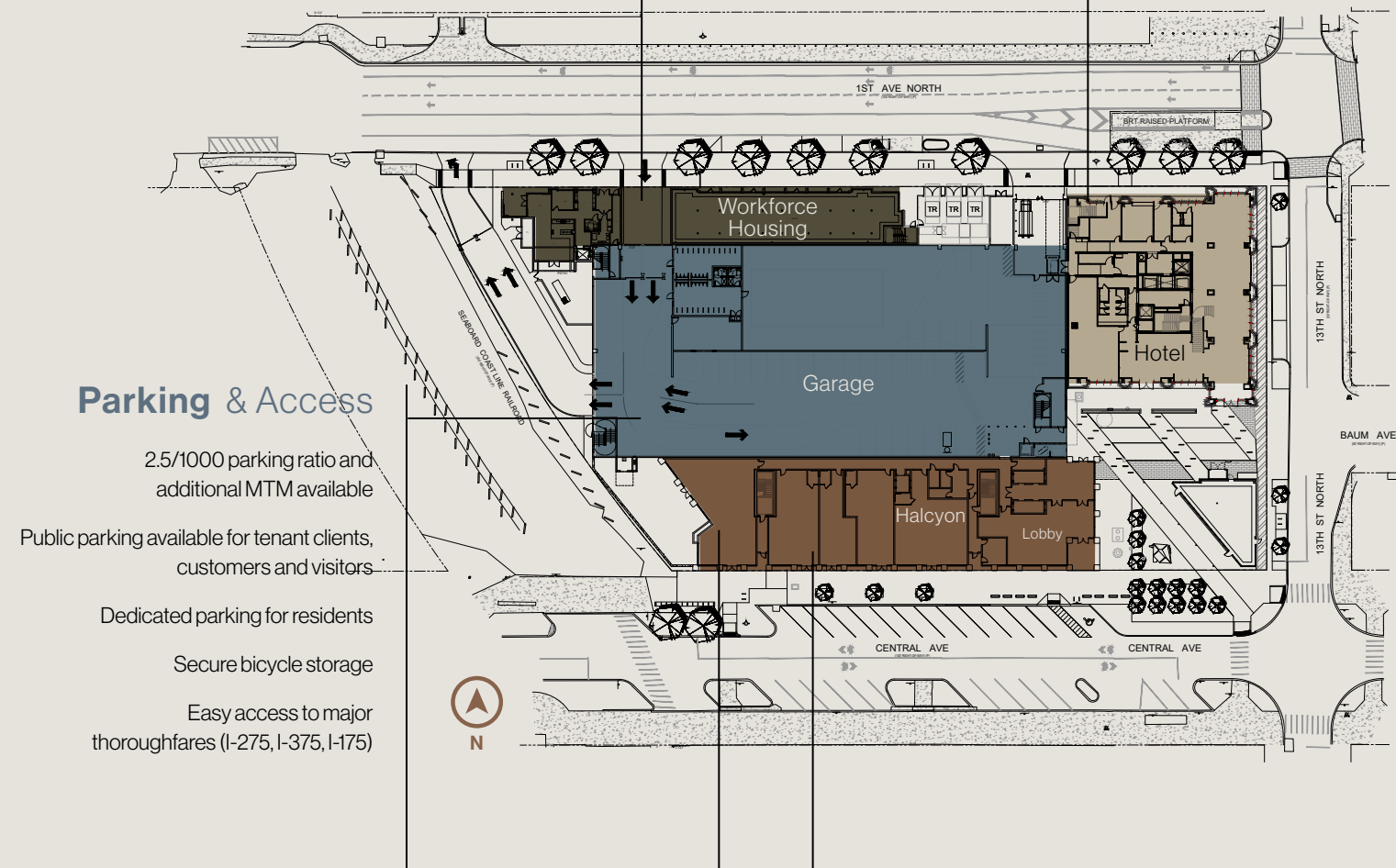
The Central Site Plan

Residential 42 Units

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

Marriott Autograph Hotel

15-story lifestyle hotel with 165 rooms, dining, conference facilities, fitness, & bars



