

Halcyon AT THE CENTRAL AMENITIES

1305 Central Avenue | St. Petersburg, FL 33705

HalcyonOfficeSpace.com



Office Amenities

Halcyon at the Central offers a thoughtfully designed office experience, featuring modern conveniences, refined touches and lifestyle-focused amenities that boost productivity and exceed tenant expectations.

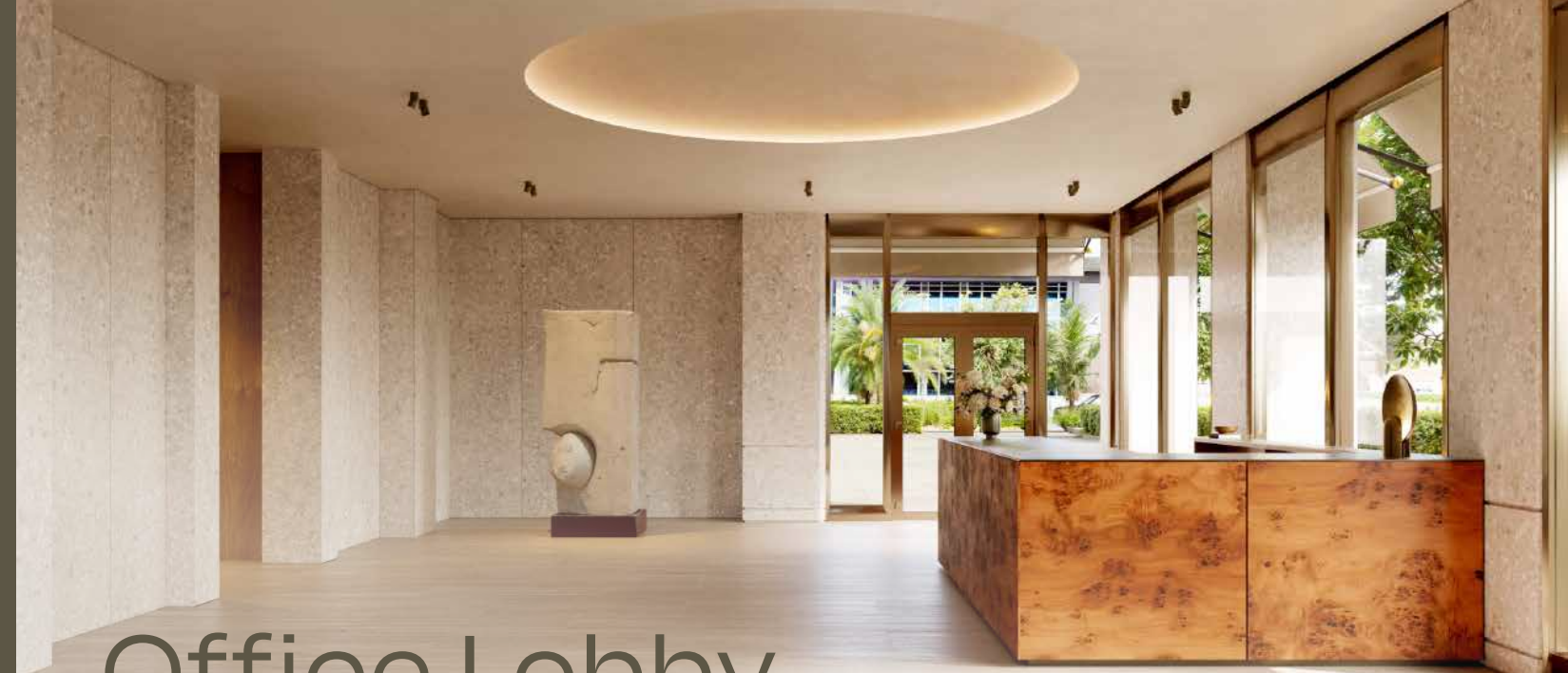


Key Features:

- 115,500 SF of trophy office space
- Ground-floor retail and restaurants
- Direct connectivity to Marriott Autograph hotel, six-story parking garage, and public plaza
- Direct access to the hotel and its amenities
- 14,000 SF of ground-floor retail
- Lobby café
- On-site security
- Top-of-garage amenity deck & art garden
- Activated pedestrian plaza
- On-site parking garage with direct access to the office building



HALCYON OFFICE LOBBY



Office Lobby

The elegant Halcyon lobby creates a striking first impression, blending sophisticated style with a warm, welcoming atmosphere.



On-Site Café

The artisanal coffee shop provides a refined setting to enjoy expertly crafted beverages, pastries, grab-and-go lunch, fostering connection & relaxation in an atmosphere of understated luxury.



Core Interiors



ELEVATOR LOBBY

Every detail of the building features luxurious finishes and modern design elements, reflecting the elevated sophistication found throughout the building's interiors.



OFFICE RESTROOMS

Conference Rooms

- Easy access from Halcyon office tower to the connected conference center in the hotel
- Variety of different sized conferencing rooms
- Event space for up to 300 people



Amenity Deck & Plaza

Key Features

AMENITY DECK:

- Full access to an amenity deck on top of the parking garage featuring a 76-million-year-old Gorgosaurus skeleton named "Devaiah", meandering landscaped gardens, shaded spaces, and a respite from the business day

PLAZA:

- Direct access to the office building and hotel
- European-style pedestrian plaza with boutique restaurant and outside cafe seating



AMENITY DECK

Pedestrian Plaza





Amenities at The Central Hotel, A Marriott Autograph Collections

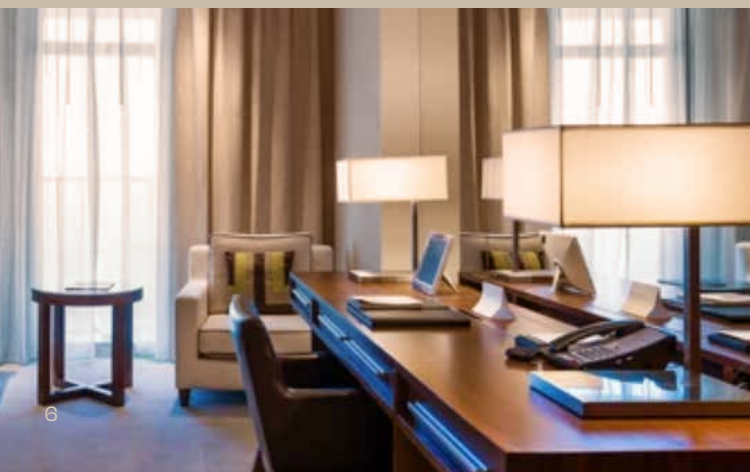
Office tenants will have access to the contiguous Marriott Autograph hotel and its amenities

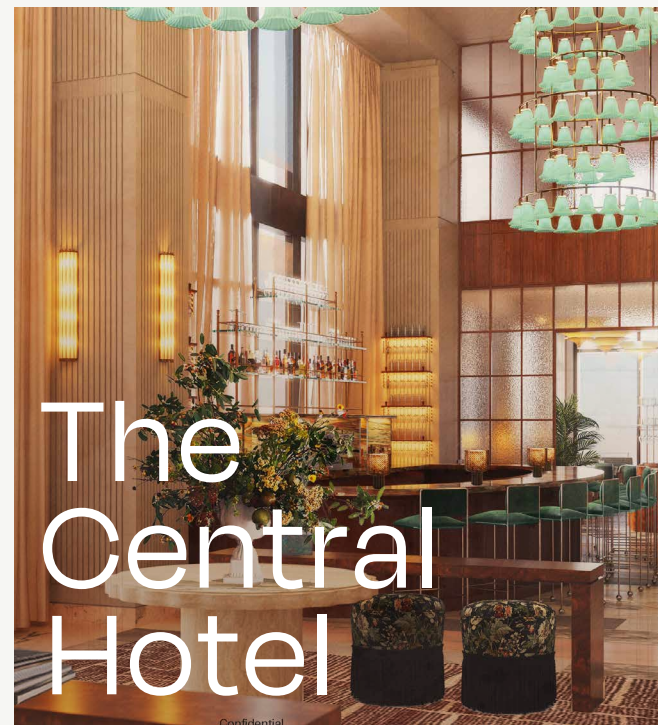
AUTOGRAPH
COLLECTION®
HOTELS



Key Features:

- Marriott Autograph hotel, 15 stories and 165 rooms
- Geoffrey Zakarian ground-floor signature restaurant with indoor and outdoor seating
- Indoor and outdoor gathering areas
- Conferencing facilities
- Event areas on the pool terrace
- Additional event and patio space with contiguous bar areas
- Outdoor flexible meeting spaces
- Fitness center featuring state-of-the-art workout equipment





The Central Hotel

A Marriott Autograph Collection property located in the EDGE District and adjacent to The Halcyon office building, is thoughtfully designed to serve as a cultural hub connecting guests with St. Pete's artistic community.