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 115,500 SF

- 9 floors of office space with ±12,700 SF per typical floor (Floors 2-10)
- Balconies on every floor
- Dramatic city views
- LEED Certified Core & Shell

Retail 14,000 SF

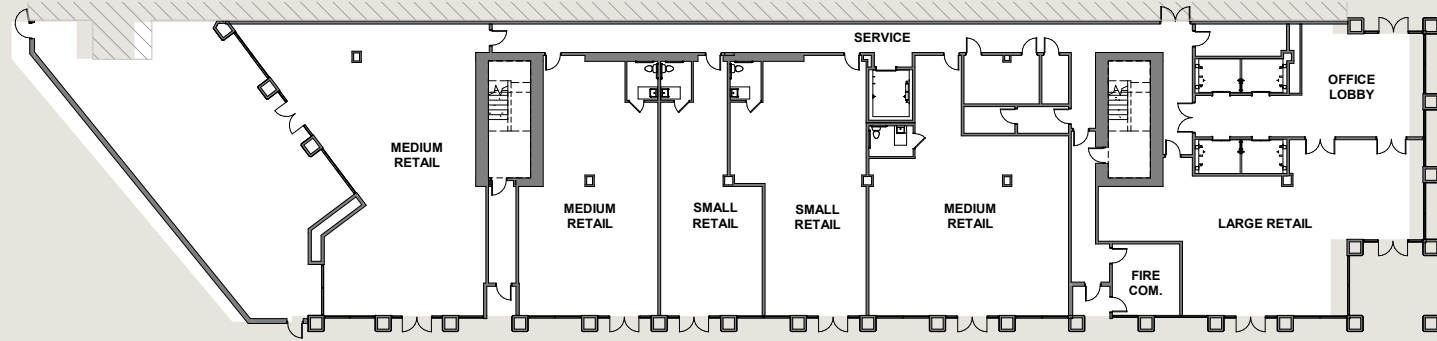
- 11,000 SF of ground floor retail fronting Central Avenue
- 3,000 SF of ground floor retail fronting 1st Avenue N
- Animated pedestrian plaza
- Multiple dining options with outdoor seating

Halcyon Modern Work Space

AT THE CENTRAL

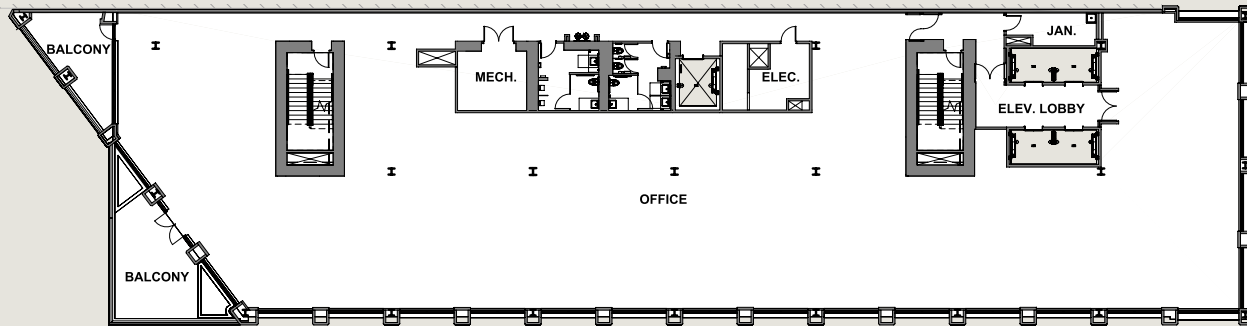
Retail Floor Plan

+11,500 RSF



2nd Floor

Features two balconies overlooking amenity lawn and Central Avenue
± 13,560 RSF



Office Floor Plans

Floors 3, 5, 7-9

Features two balconies facing west and south over Central Avenue
± 12,700 RSF

Example Multi-Tenant Floor Layout

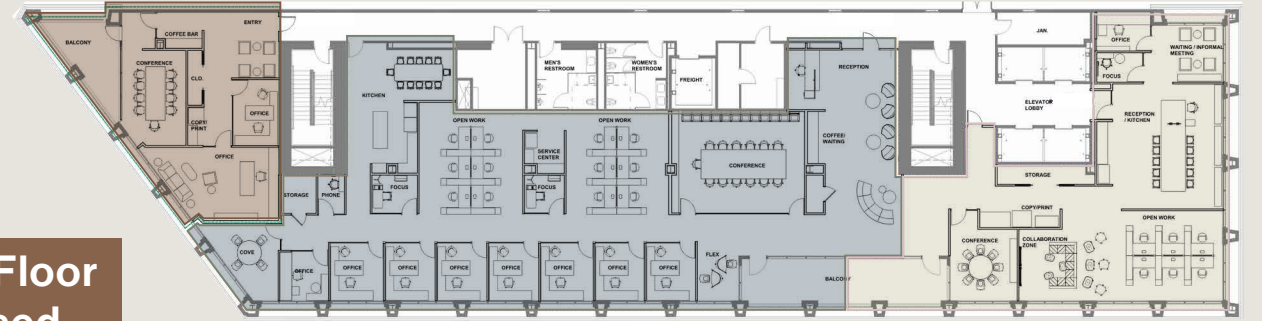


5th Floor Leased

4th Floor

Direct Access to Marriott Autograph Collection Hotel via skybridge
± 12,266 RSF

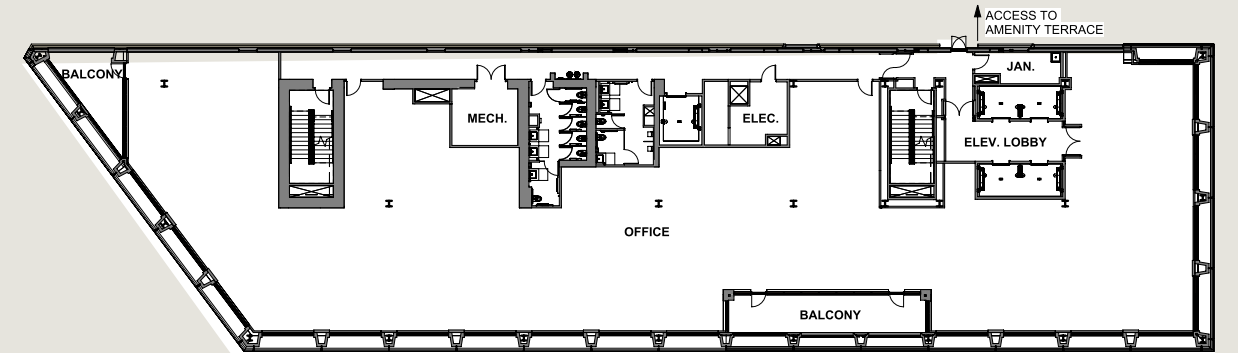
Example Multi-Tenant Floor Layout



4th Floor Leased

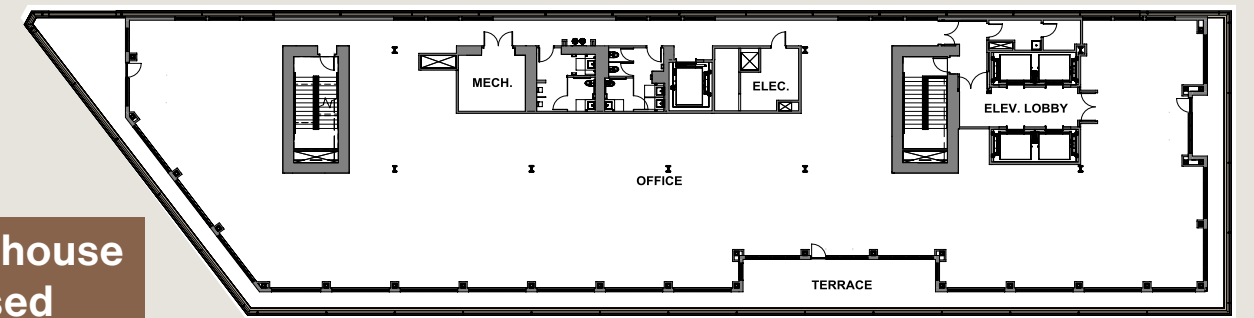
6th Floor

Direct Access to top of garage Amenity Deck
± 12,718 RSF



Penthouse (10th Floor)