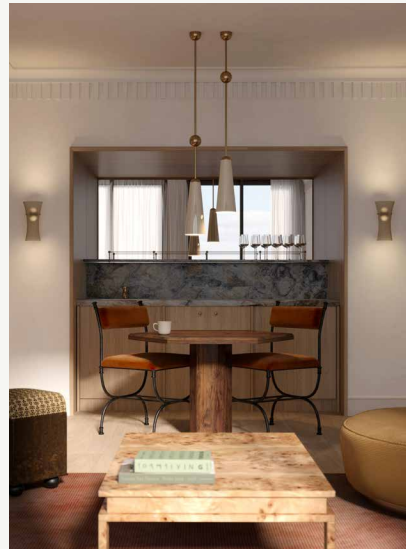
- Includes a rooftop pool and bar, fitness center, flagship restaurant, and multiple event spaces
- Part of this development will also include The Residences at The Central, offering 42 workforce residential units



Elevated Dining

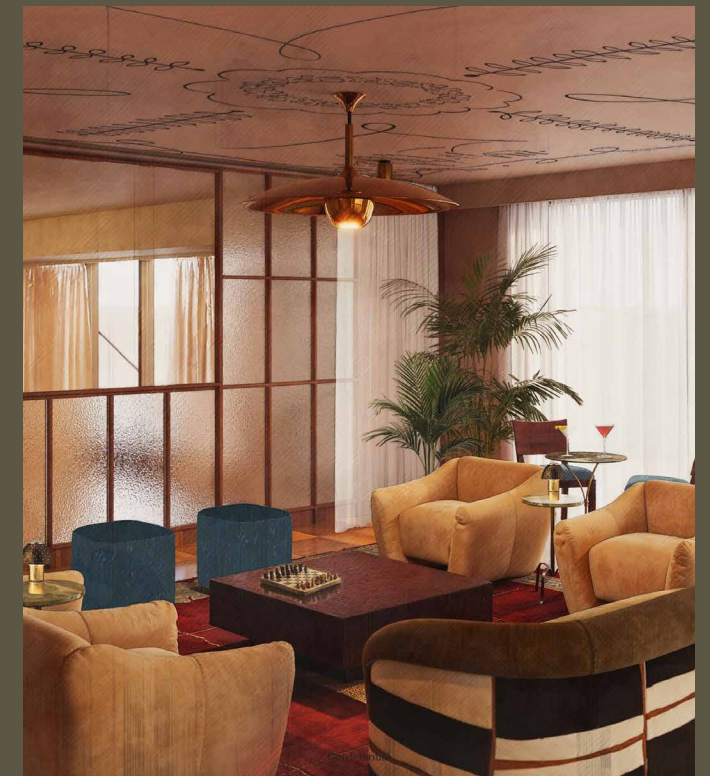
Chef Geoffrey Zakarian leads the culinary program, bringing Michelin-starred expertise to the flagship restaurant and events located just off The Central Hotel lobby.

- Zakarian envisions a New York-inspired modern brasserie serving lunch and dinner in a moody, sophisticated setting
- Refined menu that speaks to both casual diners and culinary aficionados
- The mezzanine level above The Central Hotel's lobby will feature a private dining room, cozy alcoves, curated artwork, and an intimate second-floor bar and lounge



Events & Wellness

- Event spaces offering a variety of sizes and configurations with panoramic views
- Fitness center for hotel guests and office tenants
- Outdoor spaces include Central Plaza and amenity deck, offering landscaped retreats for guests and locals



HALCYON AT THE CENTRAL—

St. Petersburg's premier business location featuring trophy office space, building amenities, and direct connectivity to the Marriott Autograph hotel, pedestrian plaza, retail, restaurants, and rooftop art garden.

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