Penthouse floor with a full south, west, and east terrace wrap with stunning views of the skyline and Tampa Bay
± 13,392 RSF



Penthouse Leased

HALCYON MODERN WORK SPACE

ST. PETERSBURG | FL



Edge District

Downtown St. Petersburg

Downtown 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 one of St. Pete's most animated districts: The Edge District



- [EDGE DISTRICT](#)
- [GRAND CENTRAL DISTRICT](#)
- [WATERFRONT ARTS DISTRICT](#)
- [CENTRAL ARTS DISTRICT](#)
- [WAREHOUSE ARTS DISTRICT](#)
- [INNOVATION DISTRICT](#)
- [2026 DOWNTOWN PARTNERSHIP DEVELOPMENT GUIDE](#)

HALCYON MODERN OFFICE SPACE

Located in the Heart of Downtown St. Petersburg

with access to all of Tampa Bay

ST. PETE IS THE BEST CITY FOR TECH JOBS

- Finance Buzz, 2025

#1 BEST-RUN CITY IN FLORIDA FOR FISCAL HEALTH

- Wallet Hub, 2024

#1 IN WORK/LIFE BALANCE

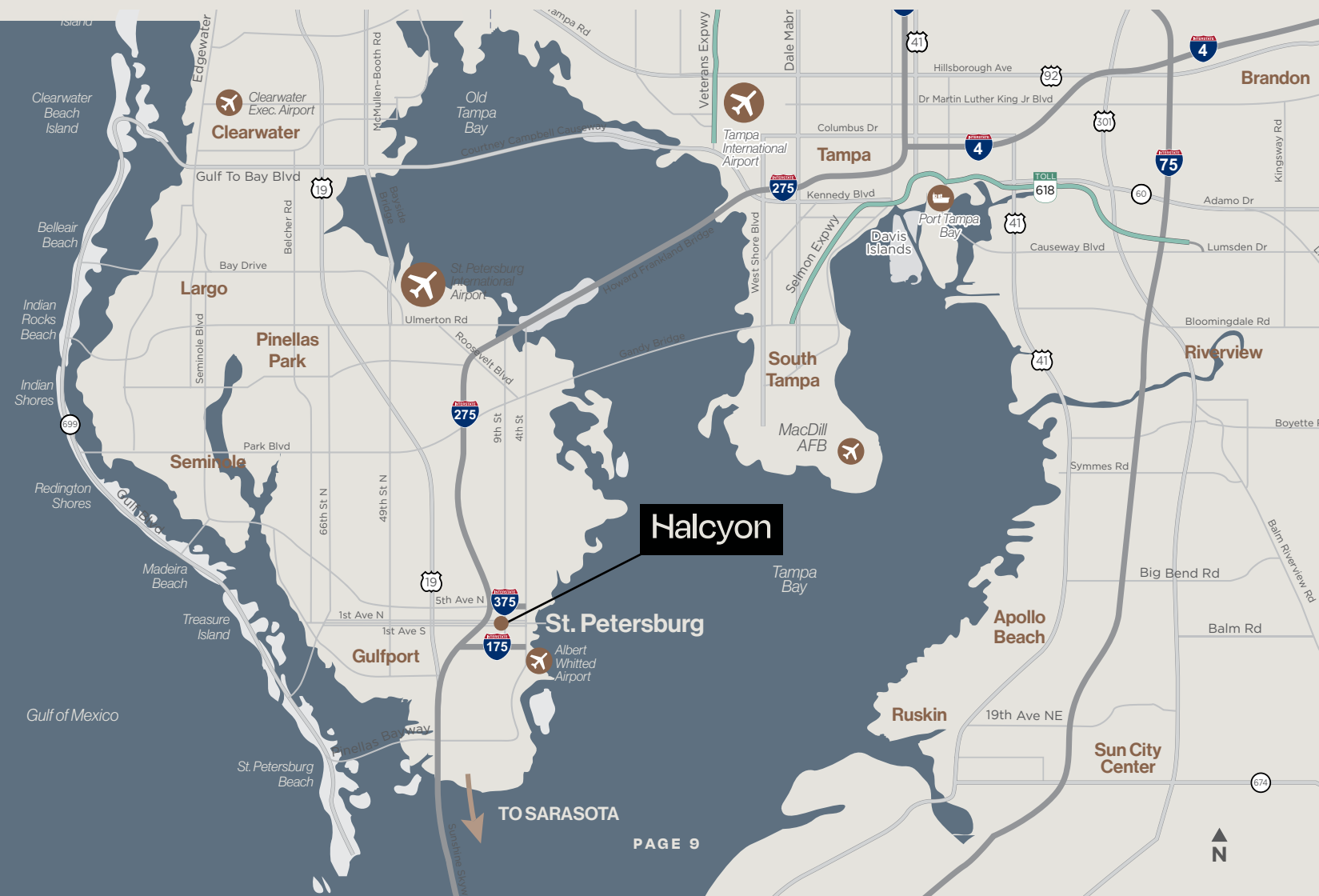
- CommercialCafe, 2024

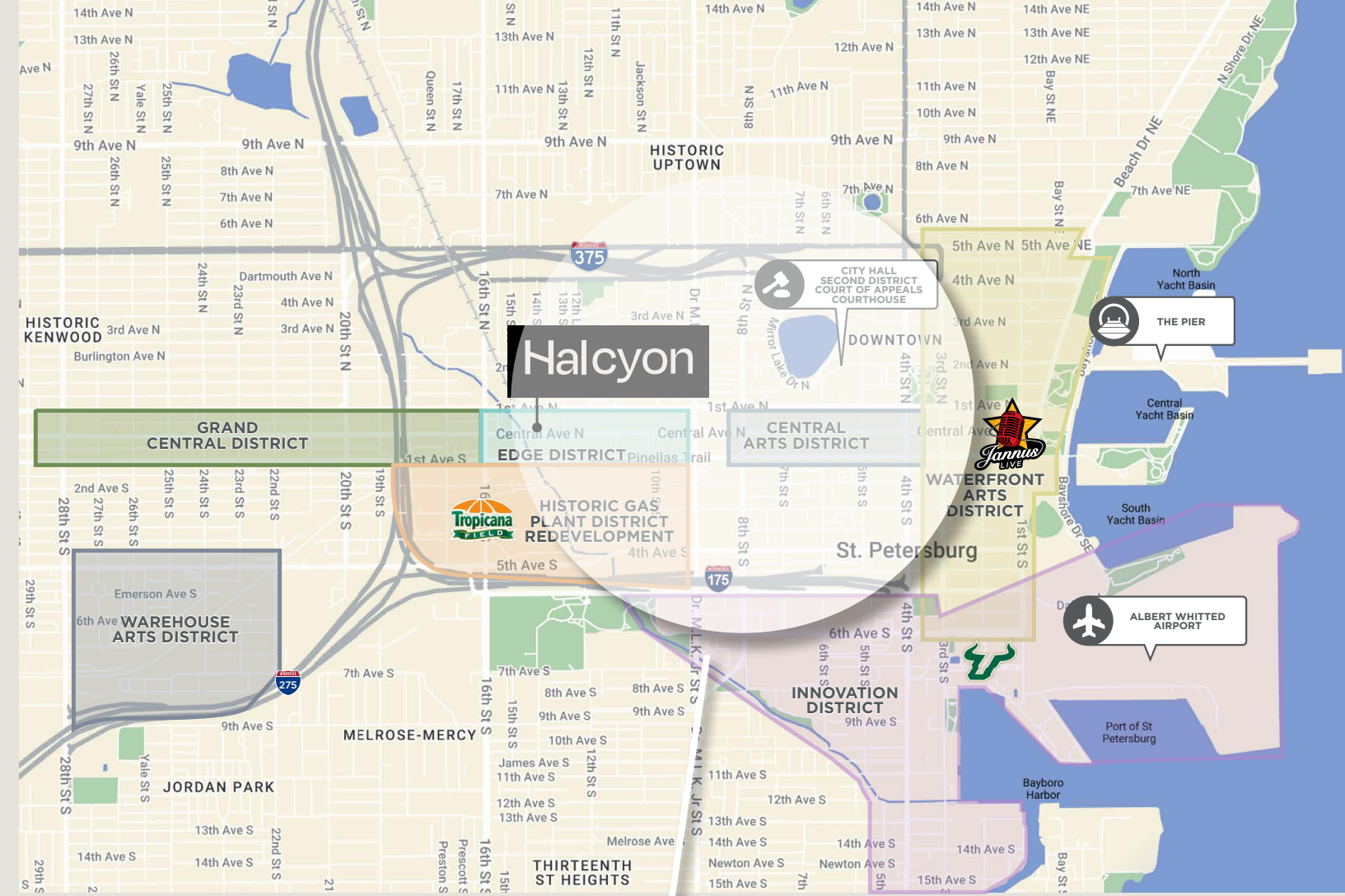
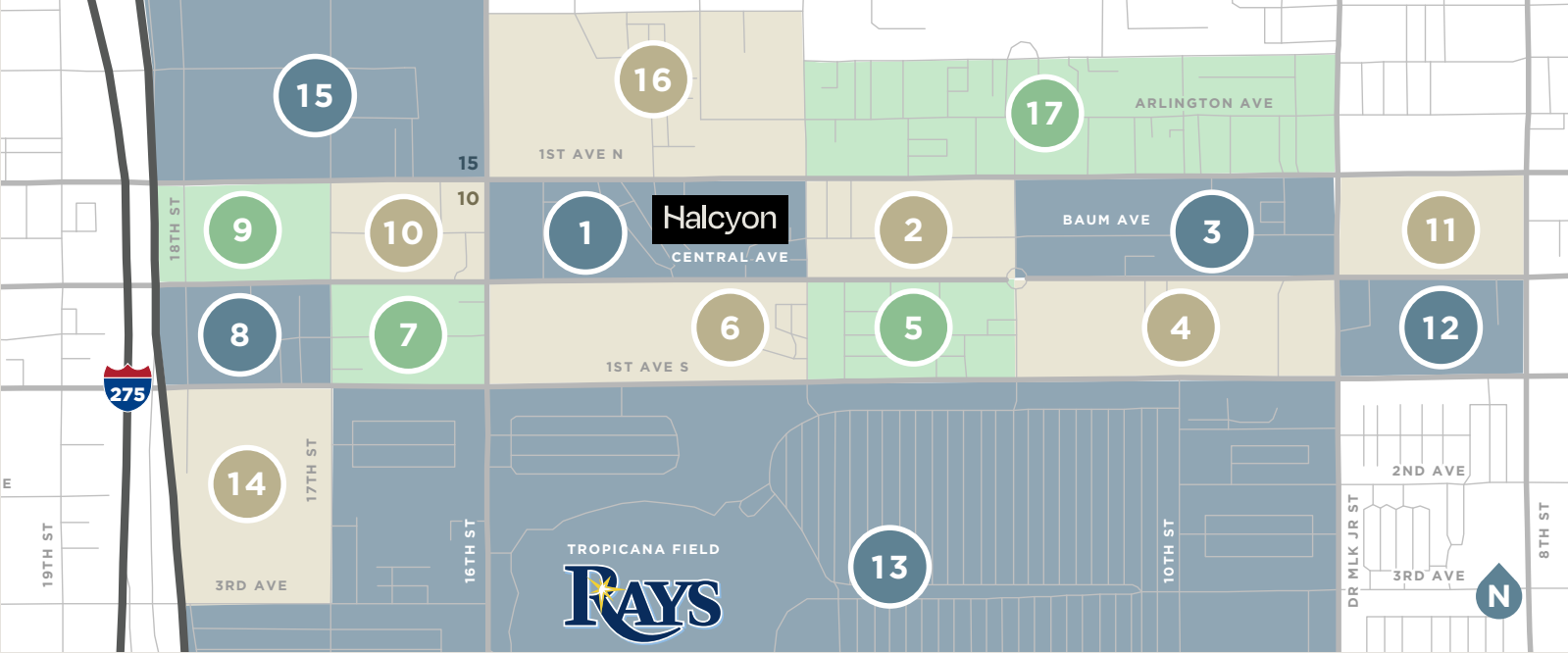
#4 ECONOMIC GROWTH IN U.S. MID-SIZED CITIES

- CoWorking Cafe, 2024

#1 TOP SPOT FOR MILLENNIAL MOVES

- Hire a Helper, 2024





Edge District and Surrounding Area

Amenities in Walking Distance

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

- | | | |
|--|--|---|
| <p>BLOCK 1</p> <ul style="list-style-type: none"> ● Halcyon Office & Retail ● Marriott Autograph Hotel ● Workforce Housing ● Shiso Crispy ● Brooklyn South ● TeBella Tea ● Classic Tattoos ● C-Ride Board Shop ● The Hemp Spot ● Sunoco <p>BLOCK 2</p> <ul style="list-style-type: none"> ● Green Bench Brewing ● Webb's City Cellar ● Red Mesa Mercado ● Hawkers Asian Street Food ● Sourdough Co. ● Intermezzo ● Indie Flea Market <p>BLOCK 3</p> <ul style="list-style-type: none"> ● 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 | <ul style="list-style-type: none"> ● German Knodle ● 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 <p>BLOCK 4</p> <ul style="list-style-type: none"> ● 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 <p>BLOCK 5</p> <ul style="list-style-type: none"> ● Edge Collective Apartments (360 units) ● Enigma Bar & Lounge ● Marriott Moxy Hotel ● Solid Core Pilates Studio ● Bodega ● Rose's Coffee Bar <p>BLOCK 6</p> <ul style="list-style-type: none"> ● Fusion 1560 Apartments ● The Local Draught House ● Aficiando Lounge ● Ferg's Sports Bar & Grill ● Nomi Nori ● Edge Eatery ● Salon Sequence ● The Chair Salon <p>BLOCK 7</p> <ul style="list-style-type: none"> ● Tru by Hilton Hotel ● Zaytoon Grill ● Bohemian Reves ● Peace of Mind Smoke ● Chase Bank <p>BLOCK 8</p> <ul style="list-style-type: none"> ● The Neon Lunchbox ● Sunshine Kitty Café ● The Burg Bar & Grill ● Dirty Laundry ● Fraze Design <p>BLOCK 9</p> <ul style="list-style-type: none"> ● 1701 Central Apartments ● Under Grounds Coffee ● Journey into Fitness | <p>BLOCK 10</p> <ul style="list-style-type: none"> ● Arte 1661 Apartments ● Mamma Mia Gelato ● Raining Berries ● Mibella Nail Spa <p>BLOCK 11</p> <ul style="list-style-type: none"> ● Camden Central ● Fiore Steak House ● Bohemios Tapas ● Tweed's ● Fit 2 Run ● Watt's Dental <p>BLOCK 12</p> <ul style="list-style-type: none"> ● Social Security <p>BLOCK 13</p> <ul style="list-style-type: none"> ● Tropicana Field (Rays Baseball) <p>BLOCK 14</p> <ul style="list-style-type: none"> ● Modera Apartments (383 units) ● Vertical Ventures Climbing <p>BLOCK 15</p> <ul style="list-style-type: none"> ● Vantage Apartments ● Teak Furnishings ● Zebra Photography <p>BLOCK 16</p> <ul style="list-style-type: none"> ● St. Petersburg Police Station |
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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!



10 Minute
walk to the Law District



Work in the Amenity Rich Environment of

Halcyon

HalcyonOfficeSpace.com

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